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January 19, 2021

Vanessa Delgado (A)  
CVS Health c/o Boos Development West,  
LLC  
1 MacArthur Place, #260  
Santa Ana, CA 92707

Onni Real Estate IX LLC (O)  
c/o Onni Group  
315 West 9th Street, #801  
Los Angeles, CA 90015

Margaret Taylor (R)  
APEX LA  
11301 West Olympic Boulevard, #700  
Los Angeles, CA 90064

CASE NO. ZA-2020-4291-CUB  
CONDITIONAL USE  
1212 South Flower Street (1200-1226  
South Flower Street, 514-522 West 12<sup>th</sup>  
Street, 1201-1215 South Hope Street)  
Central City Community Plan  
Zones : [Q]R5-4D-O, [Q]R5-4D-O-SN  
C.D. : 14  
D.M. : 126A207  
CEQA: ENV-2020-4292-CE  
Legal Description: Lots 1-3, FR4-FR8,  
Tract H.W. Mills Subdivision of Block 88  
Ord's Survey

Pursuant to the California Environmental Quality Act (CEQA), I hereby DETERMINE:

based on the whole of the administrative record that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

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

a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed retail pharmacy store,

Upon the following additional terms and conditions:

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



2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.
7. Authorized herein is the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed 11,132 square-foot retail pharmacy store. The grant shall be subject to the following limitations:
  - a. Hours of operation of 24 hours daily shall be permitted.
8. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.



9. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
10. **Complaint Log.** Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the hostess station

Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
11. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
12. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
13. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
14. 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.
15. Parking shall be subject to the determination of the Department of Building and Safety. Any off-site parking shall be provided pursuant to the requirements of LAMC Sections 12.21-A,4(g) and 12.26-E,1(b). No variance from the parking requirements has been granted herein.
16. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.



17. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
18. The Applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
19. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
20. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
21. There shall be at least one security guard on duty at any one shift during operating hours. Security personnel shall wear clothing or uniforms that are easily identifiable. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services.
22. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
23. The exterior windows and glass doors of the store shall retain transparency and shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.

#### ADMINISTRATIVE CONDITIONS

24. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
  - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.



- b. The owner/operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
25. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.
26. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
27. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**
- Applicant shall do all of the following:
- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.



- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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



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

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

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

### **TRANSFERABILITY**

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

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

### **APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **February 3, 2021**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted.



Forms are available on-line at <http://planning.lacity.org>. Public offices are located at:

**Downtown**  
Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

**San Fernando Valley**  
Marvin Braude San Fernando  
Valley Constituent Service  
Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
(818) 374-5050

**West Los Angeles**  
West Los Angeles  
Development Services  
Center  
1828 Sawtelle Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

### NOTICE

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

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on January 6, 2021, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Section 12.24-W,1 have been established by the following facts:

### BACKGROUND

The applicant is requesting a Conditional Use to allow the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with a proposed 11,132 square-foot CVS retail pharmacy store. Proposed hours of operation are 24 hours daily.

The subject property consists of 10 existing contiguous lots encompassing a total of approximately 64,538 square feet. The L-shaped property is located at the southeastern corner of Flower Street and 12th Street and spans one full city block along 12th Street from Flower Street to Hope Street, with street frontages of approximately 263 feet along the eastern side of Flower Street, approximately 315 feet along the southern side of 12th Street, and approximately 148 feet along the western side of Hope Street. An alley abuts the portions of the property to the south and is also L-shaped.



The subject property is currently developed with an existing commercial office building at the corner of Flower Street and 12th Street and the recently-completed Hope+Flower project consisting of two high-rise apartment buildings occupying the remainder of the site. The project site is the ground floor of the existing commercial office building, which is proposed for a new CVS store. Tenant improvements are proposed for the project site to accommodate the proposed CVS store; however, no new construction or other physical changes are proposed on the subject property.

The subject property is located within the boundaries of the Central City Community Plan Area. The Community Plan designates the subject property for High Residential land uses corresponding to the R5 Zone. The project site is zoned [Q]R5-4D-O and a portion of the site that the subject tenant space is not located is zoned [Q]R5-4D-O-SN. The Qualified "Q" and Development "D" conditions on the project site (and across several blocks in the surrounding area) were established under Ordinance No. 164,307 in 1989 and prescribe development standards and use limitations for the property. The project is located in a Metro Right-of-Way Project Area as well as the City Center Redevelopment Project Area, and thus will be required to comply with any applicable additional requirements. The project is also located within the Los Angeles State Enterprise Zone (ZI-2374) and a Transit Priority Area within the City of Los Angeles (ZA-2452). There are no other specific plans, overlays, or interim control ordinances pertaining to the project site.

The subject property is located near the core of Downtown Los Angeles, and is located two blocks east of the convention center developed with a variety of older warehouses and newer high-rise residential buildings. Properties immediately adjacent to the project site include two surface parking lots to the north, zoned [Q]R5-4D-O; low-rise warehouse buildings to the east and south, zoned [Q]R5-4D-O; and the Circa high-rise development to the west, in the LASED zone. The Pico station on the A (Blue) and E (Expo) light rail lines is located just south of the project site, on Flower Street.

Flower Street, adjoining the subject property to the west, is a designated Modified Avenue I and is currently dedicated to a right-of-way width of approximately 95 feet along the project's street frontage and improved with curb, gutter, and sidewalk.

12th Street, adjoining the subject property to the north, is a designated Modified Collector and is currently dedicated to a varying right-of-way width of between approximately 60 and 62 feet along the project's street frontage and improved with curb, gutter, and sidewalk.

Hope Street, adjoining the subject property to the east, is a designated Avenue II and is currently dedicated to a right-of-way width of approximately 85 feet along the project's street frontage and improved with curb, gutter, and sidewalk.

An alley, adjoining a portion of the property to the south, is currently dedicated to a right-of-way width of approximately 15 and 20 feet and is paved.



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

Case No. ZA-2007-1362-CUB – On August 24, 2007, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption within a proposed 8,580 square-foot restaurant, with bar and lounge, piano bar and catering services on property located in the [Q]R5 Zone, with hours of operation from 7:00 a.m. to 2:00 a.m. daily, located at 1212 South Flower Street.

**Relevant Cases on Surrounding Properties**

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following case was identified to be within 600 feet of the subject property and filed within the last ten years:

Case No. ZA-2020-1556-CUB – On October 14, 2020, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a beer and wine for on-site and off-site consumption in conjunction with a new pharmacy, café, and market establishment in the [Q]R5 Zone, with hours of operation from 8:00 a.m. to 12:00 a.m. daily, located at 1120 South Grand Avenue, Suite 103.

Case No. ZA-2018-7126-CUB – On June 27, 2019, the Zoning Administrator approved a Conditional Use to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant, with hours of operation from 7:00 a.m. to 2:00 a.m. daily, in the [Q]R5-4D-O Zone, located at 403 West 12th Street.

Case No. ZA-2018-2852-CU-CUB-ZV-TDR-SPR – On November 16, 2018 the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site and off-site consumption in conjunction with the proposed hotel, restaurant, and retail establishment within a mixed-use development in the C4-2D-O Zone, located at 309 West 12th Street.

Case No. ZA-2016-189-CUX-CUB-TDR-DD-SPR – On July 8, 2016, the Zoning Administrator approved a Conditional Use to permit the on-site sales and dispensing of a full line of alcoholic beverages with live entertainment in conjunction with the operation of a restaurant in the [Q]R5-4D-O Zone; dismissed a Conditional Use to permit public and patron dancing in conjunction with the operation of a restaurant; conditionally approved a Floor Area Deviation to allow a Transfer of Floor Area of less than 50,000 square feet to permit an increase in floor area of 49,999 square feet for a total floor area of 163,891, or a 8.63:1 FAR, in lieu of the otherwise allowed maximum 113,892 square feet of floor area and a 6:1 FAR; conditionally approved a Site Plan Review for a project that exceeds 50 or more dwelling units; and approved a Director's Decision to allow a 10 percent (10%) reduction in the required usable open space required for the proposed project, located at 1229-1241 South Grand Avenue.



Case No. ZA-2016-1898-CUB-CUX – On November 2, 2015, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a 2,780 square-foot restaurant in the [Q]R5-4D-O Zone, with hours of operation from 7:00 a.m. to 12:00 a.m. Sunday through Wednesday and from 7:00 a.m. to 2:00 a.m. Thursday through Saturday, located at 1100 South Hope Street.

### **PUBLIC CORRESPONDENCE**

The applicant submitted an email correspondence with Officer Neris of LAPD, dated November 30, 2020. The correspondence stated that a conversation regarding this project was done, affirmed no site visit required at this time; the project representative noted that they do not expect the LAPD to be opposed. In support of LAPD's non-opposition: volunteered security guard during all hours of operation, limitations of alcohol sales sizes, visibility into the space and placement of alcohol sales display far from front entrance.

A correspondence was received from the Downtown Los Angeles Neighborhood Council (DLANC) dated October 13, 2020 stating support for the request, subject to the conditions of approval: 1) Owner/Operator will come back and present to PLUC should owner/operator change; 2) storefronts of ground floor retail retain transparency at all times to allow for eyes on the street and pedestrian safety; and 3) ground floor elevations are well-lit at all hours.

### **PUBLIC HEARING**

The hearing was held on January 6, 2021 at approximately 10:35 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Office of Zoning Administration Public Hearing was conducted remotely.

Margaret Taylor, the project representative, introduced the applicant team and went over the presentation submitted to the case file. Ms. Taylor stated the entitlement requests and discussed the project vicinity and arial view. This is an existing five-story commercial building with no changes. Only change is the addition of CVS to the ground floor. The site is in close proximity to the transportation system. Construction has been completed for the building. There are 98 parking spaces and 25 spaces will be dedicated to CVS. Provided outreach to the South Park Business Improvement District, but they do not take action on projects. Will set back the shelving on the ground floor street façade; there will be no single sale of beer or wine less than a bottle size; and there will be no tinting or super graphic on the ground floor. Submitted a Neighborhood Council letter to the case file. Discussed the floor plans and the 12<sup>th</sup> Street façade showing the shelves are pulled back. CVS does not sell tobacco products, focuses more on health services, and more organic products. CVS is part of the essential service and provided COVID vaccines and flu shots. It has less percentage of floor area for alcohol than other drug store chains but offers the sale of alcohol to stay competitive. CVS has its own full alarm system. Presented elevations of 12<sup>th</sup> Street and Flower Street that illustrates full transparency.



Ms. Taylor responded and clarified questions raised by the Zoning Administrator: the ground floor was previously an office use; this tenant space is not a part of the 2013 City Planning Commission case; proposed hours of operation is 24 hours and alcohol is 6:00 a.m. to 2:00 a.m., daily; there will be one security guard for CVS at all hours, however there are security for the building and residential portion of the site; security will be in the form of security cameras, design crime out, and numbered key access to the restrooms; and alcohol sales will be restricted during hours by access and the register.

No members of the public provided testimony during the hearing.

The Zoning Administrator closed the public hearing and indicated that findings can be made in the affirmative after review of the administrative record and intends to conditionally grant approval of the case

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

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

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

The following conditions are submitted for consideration:

- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverages from any customer while in the premises.
- There shall be no exterior advertising of any kind of type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.



**BASIS FOR CONDITIONAL USE PERMITS**

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

**CONDITIONAL USE FINDINGS**

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

The proposed project is for a Conditional Use to allow the sale of a full line of alcoholic beverages in conjunction with a proposed CVS retail pharmacy store. The subject property is developed with an existing commercial office building and the recently completed Hope+Flower high-rise apartment buildings. The project site is the ground floor of the existing commercial office building, which is proposed for tenant improvements to accommodate a new CVS establishment.

The sale of a full line of alcoholic beverages at this location will enable the new pharmacy store to provide an additional service and convenience for the community in the form of unopened bottled alcoholic beverages. As a long-established national chain pharmacy, the proposed CVS will provide valuable services in line with the offerings commonly found nationwide at other CVS stores, including pharmacy, grocery, and unopened alcoholic beverages. In addition, the proposed CVS will activate a long-vacant commercial tenant space and will contribute to the economic activity and vitality of the surrounding area. The subject tenant space was previously approved for alcoholic beverage service in conjunction with a music bar but this grant was never utilized and the tenant space was never occupied; thus, the project will replace a vacant storefront with an active and desirable use. Therefore, the project will both provide a beneficial service and enhance the physical environment. The imposition of a number of conditions addressing operational and alcohol-related issues will ensure that the project will not be disruptive to the surrounding community.

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

The subject property is developed with an existing commercial office building and the recently completed Hope+Flower high-rise apartment buildings. The project site is the ground floor of the existing commercial office building, which is proposed for tenant improvements to accommodate a new CVS establishment. The project involves the sale of a full line of alcoholic beverages for off-site consumption incidental to the proposed CVS.



The subject property is zoned and developed in a manner consistent with both the City's desired land use designation for the site and the surrounding area. The retail pharmacy store use and the sale of a full line of alcoholic beverages are all compatible with the designated land uses for the property. The project is further compatible with the function and location of the property in the densely developed and populated core of Los Angeles. The new CVS will reactivate a currently vacant space and will provide valuable services and convenience for local residents and visitors alike. Additionally, the property is located in an area that has recently experienced significant redevelopment, with a number of high-rise residential and mixed-use buildings completed or planned, and is directly adjacent to a major light rail station. Accordingly, the proposed project is an appropriate and desirable use in such a location. In addition, no additional construction for the subject property is proposed, and there are no changes in any uses, existing physical conditions, or significant features, including parking. Thus, the additional sale of alcoholic beverages on the property will not have any significant impacts on the property's significant features. Therefore, the sale of a full line of alcoholic beverages will not have any significant adverse physical impacts and will be compatible with adjacent properties and the surrounding community.

Conditions have been imposed to encourage responsible management and deter criminal activity. These conditions will ensure that the operation complies with all applicable regulations and that any aspects of the operation will not adversely affect the surrounding area. As conditioned, the operation of the convenience store with the sale of a full line of alcoholic beverages for off-site consumption will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety and the development of the community.

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

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the LAMC. The requested entitlement is for a conditionally permitted use, and thus does not propose to deviate from any of the requirements of the LAMC.

The subject property is located within the boundaries of the Central City Community Plan, which establishes land use designations and planning policies for the area. The Community Plan designates the subject property for High Residential land uses corresponding to the R5 Zone. The project site is zoned [Q]R5-4D-O and a portion of the site that the subject tenant space is not located is zoned [Q]R5-4D-O-SN, and is consistent with the existing land use designation. The Qualified "Q" and Development "D" conditions on the project site (and across several blocks in the surrounding area) were established under Ordinance No. 164,307 in 1989 and prescribe development standards and use limitations for the property. The project is located in a Metro Right-of-Way Project Area as well as the City Center Redevelopment Project Area, and thus will be required to comply with any applicable additional requirements.



Additionally, the project is consistent with the following objective of the Community Plan:

**OBJECTIVE 2-2: "TO RETAIN THE EXISTING RETAIL BASE IN CENTRAL CITY."**

**Policy 2-2.1:** Focus on attracting businesses and retail uses that build on existing strengths of the area in terms of both the labor force, and businesses.

**Policy 2-2.3:** Support the growth of neighborhoods with small, local retail services.

The project will enable a new retail pharmacy store to provide additional valuable services and amenities in the form of unopened alcoholic beverages. The project is a desirable use in the subject location, which is surrounded by many other compatible and complementary uses, and provides a unique mix of uses to a primarily residential and rapidly developing neighborhood. The project follows an established pattern of zoning and land use that is consistent and compatible with other properties and uses in the surrounding area, which include a variety of other neighborhood-serving commercial services. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

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

Conditional authorizations for the sale and dispensing of a full line of alcoholic beverages are allowed through the approval of the Zoning Administrator, subject to certain findings. Given the scope of the Conditions and other limitations established herein, the surrounding land uses will not be significantly impacted by the requested conditional uses.

Negative impacts commonly associated with the sale of alcoholic beverages include criminal activity, public drunkenness, loitering, and noise. However, these are all addressed by the imposition of conditions requiring responsible management and deterrents against the negative impacts. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) program. In addition, other conditions related to excessive noise, noise prevention, and litter will prevent any significant impacts and will safeguard the residential community. Therefore, with the imposition of such conditions, the request herein will not adversely affect the welfare of the surrounding community.



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

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, four on-site and two off-site consumption licenses are allocated to the subject census tract (Census Tract 2079). Currently, there are 46 active on-site licenses and seven active off-site licenses total in this census tract. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project will provide a new and unique service for the community and is a desirable use in this location. Although the number of existing off-site licenses exceeds the number allocated to the subject census tract, a higher number of alcohol-serving establishments is to be expected in an area like Downtown Los Angeles, which functions as a major economic hub and destination with a variety of commercial service and entertainment establishments. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. In this case, the proposed CVS establishment will provide a valuable service to the neighborhood and will not have any significant adverse impacts on the community. Thus, the project will not result in undue concentration.

According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 182 which has jurisdiction over the subject property, a total of 493 crimes were reported in 2019, including 363 Part I and 130 Part II crimes, compared to the Citywide average of 170 crimes and the High Crime Reporting District average of 204 crimes for the same reporting period. Alcohol-related Part II crimes reported include Narcotics (13), Liquor Laws (19), Public Drunkenness (7), Disturbing the Peace (0), Disorderly Conduct (5), Gambling (0), DUI-related (5), and Miscellaneous Other Violations (31). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.



The project will not adversely affect public welfare because the proposed restaurant use is a desirable use in this location. The project will contribute to the economic activity in the area and enhances the function of the surrounding area as a major commercial and entertainment hub by revitalizing a currently vacant commercial space. In this case, the project will provide unique services and amenities to workers, visitors, and residents and enhance the physical environment and, as conditioned, will not negatively affect the area. The project site is located in a densely populated and heavily developed neighborhood in Downtown Los Angeles where higher instances of crime would be expected. However, as a major national chain retail pharmacy store with incidental closed-bottle alcoholic beverage sales, the project alone is not likely to have a significant direct impact on the local crime rate. Nevertheless, the Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety, and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, the granting of the request herein will not result in undue concentration.

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

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

South Park Commons, 1120 South Grand Avenue  
Calvary Temple Evangelical Center, South Hope Street

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. Although there are recreational and/or religious uses nearby, there are none that directly abut the project site. As these uses do not directly abut the project site and are located on side streets away from the project site, the project is unlikely to have any significant detrimental impacts on any of these uses. Furthermore, as a major national chain retail pharmacy store, the proposed project will provide a valuable service to the community and is a desirable use in proximity to nearby residences. Nonetheless, the grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. The project will contribute to the neighborhood and will serve neighboring residents and local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect nearby residentially zoned communities, schools, parks, libraries, or any other sensitive uses in the area.



**FLOOD HAZARD**

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

Inquiries regarding this matter shall be directed to More Song, Planning Staff for the Department of City Planning, at (213) 978-1319.



**CHRISTINA TOY LEE**  
Associate Zoning Administrator

CTL:MS:bk

cc: Councilmember Kevin de León  
Fourteenth Council District  
Adjoining Property Owners



**CVS pharmacy**

1122 SF  
SEC 12TH ST & FLOWER ST  
STORE NUMBER

1222 S. FLOWER STREET, LOS ANGELES, CA 90005  
LOS ANGELES, LOS ANGELES COUNTY, CA 90005  
PROJECT TYPE: NEW  
DATE: 08/17/2020  
CS PROJECT NUMBER: 126330

**WestLAND Group, Inc.**

Land Surveyors • Civil Engineers • CS

1122 S. FLOWER STREET, LOS ANGELES, CA 90005  
PHONE: (213) 981-1100 FAX: (213) 981-1100

**BOOS**

DEVELOPMENT WEST

724 S. FLOWER STREET, LOS ANGELES, CA 90005  
PHONE: (213) 981-1100 FAX: (213) 981-1100

SEAL:

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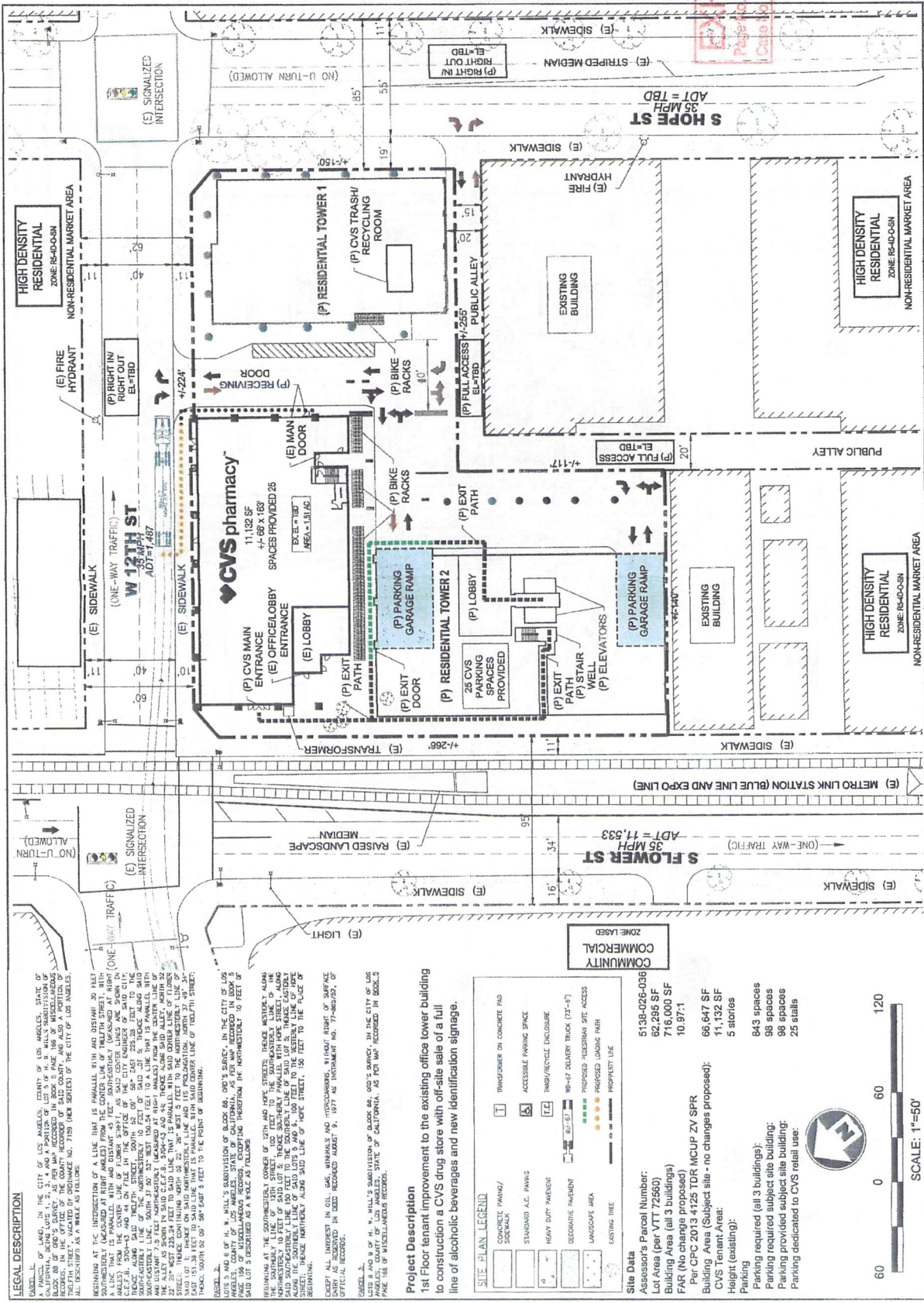
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**LEGAL DESCRIPTION**

PARCEL 1. 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. H. MULL'S SUBDIVISION OF BLOCK 106 OF MISCELLANEOUS RECORDS 100000, IN THE COUNTY RECORDS OF SAID COUNTY, AND ALSO A PORTION OF TRUDY STREET, VACATED BY ORDINANCE NO. 7195 (NEW SERIES) OF THE CITY OF LOS ANGELES, ALL DESCRIBED AS A WALK AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE THAT IS PARALLEL WITH AND DISTANT 30 FEET SOUTH 15° 30' WEST OF THE CENTER LINE OF FLOWER STREET, AS SAID CENTER LINE BEING THE CENTER LINE OF SAID STREET, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, AND THENCE ALONG SAID CENTER LINE, SOUTH 15° 30' WEST 222.22 FEET TO THE POINT OF BEGINNING, AND THENCE SOUTH 15° 30' WEST 150.54 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 7.5 FEET NORTHWEST OF THE CENTER LINE OF FLOWER STREET, AS SAID CENTER LINE BEING THE CENTER LINE OF SAID STREET, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, AND THENCE ALONG SAID CENTER LINE, SOUTH 15° 30' WEST 222.22 FEET TO SAID LINE, IS PARALLEL WITH SAID CENTER LINE OF FLOWER STREET, AS SAID CENTER LINE BEING THE CENTER LINE OF SAID STREET, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, AND THENCE ALONG SAID CENTER LINE, SOUTH 15° 30' WEST 150.54 FEET TO THE POINT OF BEGINNING.

PARCEL 2. OF H. H. MULL'S SUBDIVISION OF BLOCK 106, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FOR MAP RECORDED IN BOOK 5 OF MISCELLANEOUS RECORDS 100000, IN THE COUNTY RECORDS OF SAID COUNTY, AND ALSO A PORTION OF TRUDY STREET, VACATED BY ORDINANCE NO. 7195 (NEW SERIES) OF THE CITY OF LOS ANGELES, ALL DESCRIBED AS A WALK AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FLOWER STREET, AS SAID CENTER LINE BEING THE CENTER LINE OF SAID STREET, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, AND THENCE ALONG SAID CENTER LINE, SOUTH 15° 30' WEST 150.54 FEET TO THE POINT OF BEGINNING, AND THENCE SOUTH 15° 30' WEST 222.22 FEET TO THE POINT OF BEGINNING, AND THENCE ALONG SAID CENTER LINE, SOUTH 15° 30' WEST 150.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3. OF H. H. MULL'S SUBDIVISION OF BLOCK 106, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS FOR MAP RECORDED IN BOOK 5 OF MISCELLANEOUS RECORDS 100000, IN THE COUNTY RECORDS OF SAID COUNTY, AND ALSO A PORTION OF TRUDY STREET, VACATED BY ORDINANCE NO. 7195 (NEW SERIES) OF THE CITY OF LOS ANGELES, ALL DESCRIBED AS A WALK AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FLOWER STREET, AS SAID CENTER LINE BEING THE CENTER LINE OF SAID STREET, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, AND THENCE ALONG SAID CENTER LINE, SOUTH 15° 30' WEST 150.54 FEET TO THE POINT OF BEGINNING, AND THENCE SOUTH 15° 30' WEST 222.22 FEET TO THE POINT OF BEGINNING, AND THENCE ALONG SAID CENTER LINE, SOUTH 15° 30' WEST 150.54 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL INTEREST IN OIL GAS MINERALS AND HYDROCARBONS, IN ANY FORM, OF SURFACE OR SUBSURFACE, IN AND AROUND THE TRACT DESCRIBED IN PARAGRAPHS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 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**CVS pharmacy**  
 1132 SF  
 SEC 12TH ST & FLOWER ST  
 SITE NUMBER  
 122 S. FLOWER STREET, LOS ANGELES, CA 90012  
 PROJECT TYPE: COMMERCIAL  
 CS PROJECT NUMBER: 128330

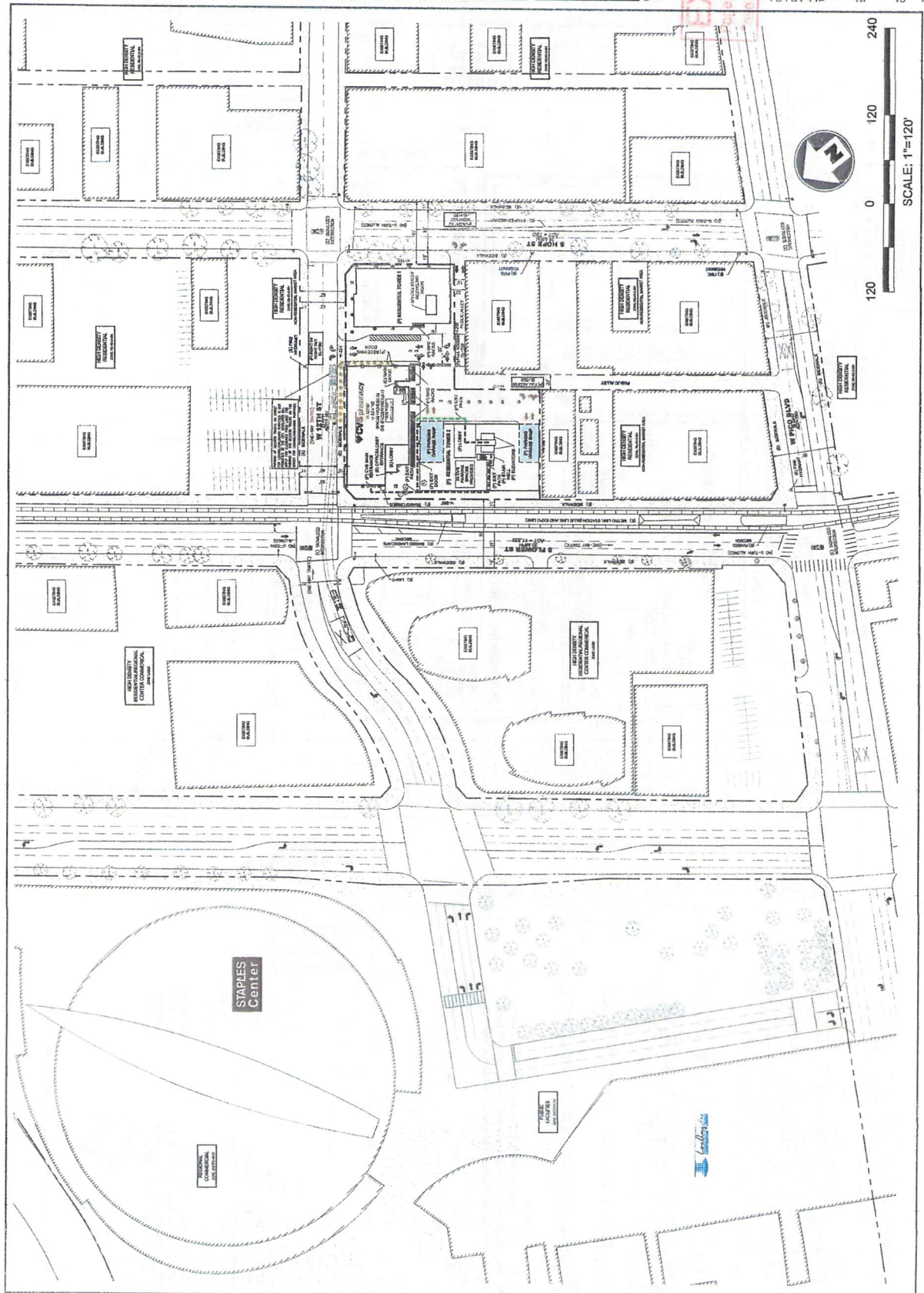
**Westland Group, Inc.**  
 Land Surveyors • Civil Engineers • CB  
 1500 W. 10TH STREET, SUITE 100  
 LOS ANGELES, CA 90057  
 PHONE: (213) 390-1000 FAX: (213) 390-1005

**DEVELOPER:**  
**BOOS**  
 DEVELOPMENT INVEST  
 100 N. IMPERIAL AVENUE, SUITE 100  
 LOS ANGELES, CA 90012  
 TEL: (213) 480-0000

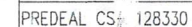
**SEAL:**  
 REVISIONS:

**EXHIBIT "A"**  
 SHEET No. 2 of 3  
 Job No. 2A-2030-4441

DRAWING BY: A.L.  
 DATE: 6/1/2020  
 JOB NUMBER: 2018-294  
 TITLE: CONCEPTUAL SITE PLAN  
 SHEET NUMBER: SK-2  
 COMMENTS: 1 OF 1





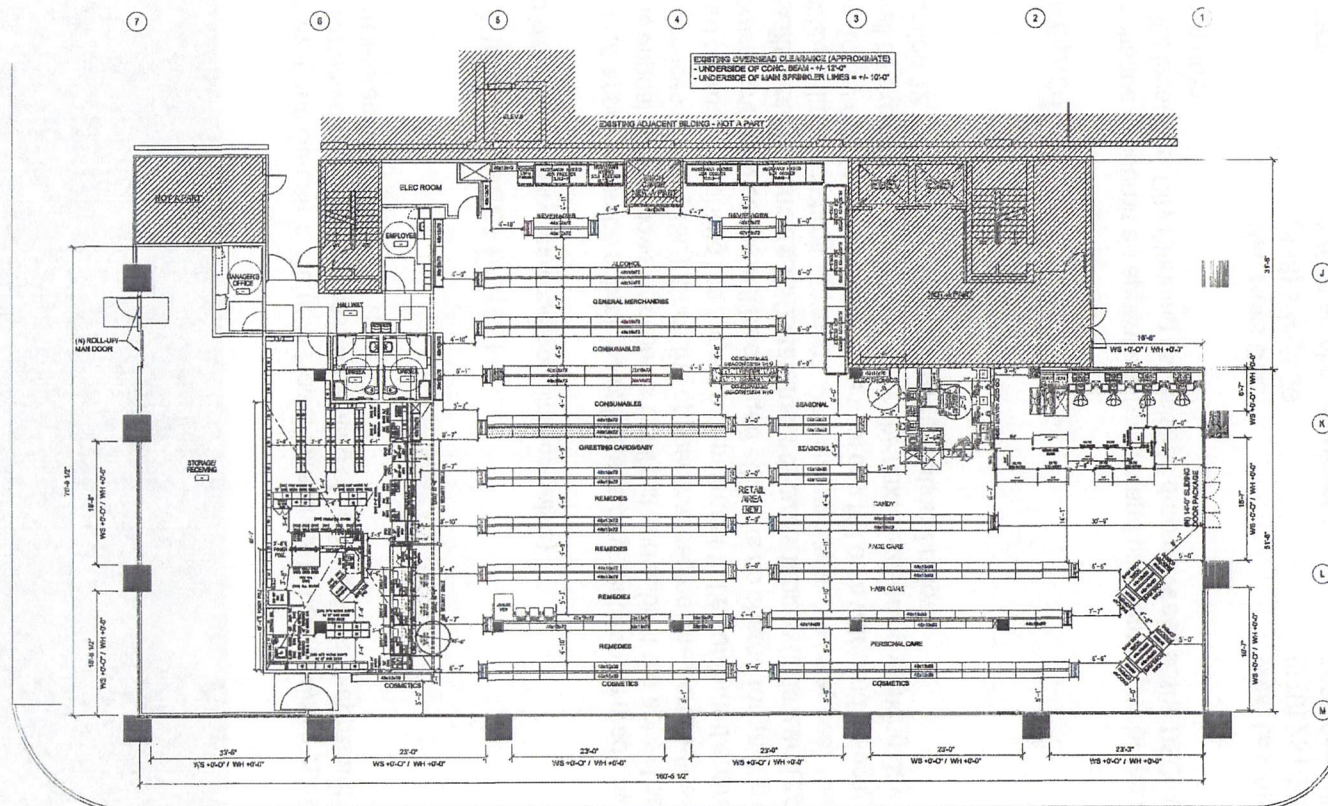


LOCATION: 1212 S. Flower Street  
Los Angeles, CA

ARCHITECT: RANDI GILES - LITTLE  
E-MAIL ADDRESS: ROLand@online.com  
PHONE NUMBER: 949.644.4111  
DATE: 6/1/2020

LAYOUT COORD:  
E-MAIL ADDRESS:  
PHONE NUMBER:  
DATE:

PRE: A COMPARISON	
PROTOTYPE 13X	PRELIM 5X 125330
WALL LINEAR FOOTG 196 LF	WALL LINEAR FOOTG 48 LF
DOORWAY LINEAR FOOTG 1123 LF @ 30" W 24 1/2" @ 36" HIGH 127 LF @ 36" HIGH 127 LF	DOORWAY LINEAR FOOTG 1123 LF @ 30" W 24 1/2" @ 36" HIGH 127 LF @ 36" HIGH 127 LF
SELF-SERVICE CASH S	SELF-SERVICE CASH UN
2 SINGLES	2 SINGLES
COINER DOORS 36	COINER DOORS 33
COINER DOORS 15 DOORS 48" H 4 FREEDOM DOORS 7	COINER DOORS 15 DOORS 48" H 5 FREEDOM DOORS 7
TOTAL SF 1,524.5 SF	TOTAL SF 1,504 SF
MEZZANINE SF 1,712	MEZZANINE SF 1,712
BASINENT SF NONE	PENDING WORK SF NONE
RETAIL SF 10,899	RETAIL SF 8,101 SF
PHARMACY SF 1,349 SF	PHARMACY SF 1,139 SF
RETAIL SF IND. BUX 10,869 SF	RETAIL SF IND. BUX 8,071 SF
SERVICE AREA SF 1,282 SF	SERVICE AREA SF 928 SF
STOCKROOM SF	STOCKROOM SF



1  
C-1

**GROUND FLOOR PLAN**

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

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



**LEGEND:**

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

EXHIBIT "A"

Page No. 3 of 3

Case No. 2A-0020-429



# COVID-19 UPDATE

## Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

### OPTION 1: Online Appeal Portal

([planning.lacity.org/development-services/appeal-application-online](https://planning.lacity.org/development-services/appeal-application-online))

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

### OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

**Metro DSC**  
(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012

**Van Nuys DSC**  
(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401

**West Los Angeles DSC**  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment