

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

ESTINEH MAILIAN
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU

TIM FARGO
JONATHAN A. HERSHEY, AICP
PHYLLIS NATHANSON
CHARLES J. RAUSCH JR.
CHRISTINE SAPONARA
COURTNEY SHUM
CHRISTINA TOY LEE
JORDANN TURNER

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CALIFORNIA**



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MAYOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
planning.lacity.org

March 7, 2023

BP Properties (O)*
2816 Honolulu Avenue, Unit #740
Verdugo, CA 91046

7-Eleven, Inc. (Op)*
6701 – 6707 W. Santa Monica Blvd.
Hollywood, CA 90038

R. Bruce Evans (R)
Solomon, Saltsman & Jamieson
426 Culver Boulevard
Playa del Rey, CA 90293

CASE NO. DIR-2020-954-RV
IMPOSITION OF CONDITIONS
6701, 6703, 6705, 6707
West Santa Monica Boulevard
Hollywood Community Planning Area
Zone : [Q] M1-1VL-SN
C.D. : 13- Soto-Martinez
D.M. : 144B185

CEQA: ENV-2020-955-CE
Legal Description: Fr. of Lot Nos. 14 & 15,
Block B, Strong and Dickson's
Hollywood High School Tract

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

based on the whole of the administrative record, that the Project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and,

*For imposition of conditions, the property owner and/or business owner/operator shall be considered as the "Applicant". For applications filed pertaining to appeals and all subsequent Plan Approval applications, the property owner and/or business owner/operator, as well as all agents/representatives/associates affiliated with the property and business, who files an application on behalf of the property owner and/or business owner/operator, said individual shall be considered as the Applicant.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.27.1, I hereby REQUIRE:

the modification of the operation a convenience store, known as 7-Eleven, located at 6701, 6703, 6705 and 6707 West Santa Monica Boulevard, in order to mitigate adverse impacts caused by the said operation and any potential impacts caused by any future operation of the use, as follows:

Upon the following additional terms and conditions:

1. The business owner/operator and/or the property owner shall file a Plan Approval application with associated application fees set forth in Section 19.01-N of the Municipal Code and public hearing notification mailing fees, within 12 months from the effective date of this determination to allow for a review of the effectiveness in implementing the Conditions established herein and to determine whether the public nuisance problems identified in the "Findings" section below have been reduced or eliminated. A public hearing shall be conducted. Notice of the public hearing shall be to all property owners and occupants located within 500 feet of the property. In addition, all persons who were mailed a copy of the instant determination shall be notified. Failure to file the Plan Approval application may result in revocation of the use.

Additionally, the Zoning Administrator reserves the right at any time before the 12 months to require that the business owner/operator and/or the property owner to file a Plan Approval application together with associated fees, if documented evidence be submitted showing violation(s) of any condition(s) of this determination resulting in a disruption of interference with the peaceful enjoyment of the adjoining and neighboring properties. The purpose of the Plan Approval will be to review the operation of the premise, owner/operator's compliance with and the effectiveness of these conditions. 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.

At the time of filing for a Plan Approval application, the property owner and/or business owner/operator shall provide the Condition Compliance Report with supporting documentation which demonstrates ongoing compliance with each of the conditions contained herein.

2. The use of the property 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 such Conditions are proven necessary for the protection of the neighborhood. The Zoning Administrator may also add, modify, or delete Conditions if they are no longer necessary or have proven ineffectual.
3. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

4. Within 30 days of the effective date of this determination, a set of plot plan and detailed floor plan, including the parking area, shall be submitted for review and approval by the Zoning Administrator. The plans shall be dated and marked Exhibit "A" for inclusion to the case file. 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 determination.
5. All graffiti on the site shall be removed and painted over to match the color of the surface to which it is applied with anti-graffiti paint within 24 hours of its occurrence.
6. A copy of these terms and Conditions shall be maintained on the subject premises and shall be made available to all enforcement personnel upon request. The conditions of the subject determination shall be provided to employees including security personnel for their review. Employees shall be notified that the violation with the required conditions herein may result in disciplinary action to the business.
7. The property, including the parking area and sidewalk areas adjacent to the subject premises, shall be maintained free from trash and debris. The owner/operator shall keep the premises and any area adjacent to the premises, over which they have control clear of filter, newspaper racks, benches, furniture, boxes or objects that encourage loitering. The store employees shall inspect the outside of the premises throughout the day to ensure the property is free of trash. The adjacent sidewalks, gutter and parking area shall be swept on an hourly basis to remove litter and trash, and empty trash bins.

Within 30 days from the effective date of this determination, the property owner/business owner/operator shall submit evidence of compliance with this condition to the Zoning Administrator such as photographs and receipts of graffiti removal, etc.

8. The business operator shall post professionally prepared signs in English and Spanish, at visible and conspicuous locations on the property, containing the following language in lettering of at least 2 inches in height:

"NO NARCOTICS USE OR DEALERS, NO LOITERING,
NO WEAPONS, NO TRESPASSING, NO PROSTITUTION.
THIS PROPERTY IS PATROLLED REGULARLY AND
FREQUENTLY BY THE LAPD."

9. The property owner shall, within 10 days of the effective date of this determination, sign and deliver to the Los Angeles Police Department ("LAPD"), Hollywood Area Vice Unit, a "Trespass Arrest Authorization" form, which authorizes the LAPD to arrest individuals unlawfully loitering on the property pursuant to LAMC Section 41.24. A copy of the executed form shall also be provided to the Zoning Administrator within the same 10 days.

10. There shall be no public telephones, automated teller machines (ATM's) or vending machines on the property.
11. No new/additional signs may be attached to the building. Existing signs shall not be enlarged. All signs and advertisement of alcohol visible to the exterior of the establishment shall be removed including signs on the doors.
12. All windows shall be maintained free of signs and other materials that inhibit views into the market by law enforcement agencies.
13. No open storage is permitted. All market equipment, appliances, supplies, and for sale merchandise and goods shall be stored within the building.
14. Hours of operation shall be limited to 5:00 a.m. through 11:00 p.m., daily. The operating hours shall be posted in a visible location near the front entrance to the store. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
15. There shall be general merchandise items such as milk, juice, water and other non-alcoholic beverages available for purchase at the location.
16. At least one on-duty manager with authority over the activities within the subject market shall be on the premises at all times that the market 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, conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditions imposed herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and any exterior area over which the building owner exercises control, in an effort to ensure that no activities associated with such problems as narcotic sales, use or possession, gambling, prostitution, loitering, theft, vandalism, or truancy occur.
17. Staff and the security personnel shall monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff and the security personnel will also be responsible to constantly monitor and ensure patrons to not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors onto the sidewalk.
18. The business operator shall not allow access onto the property by persons known to them to be prostitutes, pimps, prostitution customers, parolees with prior narcotic or prostitution offenses, narcotics users, narcotics possessors, narcotics sellers or manufacturers of illegal controlled substances.
19. The business operator shall inform the Police Department immediately if any person on the property is engaging in narcotics activity, or if narcotics paraphernalia is observed on the property. All trespassers and loiterers on the property shall be immediately reported to the Police Department.

20. The following security measures shall be provided to mitigate loitering, and any nuisance/criminal activity on the subject premises.

- a. The business owner/operator shall retain a minimum of one California State licensed security guard from 3:00 p.m. until the business is closed for the day, on a daily basis.

The property owner and/or the business owner/operator shall provide a copy of a valid contract for such service to the Office of Zoning Administration, Revocation Unit, within 30 days of the effective date of this determination.

- b. The security guard shall wear a clearly identifiable uniform.
- c. The security guard shall not be the owner/operator or have any association with the operation of the establishment.
- d. The security guard shall not have a criminal background.
- e. The security guard shall not conduct any other activities while employed at the store other than those of a security guard which include checking identification and escorting undesirable patrons off the premises.
- f. The security guard shall request the assistance of the Los Angeles Police Department if, based upon their training, the situation so warrants. The security guard shall cooperate with all law enforcement personnel during any investigations or inspections on the property.
- g. The security guard shall be fluent in English and will have clear instructions to enforce applicable conditions and uphold the law. The business operator and/or security guard shall not follow, impede, obstruct or delay any law enforcement personnel conducting inspections or official business at the location. The guard shall be responsible for securing not only the subject convenience store but also the adjacent parking lot and perimeter.
- h. The security guard shall discourage illegal and criminal activity on the subject premises and any exterior area, in effort to ensure that no activities associated with problems such as narcotics sales, use or possession, prostitution, loitering, theft, illegal parking, and vandalism.
- i. The security guard shall discourage and dissuade patrons who remain on the premises for more than 20 minutes to leave.
- j. A log for security patrol and calls to the LAPD shall be maintained by the guard at the property, indicating the dates and times of security guard on duty and nature and resolution of any security incidents and calls to the LAPD, and shall be provided when requested by any law enforcement personnel.

- k. The on-site manager shall be available to meet with the Police Department upon any inspection and be allowed access to the property when requested. Cooperate with any law enforcement agencies in their investigations related to the property and do not impede or interfere with their investigation.
 - l. Within 30 days from the effective date, signs shall be posted throughout the site, as determined by LAPD, with the language indicating that the premises is under LAPD surveillance.
21. The property owner shall install and maintain exterior lighting in the parking or other areas in consultation with the Los Angeles Police Department, Hollywood Area Vice Unit, to provide sufficient illumination so as to render objects or persons on the property, including the parking lot, and adjoining sidewalk clearly visible. All exterior lighting shall be shielded and directed onto the site to prevent the light source from illuminating adjacent properties. Within 30 days from the effective date of this determination, evidence of compliance with this condition shall be submitted to the Zoning Administrator. A letter or an e-mail from the LAPD stating that the required exterior lighting has been installed in compliance with this condition will satisfy this condition.
22. A camera surveillance system shall be installed and maintained. Line of sight will include sidewalk areas. LAPD will have remote access to the exterior cameras. Recordings shall be maintained for 60 days and shall be made available to the Police Department or other enforcement agency upon request. An on-duty manager shall have access to the camera surveillance system, and the surveillance videos shall be made available to the Los Angeles Police Department at all times, including during hours of operation.

The surveillance monitors shall be located in an area where the monitors are regularly monitored by staff and/or security personnel. Signs indicating the use of a 24-hour video surveillance system shall be posted at the driveway entrance, parking lot area and on the exterior walls facing the adjoining streets. The signs shall state the following:

**WARNING
THIS PREMISE IS UNDER 24-HOUR SURVEILLANCE
BY THE MANAGEMENT AND THE LAPD.
ALL CRIMINAL ACTIVITIES WILL BE DIRECTLY REPORTED TO THE LAPD**

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

Within 30 days from the effective date of this determination, the business owner/operator or property owner shall submit evidence the Zoning Administrator that shows compliance with this condition including, but not be limited to, photographs of such a posting and a letter from the LAPD, which states that the required surveillance cameras and signs have been installed/posted as required.

23. **STAR/LEAD/RBS Training.** Within the first six months of already selling alcohol, 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 "Responsible Beverage Service" (RBS) training program. A record of the completion of a training program shall be maintained and shall be transmitted to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR/LEAD/RBS training shall be conducted for all new hires within two months of their employment.
24. Within 60 days from the effective date of this Determination, 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.
25. No corkscrews or can openers of any kind or type shall be sold, furnished, or given away.
26. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different and a notice shall be placed therein stating California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and no such sales will be made.
27. The property owner and/or the business operator shall identify a contact person and provide a 24-hour "hot-line" telephone number for any inquiries or complaints from the community regarding the subject facility. A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The "hot-line" shall also provide for messages after hours with response within 24 hours of receipt of the message. The phone number and email address shall be posted at the entry and cashier registers, made visible to the public.
28. Complaints shall be responded to within 24-hours. The owner/operator 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. This log shall be made available to law enforcement personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning.
29. No single cigarettes shall be sold.
30. All ice shall be sold in quantities of no less than three (3) pounds. No single cups of ice shall be sold.

31. Any cups, glasses or other receptacles commonly used for the consumption of beverages shall not be sold, furnished or given away except as packages for retail-wholesale sales; or except for those cups, glasses or receptacles commonly used to dispense soft drink, coffee or tea for immediate consumption on the premises. The store shall not sell or dispense ice for single-serving purposes. No individual cups shall be sold or distributed.
32. The business owner/operator shall join and actively participate in the efforts of any local business neighborhood watch, and shall attend monthly meetings with the Hollywood Area Senior Lead Officer as well as the monthly Community-Police Advisory Board (C-PAB) meetings, residential association meetings and provide proof of such attendance to the Police Department and Zoning Administrator.
33. The property owner and/or the business owner/operator shall reimburse the City of Los Angeles applicable fees and surcharges for the subject application, as set forth at in Los Angeles Municipal Code Section 19.01, within 60 days of the effective date of this determination.
34. In the event of a sale or transfer of the subject property, the new property owners shall be responsible for any and all outstanding invoices of fees and surcharges owed to the City, for the processing of applications on the subject site. A change of business or property ownership, change of use, change of business operator, and/or discontinuation of use, will not grant release to subsequent property owners from the responsibility to remit fees owed to the City.
35. Should there be a change in the ownership of the property/the business and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this determination prior to the legal acquisition of the property and/or the business. Prior to the closing of escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Office of Zoning Administration, Revocation Unit.
36. Within 30 days of the effective date of this determination, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard 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 Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. If the property owner fails to comply with this condition, the City will record the covenant.

37. For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

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

In releasing the instant determination, 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 Nuisance Abatement action determination released herein by the Zoning Administrator.

- There shall not be any sale of single cans or bottles of beer, wine coolers, or malt liquor from pre-packaged 6- or 4- packs. The sale of individual cans or bottles of craft beer from 21+ fluid ounce containers are permissible.
- There shall be no service, sales or possession of an alcoholic beverage in an open container or glass on any sidewalk, parking lot, or area under the control of the business. There shall be no on-site consumption of alcoholic beverages.
- The applicant shall ensure that no alcoholic beverage which are purchased within the applicant's establishment are consumed on any property adjacent to the licensed premise that is under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- No person under 21 years of age shall sell or deliver alcoholic beverages.

- No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverages from any customer while in the premises.
- The subject alcoholic beverage license shall not be exchanged for a public premise type license.
- All off-site sales of alcoholic beverages shall be conducted at a checkout station directly attended by a manager/checkout clerk assigned to that station.

TRANSFERABILITY

These Conditions of operation run with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than the current owner, it is incumbent that the owner advise them regarding the Conditions of this determination.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter 1 of the Municipal Code and shall be subject to the same penalties as any other violation of such Chapter. (Section 12.27.1 of the Municipal 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. (Section 11.00-M of the Municipal Code)

APPEAL PERIOD – EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after **March 22, 2023**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals 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 determination, 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://cityplanning.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
Constituent Service Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the report of the Staff Investigator thereon, and the statements made at the public hearing before the Zoning Administrator on February 15, 2022, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that there has been partial compliance with the imposed conditions based upon the provisions of Section 12.27.1 of the Municipal Code as established by the following facts:

NUISANCE ABATEMENT AUTHORITY - SECTION 12.27.1 OF THE LOS ANGELES MUNICIPAL CODE

The Zoning Administrator, on behalf of the Director of Planning, has the authority to investigate and initiate corrective actions against any use which constitutes a public nuisance, adversely affects the safety of persons residing or working in the surrounding area, and does so on a repeated basis, pursuant to the provisions of Section 12.27.1 of the Los Angeles Municipal Code, established under Ordinance No. 171,740 on October 27, 1997. This Ordinance amended earlier nuisance abatement authority established May 25, 1989 under Ordinance No. 164,749.

It has been the City's practice and policy to impose corrective conditions when a property is initially determined to be a nuisance location and to give any owner/operator an opportunity to correct the problems before any possible revocation.

Prior to an action by the Zoning Administrator requiring that a use be discontinued, it must be found that prior governmental efforts to eliminate the problems associated with the use have failed and the owner or lessee has failed to demonstrate to the satisfaction of the Zoning Administrator a willingness and ability to eliminate the problems associated with the use. The Zoning Administrator, in the instant matter, may impose the conditions to make them more restrictive so as to protect the neighborhood, and may modify the conditions to make them less restrictive if deemed no longer necessary to mitigate the impacts of the use, or may revoke the authority allowing the use.

BACKGROUND

The subject property, consisting of three record lots, is a relatively flat, regular-shaped corner, approximately 12,022 square-foot parcel of land with a 135-foot frontage along Santa Monica Boulevard and a depth of 100 feet. The Hollywood Community Plan Map designates the property for Limited Manufacturing land uses with Height District No. 1VL. The Hollywood Community Plan dated December 13, 1988, is in effect due to the legal challenge of the Environmental Impact Report associated with the Hollywood Community Plan Update in 2012.

The property is located in the Los Angeles Police Department West Bureau of the Hollywood Division in Reporting District 665. The property is within the Hollywood Signage Use District (ZA-2331), subject to the Local Emergency Temporary Regulations (ZI-2498), the revised Hollywood Community Plan Injunction (ZI-2433), Methane Buffer Zone, the Los Angeles State Enterprise Zone (ZI-2374), and Hollywood Media Business Improvement District. The subject site is approximately 1.65 kilometers from the Hollywood Fault.

The property is developed with a one-story, 5,040 square-foot commercial multi-tenant building. The building has three tenants containing the subject convenience store ("7-Eleven"), Magee's Donuts, and Launderland Coin Laundry. According to the plot plan attachment that was submitted to City of Los Angeles Department of Building and Safety dated May 14, 2012, there are twelve on-site parking spaces.

The subject convenience store is open daily for 24 hours. The doughnut shop is open Monday through Friday from 5:00 a.m. to 5:00 p.m.; Saturday from 6:00 a.m. to 2:00 p.m.; and Sunday from 6:00 a.m. to 2:00 p.m. The laundromat is open daily from 6:00 a.m. to 10:00 p.m.

Per City of Los Angeles Office of Finance LATAX Report, the current operator for the subject 7-Eleven convenience store (Account #2627450) in this nuisance abatement action, started managing the subject convenience store on July 24, 2012, at the subject location.

On March 31, 1978, the Los Angeles Department of Building and Safety (LADBS) issued a temporary Certificate of Occupancy (#1977LA39942) for a one-story commercial building which included the subject 7-Eleven store located at 6701 Santa Monica Boulevard.

On November 9, 1978, LADBS issued a Certificate of Occupancy (#1978LA61188) for a one-story commercial building, including a food and liquor store (6701 Santa Monica Boulevard), a donut shop (6705 Santa Monica Boulevard), and a sandwich shop (6707 Santa Monica Boulevard). Eleven parking spaces were required and provided.

The subject 7-Eleven convenience store maintains a Type 20 ABC license which permits the off-site sale of beer and wine only. According to the California Department of Alcoholic Beverage Control website, license 20-524628 was originally issued on July 1, 1988, under license number 20-214420. The current California Department of Alcoholic Beverage Control license number 20-524628 expires on June 30, 2023.

Per Ordinance 159,698 (Off-site Sale of Alcoholic Beverages) and ZA Memorandum No. 61, a Conditional Use for off-site sale of alcoholic beverages should be filed for applications with the California Department of Alcoholic Beverage Control on and after April 7, 1985. According to Certificate of Occupancy #1978LA61188 issued in 1978, it appears that the subject business has deemed-to-be approved status and does not have to file for a conditional use permit for off-site sale of alcoholic beverages with the City.

The adjoining property to the north is improved with a one-story commercial building in the [Q] M1-1VL-SN zone. The adjoining property to the west is improved with a three-story Los Angeles LGBT Center Youth Housing building. The property to the east, across from Las Palmas Avenue is developed with a seven-story residential complex. Property to the south, across from Santa Monica Boulevard, is a two-story commercial building.

Per information provided on the Alcoholic Beverage Control website, there are three (3) active Type-20 ABC licenses located within Census Tract 1919.01, including the subject 7-Eleven store. Within the same zip code (90038), there are ten (10) active Type-20 ABC licenses for businesses which include liquor stores, convenience stores, and grocery stores. Within the adjacent zip code (90028), there are six (6) active Type-20 ABC licenses, which include four other 7-Eleven locations, one restaurant, and one grocery store.

Streets

Santa Monica Boulevard, adjoining the subject property to the south, is designated by the Mobility Plan as a Modified Avenue I, with a 104-foot right-of-way width and improved with curb, gutter, and sidewalk.

Las Palmas Avenue, adjoining the subject property to the east, is designated by the Mobility Plan as a Local Street with a 60-foot right-of-way width and improved with curb, gutter and sidewalk.

Surrounding Land Uses

On-Site Cases, Affidavits, Permits, and Orders

Certificate of Occupancy No. 1977LA47996 – On November 9, 1978, LADBS issued a Certificate of Occupancy for a one-story commercial building, including a food and liquor store (6701 Santa Monica Boulevard), a donut shop (6705 Santa Monica Boulevard), and a sandwich shop (6707 Santa Monica Boulevard). Eleven parking spaces was required and provided.

Certificate of Occupancy No. 1977LA39942 – On March 31, 1978, LADBS issued a temporary Certificate of Occupancy for a one-story commercial building and temporary Certificate of Occupancy for a 7-Eleven store located at 6701 Santa Monica Boulevard. The temporary Certificate of Occupancy expired on September 30, 1978.

Surrounding Cases, Affidavits, Permits, and Order

Case No. DIR-2000-1553-RV-PA4 – On December 26, 2014, the Zoning Administrator determined that the operation of the Kohn Gallery, formerly known as the Harman Press, operated in substantial compliance, located at 1221 North Highland Avenue.

Case No. ZA-1995-800-RV – On January 16, 1996, the Zoning Administrator determined that the operation at The City Recycling Center was a public nuisance and imposed operational conditions on the property located at 6170 Santa Monica Boulevard.

Case No. ZA-1993-990-RV – On December 17, 1993, the Zoning Administrator determined that insufficient evidence was available for a revocation action regarding the operation of the Arena Nightclub, located at 6648 West Lexington Avenue.

Criminal Incidents at various 7-Eleven operations in July and August of 2022

In July and August of 2022, multiple incidents which involved fatal robberies and other criminal acts occurred at various 7-Eleven establishments in the Los Angeles region. On July 11, 2022, two people were killed and three wounded in robberies before dawn at six 7-Eleven stores in the cities of Ontario, Upland, Riverside, Santa Ana, Brea, and La Habra. According to authorities, below is a timeline of events of the reported incidents at these various 7-Eleven stores.

- 12 a.m. – Robbery was reported at a 7-Eleven in Ontario.
- 12:37 a.m. – Armed robbery reported at a 7-Eleven store in Upland.
- 1:50 a.m. – Robbery and shooting at a 7-Eleven store in Riverside. One customer was shot.
- 3:23 a.m. – One man was shot and killed in the parking lot of a 7-Eleven store in Santa Ana.
- 4:18 a.m. – One clerk was shot and killed at a 7-Eleven store in Brea during armed robbery.
- 4:55 a.m. – One clerk and one customer were both shot and injured during armed robbery at a 7-Eleven store in La Habra.

On August 15, 2022, members of a flash mob of looters entered into a 7-Eleven store in Harbor Gateway area of Los Angeles and stole snacks, drinks, cigarettes, lotto tickets, and other merchandise. The looters also vandalized the store and threw merchandise at store employees.

Twelve (12) news articles which reported these incidents are included in the case file and listed as follows:

- Asperin A. (2022, July 11). *7-Eleven robberies: Manhunt on for gunman who killed 2 in 6 incidents across SoCal*. Fox 11.
- Luna I. (2022, July 11). *Suspect sought in string of 7-Eleven robberies and shootings across Southern California*. Los Angeles Times.

- The Associated Press. (2022, July 11). *2 dead and 3 wounded in robberies at six 7-Eleven stores in California, police say*. CBS News.
- Resendiz E & Gonzalez D. (2022, July 12). *Suspect sought after 2 killed in string of robberies at SoCal 7-Eleven stores; at least 6 connected*. ABC7 Los Angeles Eyewitness News.
- The Associated Press. (2022, July 12). *7-Eleven shooter ended a life that had just turned around*. Spectrum News 1.
- Campbell J. & Elamroussi A. (2022, July 13). *7-Eleven encourages Los Angeles-area stores to close for a 2nd night following armed robberies at 6 locations*. CNN.
- Simson B. (2022, July 13). *California 7-Eleven attacks: Manhunt underway for gunman linked to 6 robberies in one night that left 2 dead*. Fox News.
- The Associated Press. (2022, July 13). *7-Eleven offers \$100k reward for arrest in deadly Calif. Holdups*. Las Vegas Sun.
- City News Service. (2022, August 18). *'Flash mob of looters' ransacks LA 7-Eleven – and everybody's caught on video*. Whittier Daily News.
- Caprariello A. (2022, August 19). *Street takeover 'flash mob' ransacks L.A. 7-Eleven*. KTLA.
- KSBW Action News 8. (2022, August 22). *Police release video showing crowd of people ransacking LA 7-Eleven*. CNN.
- Colton E. (2022, August 22). *Los Angeles PD warns criminals against making latest looting tactic 'a new trend'*. Fox News.

NUISANCE INVESTIGATION

The convenience store operations at the subject premise, in conjunction with the off-site sale of beer and wine, have generated consistent police enforcement, calls for service, as evidenced by documentation submitted by the Los Angeles Police Department. As documented, the operation may currently jeopardize and adversely affect the public health, peace, and safety of persons residing or working on the premises and in the surrounding area. As a result, the City responded with a public hearing for possible imposition of conditions to abate nuisance activities or to revoke said use.

Planning staff conducted a field analysis as part of the nuisance investigation on February 28, 2020, from 11:00 p.m. to 1:45 a.m. and May 28, 2020, from 11:00 a.m. to 11:45 a.m. Below is a summary of the investigation.

Signage, Rules, and Regulations

Six signs posted on the southern facing wall adjacent to the entrance along Santa Monica Boulevard informs customers of the following: 7-Eleven customer parking, no loitering, and possession of open alcoholic beverage containers. In the window, facing the exterior, adjacent to the pedestrian door, a Los Angeles Police Department Trespass Arrest Authorization dated January 20, 2020, County of Los Angeles Public Health facility rating, and County of Los Angeles Health Social Distancing Protocol checklist. During the evening site visit, staff observed multiple cars parked in the handicap vehicle stall. No handicap placards were observed in the parked vehicles.

Convenience Store Security System

The subject convenience store has a security video system. During the site visit, staff observed two cameras directed towards the entrance of the store. A monitor located in the storage area shows that there are cameras throughout the interior of the store as well as two cameras directed towards the side of the building.

Liquor Store Exterior Lighting

Two lights above the wall sign were observed and two light poles were located on the eastern and southern portions of the property.

Security Personnel

During the site visits, staff did not observe security personnel on-site.

Trash, Debris, Graffiti, Loitering

There was a trash dumpster located outside the northeast corner at the parking lot of the liquor store. During the site visit, there was some trash. However, the area was generally clean.

In regard to loitering, staff observed people loitering throughout the site. Two people in their cars were parked in front of the subject convenience store for 45 minutes. A group of people were loitering underneath the laundromat and Magee's Donuts pole sign for an hour. One person in the parked car increased the volume of the music. Also, two people were loitering underneath the entry to the laundromat.

Public Telephone

No public telephones were observed on the premises.

FIELD INVESTIGATION

On May 5, 2022, staff investigator conducted site visits to twelve businesses, including other nearby 7-Elevens and liquor stores between the hours of 11:00 a.m. to 1:00 p.m. as follows:

- 7-Eleven (6660 Sunset Boulevard)
- 7-Eleven (6702 Hollywood Boulevard)
- 7-Eleven (1770 N. Highland Avenue)
- Highland Liquor (1770 N. Highland Avenue #A)
- 7-Eleven (7040 Sunset Boulevard)
- Studio Liquor (6759 Santa Monica Boulevard)
- P&J Liquor and Deli (6480 Santa Monica Boulevard)
- Colbee Liquors (6205 Willoughby Avenue)
- Pavilions (727 Vine Street)
- 7-Eleven (904 Vine Street)

- P&J Liquor (6170 Santa Monica Boulevard)
- 7-Eleven (5700 Santa Monica Boulevard)

During the site visit, staff investigator asked a series of questions related to hours of operation, presence of on-site security personnel, working hours of the security personnel, and the type of active liquor license maintained by the business. The table below consists of information provided by the store employees:

Comparison of subject 7-Eleven store to other 7-Eleven locations

<u>Business</u>	<u>Hours</u>	<u>Security Guard Hours</u>	<u>ABC License</u>
6701 W. Santa Monica Blvd.	24-hours	Part time / Daily 10 p.m. to 6 a.m.	Type-20
6660 Sunset Blvd.	24-hours	Part time / Daily 11 a.m. to 7 p.m.	no alcohol
6702 Hollywood Blvd.	24-hours	Part time / Daily Every 2 hours	no alcohol
904 Vine St.	24-hours	None None	Type-20
7040 Sunset Blvd.	24-hours	Part time / Daily 9 a.m. to 12 a.m.	Type-20
1770 N. Highland Ave.	5 a.m. to 1 a.m.	Part time / Daily 2 p.m. to 9 p.m.	no alcohol
5700 Santa Monica Blvd.	24-hours	None None	no alcohol

Comparison of subject 7-Eleven store to other liquor stores

<u>Business</u>	<u>Hours</u>	<u>Security Guard Hours</u>	<u>ABC License</u>
7-Eleven 6701 W. Santa Monica Blvd.	24-hours	Part time / Daily 10 p.m. to 6 a.m.	Type-20
Highland Liquor 1770 N. Highland Ave. #A	8 a.m. to 1 a.m.	Part time / Daily 3 p.m. to 9 p.m.	Type-21
Studio Liquor 6759 Santa Monica Blvd.	8 a.m. to 2 a.m.	None None	Type-21

P&J Liquor and Deli 6480 Santa Monica Blvd.	9 a.m. to 9 p.m.	None None	Type-21
Colbee Liquors 6205 Willoughby Ave.	9 a.m. to 9 p.m.	None None	Type-21
Pavilions 727 Vine St.	6 a.m. to 11 p.m.	Part time / Daily 7 a.m. to 11 p.m.	Type-21
P&J Liquor 6170 Santa Monica Blvd.	8 a.m. to 11 p.m.	None None	Type-21

Out of the twelve businesses visited, six businesses did not have on-site security personnel. The Pavilions located at 727 Vine Street was the only business which had a part time designated security guard for the interior of the store only. For the remaining businesses, rover and rotating security services are provided for the commercial plaza and associate parking lots. However, the subject 7-Eleven is the only business that operates 24 hours.

WRITTEN COMMUNICATIONS RECEIVED PRIOR TO PUBLIC HEARING

Fourth Council District

On November 15, 2019, an email correspondence was received from Emma Howard, Director of Planning for Fourth Council District, under former Councilmember David Ryu, indicating the Council Office has reviewed the information from LAPD and concurred with the LAPD analysis, and requested for the Department of City Planning to initiate revocation proceedings for the subject property.

The Los Angeles Police department submitted the following reports:

On-Site Arrest and Investigative Reports: There were 26 investigative reports or arrest reports submitted for the subject property (6701 Santa Monica Boulevard) between January 10, 2017, and July 14, 2019.

1. January 10, 2017, 10:20 a.m. Investigative Report – Battery – Suspect approached victim inside the store. The suspect became angry and victim told him to leave the area. The suspect grabbed the victim's shirt and pushed him in the cooler.
2. March 28, 2017, 7:15 a.m. Investigative Report – Petty Theft – Suspect entered the store and opened and drank from the beverage. The suspect left without paying.
3. May 30, 2017, 1:10 a.m. Investigative Report – Battery – Victim was walking to his vehicle when the suspect punched him in the face causing injury.
4. October 1, 2017, 5:15 a.m. Arrest Report – Misdemeanor Battery – Suspect became angry and threw a display at the victim.

5. January 8, 2018, 2:25 a.m. Arrest Report – Robbery – Suspect entered the location and grabbed products. The suspect attempted to hit the victim with items and attempted to pepper spray the victim. The suspect left with the items.
6. January 19, 2018, 2:20 p.m. – Investigative Report – Theft – Suspect entered location and stole two cans of beer. The manager confronted the suspect and warned the suspect that he would call the police if he did not return the items. The suspect left the store and headed north bound on Las Palmas.
7. February 24, 2018, 12:30 a.m. Investigative Report – Assault with a Deadly Weapon – Suspect approached victim asking for money. Suspect punched and tackled the victim and pushed the victim against a car.
8. March 20, 2018, 1:10 a.m. – Arrest Report – Vandalism – Suspect entered the business, opened the cooler, broke multiple beer bottles, and the suspect refused to leave.
9. May 4, 2018, 11:30 p.m. Investigative Report – Assault with a Deadly Weapon – Suspect entered the business and argued with the victim. The suspect drew a knife and slashed the victim in the face.
10. July 16, 2018, 10:50 a.m. – Arrest Report - Shoplifting – Suspect entered location and stole two frozen beverages and left.
11. August 3, 2018, 3:00 a.m. – Arrest Report – Driving Under the Influence
12. August 7, 2018, 4:20 a.m. – Investigative Report - Felony Battery – Victim and suspect engaged in a verbal dispute. Suspect punched the victim in the face, causing loss of consciousness.
13. September 8, 2018, 11:15 p.m. – Arrest Report – Vandalism – Suspect attempted to steal merchandise and the employee confronted the victim. The suspect became upset and damaged the property.
14. September 13, 2018, 12:15 a.m. – Investigative Report – Theft – Suspect took victim's wallet inside the 7-Eleven. Suspect used the victim's credit cards.
15. October 27, 2018, 12:00 a.m. – Investigative Report - Theft from Motor Vehicle – Unknown suspect stole property from the victim while he was asleep in his car.
16. October 29, 2018, 1:45 a.m. Property Report – Forgery Suspect – Suspect attempted to use stolen credit card to pay for food items.
17. November 1, 2018, 3:30 a.m., Investigative Report – Battery – Unknown suspect approached a victim and accused him of taking her cell phone. The unknown suspect attempted to hit the victim with a bottle.
18. November 1, 2018, 4:50 a.m. – Arrest Report – Public Intoxication – LAPD approached suspect that was under the influence. The suspect picked up a street sign that was on the ground and threw it on the ground.
19. December 1, 2018, 2:15 a.m. – Investigative Report – Battery – Suspect entered the business and was in a verbal dispute with the victim. The suspect threw the merchandise at the victim and he hit the suspect with a stick.
20. February 23, 2019, 5:00 a.m. – Investigative Report – Lost Property – Victim had left his property at the location and came back and it was gone.
21. March 22, 2019, 3:30 a.m. – Investigative Report – Theft – Suspect entered the location, took two wine bottles and left the location.
22. March 23, 2019, 7:00 p.m. – Investigative Report – Lost Property – Victim lost his property while buying cigarettes.

23. May 9, 2019, 1:50 a.m. – Investigative Report – Battery – Suspect and victim engaged in a dispute. Suspect became belligerent and shouted obscenities to the victim. The suspect struck the victim on the head with a shoe causing an injury. The victim fled the location.
24. June 2, 2019, 2:00 a.m. – Investigative Report – Battery – Two suspects approached the victim and punched him multiple times in the parking lot.
25. July 7, 2019, 2:45 p.m. Investigative Report – Lost Property – Victim went to the gas station (1051 North Highland Avenue) and bought items. Victim went to the 7-Eleven (6701 Santa Monica Boulevard) and realized her wallet was missing.
26. July 14, 2019, 12:04 p.m. – Investigative Report – Theft – Suspect attempted to pay for items with counterfeit money. When the store manager explained that he would not accept the money, the suspect fled the store with the items.

Crime Analysis Mapping System Arrest Summary Report: There were 12 arrest charges submitted for the property location 6701 Santa Monica Boulevard between March 17, 2017 and November 1, 2018:

No.	Date	Time	Description
1.	3/17/2017	4:50 a.m.	RECEIVE STOLEN PROPERTY
2.	5/30/2017	1:40 a.m.	NARCOTIC DRUG LAWS
3.	8/20/2017	4:20 p.m.	DRIVING UNDER THE INFLUENCE
4.	10/1/2017	5:15 a.m.	OTHER ASSAULT
5.	11/13/2017	1:30 p.m.	WEAPON (CARRY/POSS)
6.	12/13/2017	3:50 a.m.	VEHICLE THEFT
7.	1/8/2018	2:25 a.m.	ROBBERY
8.	3/20/2018	1:10 a.m.	OTHER VIOLS 594(A)(3)PC (VANDALISM)
9.	7/16/2018	10:50 a.m.	LARCENY
10.	8/3/2018	3:00 a.m.	DRIVING UNDER THE INFLUENCE
11.	9/8/2018	11:15 p.m.	OTHER VIOLS 594(A)(3)PC (VANDALISM)
12.	11/1/2018	4:50 a.m.	DRUNKENNESS

Crime Analysis Mapping System Crime Summary Report: There were 36 crimes submitted for the property location 6701 Santa Monica Boulevard between July 17, 2018 and September 8, 2018 that include: verbal dispute, assault, assault with a deadly weapon, brandishing, stabbing, theft, threatening to kill, vandalism, and robbery.

Crime Analysis Mapping System Calls for Service Summary Report: There were 402 Calls for Service submitted for the property location 6701 Santa Monica Boulevard between January 1, 2017 and July 30, 2019.

General Public Communications

Hollywood Media District Business Improvement District Security 7-Eleven Call Log 2019: There were 73 Calls for Service submitted for the property location 6701 Santa Monica Boulevard (7-Eleven) between January 21, 2019, and November 3, 2019.

On June 17, 2020, a representative from the Los Angeles LGBT Center submitted an email and stated that staff, visitors, and clients of the Center have been victims of verbal and physical abuse from other customers who seem to be attracted to the store or hang out in its associated parking lot.

On June 18, 2020, a representative from the Board of Directors for the Hollywood Media District Business Improvement District submitted an email and inquired on the public hearing for the subject entitlement. The same individual followed up with numerous emails related to the operation of the subject business. The emails are included in the case file.

On June 23, 2020, the Los Angeles LGBT Center submitted an email explaining that a 7-Eleven representative accused the Center of being responsible for the subject disturbances.

On July 23, 2020, the Hollywood Media District Business Improvement District provided a comment letter and requested that the Zoning Administrator impose corrective conditions to abate the nuisance activities or revoke the use for the 7-Eleven store. The letter stated that the business consistently attracts criminal activity, violence, vandalism, transients, gang members, drug dealing, trash, graffiti, and prostitution. The two proposed corrective conditions pertain to (1) on-site security personnel to lessen the burden on LAPD and on BID security service; and (2) prohibit the sale of alcoholic beverages for offsite consumption.

On August 6, 2020, an e-mail was submitted showing correspondences between the Los Angeles LGBT Center and 7-Eleven with photographs of people loitering in the 7-Eleven parking lot.

On August 20, 2020, an e-mail was submitted by the General Manager of AVA Hollywood and inquired on the status of the public hearing.

7-Eleven Operator/Representative

On January 12, 2022, the representative for the 7-Eleven business provided a set of proposed conditions that the operator has worked out with LAPD and stated that 7-Eleven will agree to make the conditions permanent, and request that the Hearing Officer do so in an effort to respond to the homeless related problems at the site and address the concerns of the LAPD. The set of conditions are listed below:

1. The operator/owner shall hire a state licensed uniformed security guard who shall be stationed at the exterior of the premises from 10 p.m. until 6 a.m., daily. Security guards shall not permit, and shall actively discourage, loitering of any kind on the premises.
2. "No Loitering or Public Drinking" signs shall be posted outside of the subject facility.
3. Signs indicating the premises are monitored by security cameras shall be posted on the front and east sides of the premises.

4. The owner/operator shall be responsible for maintaining the premises and adjoining area free of debris or litter.
5. Consistent with the above requirements, a daily log shall be maintained which requires the owner/operator to document and adhere to following requirements. Corrective steps taken should be noted on this daily log.

The owner/operator shall monitor the store exterior and parking lot in front of the premises which shall be checked and monitored by store personnel between 8 a.m. to 10 p.m., at a minimum interval of 60 minutes, or as needed, to address any nuisance activity, loitering, or maintenance issues and to keep the site free of litter and trash. (Licensed security is present from 10 p.m. to 6 a.m.)

6. A digital camera surveillance system shall be installed to monitor the interior, entrance, exits and exterior areas, in front of and the east side of the premises. Recordings shall be maintained for a minimum period of 30 days and shared with law enforcement upon request.
7. 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.

On February 14, 2022, representative for the 7-Eleven operator submitted a letter with seven (7) exhibits which included correspondence, photographs, LAPD crime reports, and other documentation. In the letter, the representative stated that 7-Eleven has addressed the homeless related problems with extensive property improvements and security measures, and that LAPD has met with 7-Eleven three times and is satisfied with 7-Eleven's efforts to mitigate the impacts of the areawide problem with homelessness. In the letter, the representative also included information and correspondence on the operator's meetings with LAPD in 2021 and 2022. The representative stated that previous LAPD reports does not establish that 7-Eleven is a nuisance and that many incidents had nothing to do with 7-Eleven. In conclusion, the letter stated that 7-Eleven requests for the Zoning Administrator to make permanent those conditions which 7-Eleven has worked out with LAPD.

Summary of the seven (7) exhibits are provided per the following:

Exhibit A: Store policies implemented by 7-Eleven to control nuisance activity and homeless related problems.

1. Uniformed and licensed nighttime security guard in parking lot from 10 p.m. to 6 a.m. (August, 2020)
2. Parking lot closure at night to reduce problem activity in front of laundromat and donut shop (February, 2021)
3. Daily log and schedule which requires clerks to conduct regular exterior checks (December 2020)

4. Two security cameras and additional lights installed on Las Palmas to the east (September 2020)
5. Additional surveillance cameras installed on front of premises and monitor inside of store (September 2020)
6. Additional fencing added to end of lot to increase safety and reduce problem activity at end of parking lot near laundromat and donut shop (September, 2020)
7. Additional signage installed regarding surveillance onsite to discourage loitering (September 2020)
8. Electronic mag locks (December 2020)
9. Discontinue of sales of malt liquor products (June 2020)

Exhibit B: Email correspondence between 7-Eleven representative and LAPD related to seven (7) proposed conditions and requirements. The list of proposed conditions was provided in the correspondence from January 12, 2022.

Exhibit C: LAPD Calls for Service Summary Report between January 1, 2017 to July 30, 2019.

Exhibit D: BID Call for Service Record in 2019. Fifty-five (55) incidents reported on the call log between January 21, 2019 to September 3, 2019.

Exhibit E: Incident/Crime Report Summaries of twelve (12) incidents. Arrest/Booking Summaries of six (6) incidents.

Exhibit F: Extract of public hearing transcript from September 10, 2020 for Case No. DIR-2020-952-RV (Walgreens located at 1501 North Vine Street).

Exhibit G: Site photographs of the subject 7-Eleven store.

PUBLIC HEARING

In response to the allegations of nuisance activities and a request to review the location for possible revocation of the alcohol sale use by the Council District 4 Office, the Director of Planning (Office of Zoning Administration) initiated proceedings and conducted a public hearing pursuant to Municipal Code Section 12.27.1, in order to obtain testimony from the owner/operator of the store and interested or affected persons regarding the operation of 7-Eleven store. The hearing was noticed and mailed to the property owner and the premises and to owners and occupants of all properties within a 500-foot radius, in compliance with Municipal Code requirements.

At the time the subject case was initiated on the subject business, the property was located within the boundaries of Fourth Council District. Due to the 2021 Redistricting process, Ordinance No. 187,279 was adopted on December 7, 2021, and became effective on December 10, 2021. At the time in which the virtual public hearing was held for the subject case, the property is located within the boundaries of Thirteenth Council District 13.

A virtual public hearing conducted via Zoom application and telephonically was held on February 15, 2022, at approximately 10:00 a.m. In attendance at the hearing and testifying were representatives for the property owner/operator, the 7-Eleven store operator, market manager and asset manager for 7-Eleven, two representatives from the Los Angeles Police Department, a representative from Thirteenth Council District, and members of the community.

The following verbal testimony was submitted at the hearing:

7-Eleven Operator's representative, Bruce Evans

- Operator had three (3) meetings with LAPD and met with Senior Lead Officer (SLO) Brian White and Captain Laurie
- Met with Officer White and Officer Jordan in January of 2021
- Had another recent meeting with Officer White in January of 2022
- Submitted letter to the case file pertaining to meetings with LAPD
- Meetings with Officer White were productive
- Communicated by email many times with Officer White
- LAPD never asked 7-Eleven to make changes at the store and 7-Eleven implemented these changes voluntarily
- Asked LAPD for further input and LAPD said they were satisfied
- Information has been provided to Planning staff and included in case file
- In August of 2020, 7-Eleven retained a licensed uniformed security guard for the hours of 10 p.m. to 6 a.m.
- Improvements to premises were implemented around the same time and shortly after
- Extra lighting, security cameras and interiors monitors were installed
- Additional anti-loitering signage installed
- Installed premise-under surveillance signs
- Store employee conducts perimeter check accompanied by log sheet; operator offered to make this condition permanent
- Store requires employees to go out every sixty minutes to inspect premises
- Employee check has been very effective pertaining to curbing nuisance activities
- Operator has discontinued malt liquor sale and installed mag locks
- Operator worked with landlord to close a portion of the parking lot at night
- Adjacent donut shop closes early and laundromat closes at 10 p.m.
- Folks would loiter near laundromat site which is off the 7-Eleven premises
- Operator worked with landlord to chain off parking lot at night and this was something recommended by Watermark Security
- 7-Eleven has retained Watermark Security early on
- A metal chain has been installed to fence off a portion of the parking area which has been implemented and continued for more than a year
- 7-Eleven also added fencing at the edge of parking lot that faces the LGBT Youth Center
- LGBT Youth Center provides beds to at risk and homeless youth
- Homeless problems around the business impact the business

- There are people hanging out near LGBT Youth Center
- It is important to create a separation factor
- 7-Eleven came up with measures on its own, and LAPD was informed every step of the way
- Improvements have been implemented for about 18 months
- Site photos and documentary photos were provided
- Materials have been provided to LAPD which documented the improvements
- Store is located in a challenging area to do business
- Significant homeless problem in Hollywood
- City reports provide no context to larger issues facing the site
- Nothing in City reports about rising retail crime and homelessness
- Many incidents have nothing to do with 7-Eleven store
- LAPD reports and data are 2 ½ years ago and pre-Covid
- Store has been trying very hard for the challenge presented by the homeless problem
- Operator had to go to court to obtain un-redacted LAPD reports and get incident summaries
- Out of all the Calls for Service, 83% of calls are made from 7-Eleven which shows that 7-Eleven is making citizens' arrest
- 12 calls for intoxication identified and data showed 11 of these calls were from 7-Eleven
- It is clear that the store is consistently calling the LAPD to address nuisance and homeless activities
- There have been 12 arrests over the past 2 ½ years and 5 of the arrests had nothing to do with 7-Eleven
- BID (Business Improvement District) calls are insightful and more descriptive than Calls for Service summary provided by LAPD
- Please refer to specific BID call on February 17th as an example
- 7-Eleven is actively and consistently calling to prevent nuisance activity
- LAPD report by Officer Thompson does not say anything specifically that 7-Eleven is doing wrong
- We do not have a circumstance where 7-Eleven is permitting nuisance on site
- 7-Eleven have implemented improvements since 18 months ago
- 7-Eleven agreed with LAPD long ago to make conditions permanent
- Making conditions permanent is the best way to help the store, the community, and the LAPD
- No evidence that 7-Eleven is willfully or negligently permitting nuisance activity
- 7-Eleven continuously asked LAPD and BID for help and continuously called LAPD
- No reports or specific data that ties any activity to 7-Eleven
- 7-Eleven is calling LAPD for public intoxication and trying to address problems related to their location
- Operator requests that we make these conditions permanent
- Operator consistently called LAPD in 2017, 2018, and 2019
- It is not appropriate to punish 7-Eleven
- If City has talked to 7-Eleven operator, this case would not have been necessary
- Is it fair to charge \$68,000 to penalize the business because they called the police a lot?

- Is it fair to charge the operator that fee when no one talked to him?
- With data that is 2 ½ years old, it is simply too old to find this business a nuisance
- 7-Eleven never wanted to fight on this case and issues were resolved with LAPD
- 7-Eleven is not the enemy and has been trying really hard, shown by the calls they made to LAPD
- Operator was calling the police for help to address objectional activities and the operator should not be punished for doing that
- Staff report photos are helpful in the fact that they show the larger context around the site
- Pictures show people hanging out around LGBT Youth Center and laundromat
- Every problem is not fairly attributed to 7-Eleven, when 7-Eleven is taking responsible steps
- Substantial improvements have been made
- We ask that the Zoning Administrator to review the brief and exhibits provided

Associate Zoning Administrator, Jack Chiang

- Are there any lighting improvements installed under the pole sign and billboard sign, in front of the laundromat?
- Did the property owner offer to improve the situation for issues on site? Such as loitering.

7-Eleven Operator's representative, Bruce Evans

- 7-Eleven only leases a portion of the site. The portion that fronts its own business. Lighting improvements were done for 7-Eleven portion of the building, and under pole sign of 7-Eleven store, and to light up parking lot in front of 7-Eleven. Landlord might have added some lighting, but that is off-premises for 7-Eleven store.
- Problems are not spilling out due to 7-Eleven. Loitering problems are due to homelessness. 7-Eleven is not pointing finger, but we need to consider the larger context. Loitering is not just a shopping center issue, but a regional issue. Prostitution issue is around the block. Problems that store was having was broad based due to wide-spread homelessness.

7-Eleven Store Operator/Franchisee, Anil Ali

- Business owner and operator for the 7-Eleven store
- I am the owner of the store and it is my livelihood
- I borrow money from family and got loans from banks to purchase the store in 2012
- It is very difficult to convey how much work it takes to make sure my family can live off this store
- We stayed open throughout Covid
- Store stayed open and gave customer a place to shop, to get grocery and medicine
- Most of my staff have been with me for over five years
- Throughout the pandemic, store did not cut staff hours
- Store manager has been here for ten (10) years

- I have tried from the first day to do the right thing
- To provide customers and community a clean store and safe environment
- My staff goes out all the time to clean the lot and see what is going on outside
- If we see something happening, we call the police or ask people to leave
- LGBT Youth Center does house at risk and homeless youth, which does add issues to the area
- We have been told every single time to call the police to address the issues
- People fight and yell and cause disturbance
- We are strict about not selling alcohol to intoxicated people
- We do not sell alcohol to homeless people
- People are stealing medicine
- Before this case, no one came to talk to me
- My manager has a very good relationship with the LAPD
- Officer Jordan visits the store often
- Someone from the City could have come to the store
- Since I have heard about the case, we have made many investments
- Security guard works from 10 p.m. to 6 a.m.
- We even chained off half of the parking lot between 10 p.m. to 6 a.m., which hurts the business
- Security guard only has to patrol in front of the store
- We have productive meetings with LAPD
- I have made many capital improvements with the lots
- Installed a lot more lighting and added fence
- Maglocks were installed and heavy-duty locks
- Increased staff to make sure they can go out during day to pick up trash and assess situation
- We have staff on sidewalks and pick up trash every single day
- LAPD seems to be satisfied with the changes
- Activity level has gone down and loitering has gone down
- It is very expensive to employ security guard every single night
- Capital improvements are expensive
- I have given everything I have to make this proactively a better situation
- I am just a small business owner
- We call police to address the problems in the area
- Please understand that my family depends on the business
- Please do not fine the \$68,000

7-Eleven Asset Manager, Steve Kellison

- Serve as Asset Protection Manager for 7-Eleven stores
- Everything the business owner/operator said was spot on and to the point
- I have been with 7-Eleven for 17 years and seen some of the most challenging times
- Location of store is an issue
- Increase in homelessness and folks on the street within the last 4 to 5 years

- Legislation made it tough for law enforcement to enforce situation around homelessness and encampments around the stores
- It is really hard for businesses to deal with these issues the right way

7-Eleven Market Manager, Joanna Pattaphongse

- Came to the market in July of 2021
- Store is very different compared to year 2017, 2018, and 2019
- There have been significant improvements
- Owner is doing all the right things for the customers and community

Property Owner's Representative, Russell Thomulka

- Property owner is B.P. Properties
- I am the attorney for the property owner
- Property owner was not put on notice and received notice when case was filed
- Issues have come up over the years which were relatively minor
- Owner has worked with Bruce Evans, representative for the operator, to see how to mitigate problems
- Owner supported LGBT Youth Center entity for years
- Lots of youths were congregating in the parking lot and parking their cars in the 7-Eleven parking lot
- Have contacted LGBT Youth Center on several occasions
- Had problem with LGBT Youth Center parking cars in parking lot and leaving the cars there all night
- People would congregate around their cars in the parking lot
- Other two tenants have limited operator
- Agree to fence off the area
- Agree to take actions to mitigate whatever that was happening
- Donut shop and laundromat had problems
- Homeless issues picked up in the area
- Have installed additional lighting in the area
- Owner helped pay for the security guard for a number of months
- Owner has been participating
- Do not like the situation that has occurred in the neighborhood, but it is happening all over the City and County

Los Angeles Police Department, Senior Lead Officer Brian White

- Worked in Vice unit from 2011 to 2018 undercover in the area
- Definitely a regional problem with prostitution and narcotics
- Activity has several hot spots along Santa Monica Boulevard
- One of the hot spots coincide with Las Palmas Avenue and Santa Monica Boulevard
- Zoning revocation process began, and LAPD has received complaints from community members and businesses

- Prostitution and narcotic activities plague the region
- LAPD compiled the data and it was clear something needed to be done
- 7-Eleven itself provides a cover for people to intermingle
- Key link is that standing/loitering/general gathering fuel others and increase the problem
- Case was initiated few years ago and LAPD was contacted by 7-Eleven
- 7-Eleven wanted to explain all the things they have done
- LAPD conducted site visits
- Biggest item is the security guard
- Having a security guard in the parking lot helps
- Having a security guard in the evening helps
- Closing off parking lot and putting up fence did help
- LAPD witnessed people going to parking lot to loiter
- Lighting in the lot is the key
- Maglock is also a key change that can make things better
- Store has lock on coolers to prevent people from stealing
- Security guard condition is crucial
- Since the store has been implementing changes, I have gone out at night and met with the security guard
- There is an element that 7-Eleven is battling that is not necessarily their fault
- Whole entire area is different due to Covid
- Some people who I spoke with do not have the same complaints
- Some positive effects due to the changes made
- Met with the store operator and operator's representative, and they agree with the conditions
- Have shown that conditions have been effective

Associate Zoning Administrator, Jack Chiang

- Related to nuisance/loitering activities that community and LAPD had concern with, has it been reduced?
- Do you think, under your observation, that crime statistics have been reduced for this location?
- Are there lesser calls for nuisance activities?

Los Angeles Police Department, Senior Lead Officer Brian White

- It was better when I was there, and conditions have improved
- Covid would have impacted the crime statistics in general. In certain places we did see a reduction. In general, the region did see reduction in crime due to Covid restrictions.

Los Angeles Police Department, Detective Benjamin Thompson

- Serve as investigator with LAPD and formerly assigned to Hollywood Division
- Worked in vice unit for five years in the region

- Worked as a Senior Lead Officer in Hollywood and was also a vice investigator for the area
- Very familiar with the 7-Eleven store and great amount of personal experience with the location
- Known address to be associated with prostitution and narcotics
- Received series of complaints related to the business
- Received many complaints from BID and Media Districts, and citizens and Central Neighborhood Council, that the site contained chronic nuisance activities
- Conducted evaluation of business and did comparison of the subject 7-Eleven store with other 7-Eleven stores that were doing businesses in the Hollywood area
- Did comparison to other liquor stores and convenience stores in the area
- Evaluation conducted in 2019, took data in 2017, 2018, and January to August of 2019; these data influenced the hearing and DCP's action to initiate the case
- The subject 7-Eleven store has inordinate amount of Calls for Service and high number of crime reports on or aside the address; significant amount of arrest near the property
- Property has 103 calls for police service
- Metrics are what police officers examine to see status of property/business
- Crime statistics indicate steps need to be taken by City and operator
- 103 Calls for Service is exorbitant for that type of operation
- In 2018, there were 17 crimes that were reported on or in direct relation with the property
- Disparity between the subject 7-Eleven store and other 7-Eleven in terms of calls for service
- Other 7-Eleven stores are not the center for prostitution/narcotics and have similar problems in terms of being local where you can go and use drugs; similar narcotic problems; but do not have the same kind of prostitution issue that are present at this subject 7-Eleven location
- Agree that there are lots of variables that generate crime
- Looks like some positive trends have occurred with this business
- Between November 2019 to February 7, 2022:
 - 11 crimes reportedly occurred
 - 5 robberies
 - 1 grand theft auto, 4 theft, 1 assault
 - 10 arrests by LAPD
 - Calls for Service: 228 calls for service
- In terms of calls for service, this location demands lots of City resources
- Subject location is the Number 2 problematic 7-Eleven location in Hollywood area
- Looked at eleven (11) other 7-Eleven and 12 liquor stores as comparison in the Hollywood area
- Crimes have gone down but metrics are still pretty high
- Most liquor stores in Hollywood had less than 20 calls for service during a two-year period; still way less than what we are getting for this 7-Eleven store
- This 7-Eleven location is improving but there is still a lot more work that needs to be done. Location is still the Number 2 most demanding 7-Eleven store and responsible for most nuisance activity

- We are not anti-business
- Objective is to enhance public safety

Local Organizations

Representative from Hollywood Media District BID

- Former President of Hollywood Media District BID
- Participate in the process years ago of identify this location as a public nuisance
- Location is an attractive nuisance type of location in the way it is configured
- Location attracts problems to it
- One of the uniquely intensely dangerous location in the Media District
- Operator of the store misrepresented situations
- I am a property owner in the area for many years
- Many businesses nearby do not have the same problem that this 7-Eleven does at the street corner
- Other businesses face same societal problems that this 7-Eleven face
- There is concentration of criminality and danger that is attracted to the corner controlled by the 7-Eleven store
- Walgreens and other stores are doing fine, also managing issues with criminality and homelessness
- Overwhelming calls come from this 7-Eleven store
- 7-Eleven wants you to believe that it is better, and it is not
- Changes have not been sufficient to protect the community
- Why should this location have the right to operate late into the night
- The Media District BID security became their security and we have had people attached by their patrons
- The operator allows loitering which is a danger to people walking on the street
- Everyone else is working in very small area and doing fine
- Urge City to prevent this from going on, by requiring security guard at all times, restriction of any sale of alcohol, particularly after 6 p.m.
- Hours of operation should be reduced and store should close at 6 p.m.
- Site is attractive to nuisance activities because people congregate there and because operator sells alcohol after 6 p.m., as shown by statistics
- Operator cannot blame society or police
- Our police cannot keep going there
- Loitering is part of the problem and operating well into the evening is a problem
- Selling alcohol is a problem
- There will be fewer calls if the store closes at 6 p.m.
- Business owner does not want to suffer the loss of business, at the expense of the community

Representative from Los Angeles LGBT Youth Center

- Representative for the Los Angeles LGBT Center
- LGBT Center also owns another site at 1111 North Las Palmas Avenue and we operate a food bank

- Los Angeles LGBT only opened in April of 2019
- Some activities in the area have been there long before that
- Center provides 24/7 security in facility and security patrols around perimeter with foot patrol
- Center works closely with local BID and have no issues with local businesses
- About a year ago, Center was approached by 7-Eleven Corporate who was conducting outreach, after years of nothing happening. Interest was provoked after City has taken a interest. Nothing has happened since the initial outreach and heard nothing from 7-Eleven since then
- LGBT campus completed in April of 2019 and contains emergency shelter bed with 40 beds available; residents can stay up to 90-days in the program
- Built college dorms for previously homeless youth and they can stay up to 18 months in the program; residents cannot use narcotics on the property and there are also other conditions
- Center has been in the neighborhood since 1959 and has 100 units under Transitional Living Program
- Provides affordable housing and 100 units for seniors age 62 and plus
- Security personnel: 35 full time security staff who work on Los Angeles LGBT Center (rotating); Center never has fewer than 4 security; usually 6 during the day and 4 at night; with 3 shifts per day and a minimum of 4 security staff at a time
- No curfew at the Center
- Many tenants have jobs and come and go at different time during the day
- Center only provide services to individuals ages 18 and over; individuals between ages 18 to 24
- Do not provide services for people who are under the age of 18
- All security staff are fully unionized

Representative from Hollywood Media District BID

- President of Hollywood Media District BID
- BID provides cleaning and security services for businesses
- BID requests conditions to be imposed at this business
- 7-Eleven puts strain on BID security service as well as LAPD resources
- 7-Eleven is a hot spot and magnet for problems
- Other businesses in the area do not have the same issues
- LALGBT Youth Center only opened in 2019 and issues at 7-Eleven have been going on for years
- No correlation between LGBT Youth Center and 7-Eleven store
- BID provided a correspondence on July 22, 2020
- Appreciate that some measures have been implemented but do not believe that the measures are sufficient enough
- In 2019, 75 calls over a 9-month period which is an average of 8 calls per month
- In 2020 and 2021, 130 calls each year with an average of 11 calls per month
- Frequency has increased at this location and not decreased
- Additional measures need to be taken to reduce amount of nuisance activities

- BID Requests the following conditions: (1) provide dedicated security personnel at all hours of operation; (2) sale of alcohol for off-site consumption be prohibited; (3) reduction of operation hours

General Public

Representative from security company

- Runs security for Hollywood Media District BID
- Been here since August of 2020
- Disproportionate amount of cleaning on side of 7-Eleven and trash can in front of 7-Eleven store
- 7-Eleven area (in front and on side) has disproportionate amount of trash
- Several businesses that sell alcohol for off-premises consumptions (Walgreens, Pavilions) do not have request for service, as we do for this 7-Eleven store
- Building is subdivided into 3 business, rarely get calls for service from Magee's Donut shop or laundromat
- Receives request for service from 7-Eleven on almost a daily basis
- We only operate daytime shift
- Numbers from BID security are only spread out during the day into early evening hours
- Numbers would be higher if we were operation 24-hours
- Disproportionate number of calls and clean up for this location

Business Owner

- Owned laundromat in the plaza for at least 10 years and sold it last year
- No connection to his 7-Eleven store
- Independent business owner and got to know business constituents
- Held weekly Bible study after hours every week at 11 p.m. at night
- Got to know quite a few of the after-hours crowd
- Have been to several funerals of street people that we got to know
- Would have free meals and free laundry once a month along with the Bible study
- Heard stories of the area from multiple people
- The whole area is an issue, not just at 7-Eleven store
- Chain installed really made a difference
- Security guard after hours made a difference
- Important to look at the changes made by 7-Eleven
- During the last few months of owning the laundromat, saw the difference between normal after-hour crowd and the after-hour criminal, they were all hanging out
- Saw criminal activities all the time after hours

Local Resident

- Property owner on Las Palmas Avenue two buildings from 7-Eleven store
- Been here for 30 years since 1992
- Trash remains an issue
- Contacted 7-Eleven few times over the last few months

- 7-Eleven is not cleaning the trash every hour and there are tons of cigarettes butts and smaller trash
- 7-Eleven is not doing a great job
- Contacted 7-Eleven on November 3, 2021 and recommended for a trash can in front of 7-Eleven store
- Nearest trash can is in front of my building
- Since LGBT Center completion, there have been fewer problems than before
- No prostitution anymore
- Street life in neighborhood is less than before
- Hard time believing that LGBT Center is significant part of the problem
- LGBT Center has 24-hour security and patrols around the neighborhood
- All the time you will see LGBT Center guards walking in front of my building
- 7-Eleven used to have security during the day but dropped their security
- Planning staff presentation showed parking lot stripping; the lot is still not stripped correctly and perhaps stripped twice but the actual spots are hard to tell
- BID came about 15 to 20 years ago, and has been here for at least a decade

Representative from AVA Hollywood

- Regional Director for Avalon Bay Community
- Apartment community located directly across the street from 7-Eleven
- 1,200 residents live in the apartment complex
- 200 associates work on site
- Residents moved in in October of 2019
- Been at the location on a weekly basis since March/April of 2019
- Have seen an increase in criminal activity such as property crime and trespassing
- Issues continued to grow year over year
- Staff members can see the trespassing happen from patrons of 7-Eleven store
- Company had to increase security cost to \$100,000 and most security coverage is intended for corner at Las Palms Avenue and Santa Monica Boulevard
- There are lots of trespassing happening
- Crimes against property are coming from Las Palmas Avenue entrance
- Company looking to invest \$60,000 to stop people from coming in from the 7-Eleven; investing in a garage gate
- Overtime the number of incidents has increased to twice per week
- Safety of residents and staff is a concern
- Staff has had to keep people out
- Management partnered with LAPD
- See nothing but crime, trash, increase in activities stemming from 7-Eleven location

Council District 13

Planning Director, Craig Bullock

- Happy to see corrective measures have been taking place
- Case brought to Council District 13 from Council 4 after redistricting

- Site was previously located in Council District 4
- Request that any conditions brought about be memorialized so that we can remedy the problems on site

Final Comments from Owner/Operator/Representatives

7-Eleven Operator's representative, Bruce Evans

- We have concerns with Officer Thompson's reports
- Operator has worked out conditions with Senior Lead Officer Brian White
- Operator takes concerns in the community seriously and have not heard concerns from BID
- Store cannot solve homeless problems
- Establishing a complaint line would be helpful
- Have not heard complaints until now
- We want to work together with BID and LGBT Center
- There are jobs at stake at 7-Eleven
- 7-Eleven is selling a lot of healthy options and is a busy store
- Store is clearly supplying the community
- Commitment is to keep working on these issues and operator will continue to work on the issues
- It has not been fair to 7-Eleven and we have done the best we can
- Operator will continue to make improvements

7-Eleven Store Operator/Franchisee, Anil Ali

- We are trying as hard as we can and want to work with the community
- It is not fair that we are causing all the issues
- It is an urban city
- We are trying to provide services for guests
- We are a small business doing the best I can
- Please understand the effort
- It is not fair that people say trash is in the parking lot
- We have pictures that staff has cleaned sidewalk every single day
- Please realize what is at stake for me and my staff

Closing Comments from Associate Zoning Administrator

Associate Zoning Administrator, Jack Chiang

- Zoning Administrator has a few things to investigate
- He will take the case under advertisement for two months or 8 weeks from today, so people can submit additional comments
- Zoning Administrator and project manager will work with LAPD to see if they are able to obtain crime statistics that were cited by Detective Thompson and Officer White
- Want to explore opportunity for operator to work with BID on BID's proposal: (1) security at all times and (2) reduction in operating hours

- Hoping to see that a compromise can be met, or City will consider those items based on further research
- Will look at comparison between similar businesses, pertaining to operational hours and security personnel hours
- Agree with some of the statements provided by operator and statements provided by community at large
- Homelessness is a regional issue
- Agree that certain type of business can contribute to some of the loitering and nuisance
- Do not want to fault everything to the operator
- Can see that location has suffered from historical crime activities; but that can be mitigated by business operation
- Want to gauge and explore what other changes can be made to improve the situation
- Please submit additional comments to project manager

WRITTEN COMMUNICATIONS RECEIVED SUBSEQUENT TO PUBLIC HEARING

General Public

On February 22, 2022, trespass incident reports were submitted to Planning staff from AVA Hollywood, the adjoining residential complex across from Las Palmas Avenue.

<u>Date</u>	<u>Time</u>	<u>Summary</u>
02/13/2022	1:31 PM	Trespasser accessed trash room. Same male trespasser as incident on 02/06/2022
02/06/2022	3:27 PM	Male transient trespassed onto private property. Exited towards Las Palmas Avenue exit
01/19/2022	N/A	Trespasser sleeping in trash room. Appeared to be same individual who has been kicked out of the property repeated times. Proceeded to contact LAPD to remove trespasser
01/16/2022	9:50 PM	Transient trespassed onto private property and sleeping in trash room
01/05/2022	6:00 PM	Transient accessed ramp of residential parking entrance off Las Palmas Avenue; forced entry into storage room/bike room; transient vandalized and stole personal belonging of 5 storage units
01/05/2022	N/A	Transient trespassed onto private property and sleeping in stairwell and trash room. Proceeded to contact LAPD for further assistance

12/22/2021	N/A	Transient trespassed onto private property and sleeping on the pool patio area near lounge. Proceeded to contact LAPD for further assistance
12/16/2021	N/A	Transient trespassed onto private property and sleeping in restroom near pool after hours. Transient exited Las Palmas Avenue exit
11/25/2021	N/A	Transient trespassed onto private property and walked around community knocking on random doors. Transient threatened staff with knife. Proceeded to contact LAPD for further assistance
11/17/2021	N/A	Transient man walking near Santa Monica Boulevard and yelled at staff. Transient bang on leasing office glass and threatened to shoot security staff. Proceeded to contact LAPD for further assistance

On March 25, 2022, the Hollywood Media District BID submitted a letter with two attached exhibits and five photographs. The letter stated that several representatives from BID attended the virtual public hearing on February 15, 2022, and requested the following corrective conditions to be imposed:

1. 7-Eleven must provide its own on-site full-time security (likely more than one person) provided by a quality private security firm approved by the BID to lessen the burden on the community, LAPD and on our own BID security service. We have experience using private security companies in the BID and can assist. It must be meaningful, full-time security in order to make the presence of security felt. By so doing, we will change the venue from a dangerous place of high crimes to a safe location for the use of all members of the community.
2. 7-Eleven must prohibit the sale of alcoholic beverages for off-site consumption. Unfortunately, the use of alcohol by people who visit this location fuels conflict, crime and danger to the community. 7-Eleven has had ample time to clean up the area and reduce the amount of crime and violence occurring at this location. It is time for 7-Eleven to give up the opportunity to sell alcohol. That is a conditional right that this location has unequivocally abused to the detriment of the community. The right to sell alcohol is fully under the control of the City of Los Angeles for the protection of the public. The public needs the requested protection given the unequivocal history of trouble related to alcohol use at this location.
3. 7-Eleven must limit the hours of operation. Doing so would relieve the community from the constant community violence, crime and general trouble at the 7-Eleven location. The new closure hour of 7:00 p.m. will allow operations to continue but limit the trouble in the evening. This schedule is a fair compromise for the community and the business.

Two exhibits were attached to the letter: (1) Exhibit A: comparison of 7-Eleven operating hours, security presence, calls for BID security service and incidents to other convenience and liquor stores selling liquor in the BID; (2) Exhibit B: recent incident report.

Summary of data from Exhibit A are as follows:

- Comparison of 5 businesses with alcohol sales in the BID area
- Data range from January 1, 2020, to February 24, 2022
- Two (2) locations with 24-hour hours of operation (subject 7-Eleven store and Arco gas station located at 1255 North Highland Avenue)
- Three remaining businesses with various hours of operation which end before 1:00 a.m.
- Only the subject 7-Eleven store maintains security personnel on site, between the hours of 10:00 p.m. to 6:00 a.m.
- No security personnel for four (4) other businesses
- BID security service received Calls for Service for the five businesses as follows:
 1. 7-Eleven: 275
 2. Arco: 68
 3. Studio Liquor: 10
 4. Colbee Liquor: 4
 5. P&J Liquor: 1
- BID security service only operates Monday to Friday from 8 a.m. to 5 p.m., data shown are for calls received during that time frame

Summary of data from Exhibit B are as follows:

- Recent incident report from BID security service
- Date of incident: March 9, 2022
- BID security personnel observed on-site activity at the subject 7-Eleven store involving LAPD and LAFD
- Victim sitting on sidewalk with laceration to his forehead and his right temple area. Victim was throwing scooters onto traffic on Santa Monica Boulevard. Two suspects stepped out of vehicle and started assaulting the victim with their fists. After knocking down the victim, suspects got into their vehicle and fled the property.
- Victim got up off the ground and began throwing scooters again into traffic lanes. A second vehicle stopped, and two suspects got out of their vehicle and began assaulting the victim with their fists. The witness called 911 and reiterated to BID personnel that victim was knocked unconscious twice and began going into convulsions.
- Victim was transported to undisclosed medical center for treatment. LAPD taped off the area and conducted crime scene investigation. LAPD advised that blood left on scene was arterial blood and there was a chance the victim may not survive the injuries.
- BID personnel stood by until scene was cleared and submitted service request to have Clean Street power wash the sidewalk.

On July 15, 2022, the Hollywood Media District BID (the "BID") submitted a letter with three exhibits regarding the nuisance and criminal activities at the subject 7-Eleven store, including violence, vandalism, transients, gang members, drug dealing, trash, graffiti, and prostitution. The letter stated that the LGBT Center adjacent to the subject convenience store informed the BID that the level of crime and loitering impacts its location and is too difficult to manage even by privately hired security in the evenings. The LGBT Center also operates a senior housing complex adjacent to its location and residents have expressed that they do not feel safe in the area given the danger created by the subject 7-Eleven store. The letter also stated that the BID met with the 7-Eleven operator and their counsel on April 29, 2022, to discuss measures that were taken to improve conditions at the property. The BID stated that they believe the steps taken have been ineffective to make any improvement to the unabated nuisance activities and crimes the business attracts; and that the only sensible solution is to restrict the hours of operation to close at 6:00 p.m. and to eliminate the sale of all alcohol at the location.

The letter also cited numerous recent news articles which reported on 7-Eleven franchises across the Los Angeles that have been plagued by multiple robberies and deadly shootings, typically occurring during late night and early morning hours.

Three Exhibits were attached to the July 15, 2022 letter: (1) Exhibit A: Hollywood Media District BID Activity Journal for the subject 7-Eleven store; (2) Exhibit B: correspondence e-mails, crime reports, and analysis provided by LAPD to Planning Staff in regard to the crimes occurring at the subject 7-Eleven store; (3) Exhibit C: three hyperlinks to online news articles for the shootings and robberies at multiple 7-Eleven stores which occurred on July 11, 2022.

Summary of data from Exhibit A are as follows:

- Ten (10) entries logged for June 14, 2022, and cited activities related to transients and trash in the parking lot
- Six (6) entries logged for June 16, 2022, and cited activities related to transients, absence of security guard, trash in parking lot, panhandler
- Fifteen (15) entries logged for June 20, 2022, and cited activities related to transients, loitering, absence of security guard, teens skating in parking lot
- Five (5) entries logged for June 21, 2022 and cited activities related to transients, loitering, panhandling, absence of security guard
- Thirteen (13) entries logged for June 22, 2022, and cited activities related to transients, loitering, panhandling, trash in parking lot, shopping cart loaded with items outside 7-Eleven front door, absence of security guard
- Three (3) entries logged for June 23, 2022, and cited activities related to loitering, transients, panhandling, absent of security guard, human feces on site
- Three (3) entries logged for June 24, 2022, and cited activities related to transients, panhandling, trash, absence of security guard

- Thirteen (13) entries logged for June 27, 2022, and cited three incidents related to loitering. It was noted that the trash can was completely full.
- Seven (7) entries logged for June 28, 2022, and cited activities related to transient loitering, absence of security guard, transient collecting cigarette butts in parking lot and digging through trash bins, trash left in parking lot, and vehicle being repaired in parking lot.
- Fifteen (15) entries logged for June 29, 2022, and cited seven incidents related to dirty parking lot, full trash can, trash and debris in parking lot, and transients loitering and panhandling. No security guard was present during over two hours of observation. Several transients loitering on the property and no employee came outside to engage with the transients or clean the parking lot.
- Ten (10) entries logged for June 30, 2022, and cited eight incidents related to transients loitering and panhandling, absence of security guard, trash in parking lot, and full trash bins. No employees exited the store to control loitering in front of store. No security guard was present during over two hours of observation.

Crime reports, correspondence, and three news article links from Exhibit B and Exhibit C are included in the case file. The three news articles for Exhibit C pertain to deadly robberies and shootings at various 7-Eleven stores across Los Angeles and Riverside. The incidents involved multiple fatalities at 7-Eleven stores which occurred on July 11, 2022.

On November 22, 2022, a representative of the Los Angeles LGBT Center provided an e-mail and the following statements:

- Nuisance continues and has not improved
- Owner does not appear to have followed up with onsite security presence
- Place appears pretty much as it did last year
- As far as cleanliness is concerned, it seems dirtier than ever
- Center clients have been intimidated, threatened and even subjected to violence from people shopping at 7-Eleven

A photograph dated November 21, 2022 was attached to the email and showed trash and debris along the sidewalk adjacent to the 7-Eleven building.

On December 15, 2022, a letter was received from AVA Hollywood. The letter included the following statements:

- 7-Eleven impacts the success of our business and safety of our residents and staff tremendously due to the criminal element that it attracts including but not limited to drug dealing, prostitution, transients, and vandalism
- Our security guards are removing wanderers from 7-Eleven who trespass onto our property on an hourly basis

- Trespassers have harassed our residents, defecated on our stairwells, overdosed in our parking garage, and broken into numerous vacant and occupied apartments
- The burden that 7-Eleven has had on our business has affected us financially
- Number one reason our residents vacate is due to safety and security concerns of the surrounding area
- 7-Eleven has had direct impact on our security budgeting and financially impacted our pest control budget and cleaning services
- 7-Eleven presents a danger to the community
- Our company is in support of the suggested restrictions of the business

On December 15, 2022, the Hollywood Media District BID (the "BID") submitted a letter with exhibits. The letter stated that the Hollywood BID security service conducted an observation detail of the subject 7-Eleven from 3 am to 7 am on December 1, 2022 and from 9 pm to 1 am on December 2, 2022 and noted the following issues:

- No on-site security presence from 10 pm through 6 am
- Security was observed coming and going with no discernible schedule
- Sometimes officer was wearing street clothes and sitting in personal vehicle
- Security officer did not approach individuals loitering in the parking lot, only individuals who were inside the store
- Occasional security presence has done nothing to improve safety
- Only requested restrictions stated in previous comment letters can improve the community safety
- There does not appear to be an effort to improve the cleanliness of the property
- Both inside and outside of the store are filthy
- Unlike other 7-Eleven locations, this business does not have trash cans in their parking lot. Public trash can be maintained and emptied by BID is constantly overflowing with trash
- Graffiti is visible on the property
- Trash is frequently strewn throughout the parking lot in front of the store

The letter noted that the operator has repeatedly requested extensions on the advisement period. During this time, the Hollywood Media District BID was in contact with neighboring businesses and a detective from LAPD, and all have confirmed that poor conditions and danger created by the operator explained during the public hearing earlier in 2022 have not improved. The letter stated that the operator sought extensions to continue its operations and profit from the unsafe conditions before it faces the necessary orders and restrictions on the use of the premises. The letter also stated that the only way to abate the nuisances this business attracts is to impose restrictions, revoke the liquor license, restrict the operating hours, and require on-site security.

Summary of the exhibits are provided below:

Exhibit A: Photographs of conditions inside the subject 7-Eleven store

Exhibit B: 7-Eleven Waste Management Concerns

Both exhibits included photographs of site conditions inside the subject 7-Eleven store, exterior parking lot, and adjacent sidewalks. Photographs showed trash and debris on premises, overflowing trash cans, graffiti, and an incident from March 9, 2022, in which cleanup of blood hazard in the parking lot was necessary.

Los Angeles Police Department

On March 24, 2022, LAPD submitted reports to Planning staff which included Arrest Summary Report, Calls for Service Summary Report, and Crime Summary Report, for other 7-Eleven locations and similar businesses operating near the subject 7-Eleven store at 6701 West Santa Monica Boulevard. The reports include incidents between July 15, 2019 to February 16, 2022.

Summary of reports for other 7-Eleven locations in Hollywood:

Arrest Summary Report was received for eleven (11) 7-Eleven locations per the following:

- 7-Eleven at 5076 Sunset Boulevard (approximately 2.6 mi. from 6701 Santa Monica Boulevard) – 1 arrest – vandalism

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	02/25/2021	04:50 PM	VANDALISM

- 7-Eleven at 6702 Hollywood Boulevard (approximately 0.8 mi. from 6701 Santa Monica Boulevard) – 2 arrests – vandalism, battery

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	09/05/2019	10:00 AM	BATTERY
2.	01/13/2022	10:05 AM	VANDALISM

- 7-Eleven at 904 Vine Street (approximately 0.9 mi. from 6701 Santa Monica Boulevard) – 3 arrests – vandalism, criminal threats, robbery

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	07/03/2020	05:45 AM	CRIMINAL THREATS
2.	10/31/2020	01:55 PM	ROBBERY
3.	04/16/2021	10:50 PM	VANDALISM

- 7-Eleven at 1770 North Highland Avenue (approximately 1.2 mi. from 6701 Santa Monica Boulevard) – 3 arrests – aggravated assault, burglary, larceny

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	04/25/2020	09:10 AM	BURGLARY
2.	02/01/2021	10:00 PM	LARCENY
3.	06/01/2021	12:58 AM	AGGRAVATED ASSAULT

- 7-Eleven at 5763 Hollywood Boulevard (approximately 2.0 mi. from 6701 Santa Monica Boulevard) – 5 arrests – aggravated assault, vandalism, robbery, vehicle theft

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	09/28/2019	01:55 PM	ROBBERY
2.	03/19/2020	04:45 PM	AGGRAVATED ASSAULT
3.	12/18/2020	04:35 AM	ROBBERY
4.	05/08/2021	05:55 PM	VANDALISM
5.	07/22/2021	01:30 AM	VEHICLE THEFT

- 7-Eleven at 7600 Sunset Boulevard (approximately 1.6 mi. from 6701 Santa Monica Boulevard) – 5 arrests - larceny, vandalism, robbery, trespassing

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	04/19/2020	09:10 AM	LARCENY
2.	05/07/2020	09:40 AM	TRESPASSING
3.	05/09/2020	05:30 PM	ROBBERY
4.	07/18/2021	04:45 AM	LARCENY
5.	10/15/2021	08:10 AM	VANDALISM

- 7-Eleven at 5609 Sunset Boulevard (approximately 1.9 mi. from 6701 Santa Monica Boulevard) – 6 arrests –criminal threats, battery, vehicle theft

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	08/29/2019	06:20 PM	CRIMINAL THREATS
2.	10/01/2019	11:05 AM	VEHICLE THEFT
3.	10/01/2019	11:05 AM	VEHICLE THEFT
4.	10/04/2019	09:30 PM	BATTERY
5.	12/20/2019	08:30 AM	BATTERY
6.	11/23/2021	10:00 AM	CRIMINAL THREATS

- 7-Eleven at 6051 Hollywood Boulevard (approximately 1.6 mi. from 6701 Santa Monica Boulevard) – 6 arrests – aggravated assault, disorderly conduct, robbery, battery, alcohol sell to a person under the age of 21

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	09/11/2019	02:30 AM	ROBBERY
2.	11/16/2019	09:35 PM	DISORDERLY CONDUCT
3.	04/18/2021	05:45 PM	AGGRAVATED ASSAULT
4.	08/05/2021	04:15 PM	SELLING ALCOHOL TO UNDERAGE PERSON
5.	11/05/2021	03:00 AM	BATTERY
6.	11/05/2021	11:20 PM	BATTERY

- 7-Eleven at 1810 Cahuenga Boulevard (approximately 1.4 mi. from 6701 Santa Monica Boulevard) – 7 arrests – vandalism, trespassing, larceny, embezzlement

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	12/21/2019	04:05 PM	LARCENY
2.	02/25/2020	08:20 AM	LARCENY
3.	03/20/2020	08:00 AM	TRESPASSING
4.	08/14/2020	01:30 PM	EMBEZZLEMENT/FRAUD
5.	10/25/2020	07:50 PM	TRESPASSING
6.	03/25/2021	08:30 AM	TRESPASSING
7.	08/10/2021	09:45 AM	VANDALISM

- 7-Eleven at 6660 Sunset Boulevard (approximately 0.5 mi. from 6701 Santa Monica Boulevard) – 7 arrests – vehicle theft, robbery, narcotics, vandalism, parole violation, child abuse/neglect

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	10/11/2019	11:00 PM	POSSESSION OF CONTROLLED SUBSTANCE
2.	09/07/2020	09:40 AM	CHILD ABUSE/NEGLECT
3.	12/15/2020	04:30 PM	VEHICLE THEFT
4.	05/03/2021	01:55 AM	VANDALISM
5.	07/15/2021	01:45 AM	VANDALISM
6.	09/15/2021	10:20 AM	PAROLE VIOLATION
7.	11/17/2021	08:30 PM	ROBBERY

- 7-Eleven at 7040 Sunset Boulevard (approximately 0.9 mi. from 6701 Santa Monica Boulevard) – 16 arrests – aggravated assault, forgery, robbery, criminal threats, battery, narcotics, trespassing, open containers in public space

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	07/17/2019	03:45 PM	BATTERY
2.	08/08/2019	04:09 PM	VIOLATION OF LIQUOR LAWS
3.	09/12/2019	09:50 AM	ROBBERY
4.	11/01/2019	02:00 AM	TRESPASSING
5.	05/11/2020	12:40 AM	ROBBERY
6.	06/01/2020	01:15 PM	FORGERY/COUNTERFEIT
7.	04/03/2021	07:35 PM	AGGRAVATED ASSAULT
8.	05/06/2021	03:40 AM	AGGRAVATED ASSAULT
9.	06/17/2021	10:00 AM	TRESPASSING
10.	08/27/2021	06:50 PM	AGGRAVATED ASSAULT
11.	09/02/2021	08:10 PM	ROBBERY
12.	09/04/2021	11:45 AM	CRIMINAL THREATS
13.	11/15/2021	04:45 PM	POSSESSION OF CONTROLLED SUBSTANCE

14.	11/15/2021	04:45 PM	SALE OR TRANSPORT OF CONTROLLED SUBSTANCE
15.	11/15/2021	04:55 PM	POSSESSION OF CONTROLLED SUBSTANCE
16.	12/27/2021	09:40 AM	TRESPASSING

Calls for Service Report was received for twelve (12) 7-Eleven locations per the following:

- 7-Eleven at 5700 Santa Monica Boulevard (approximately 1.3 mi. from 6701 Santa Monica Boulevard) - 32 calls received for incidents related to: battery, theft, assault with deadly weapon, robbery, vandalism, disturbance, traffic incident, attack, burglary
- 7-Eleven at 1770 North Highland Avenue - 55 calls received for incidents related to: battery, disturbance, burglary, theft, traffic incident, assault with deadly weapon, injury, arson, vandalism, trespassing, vehicle theft, grand theft auto, indecent exposure
- 7-Eleven at 6702 Hollywood Boulevard - 94 calls received for incidents related to: trespassing, theft, robbery, vandalism, battery, assault with deadly weapon, business dispute, disturbance, forgery, indecent exposure, fight
- 7-Eleven at 7600 Sunset Boulevard - 107 calls received for incidents related to: disturbance, robbery, battery, traffic incident, vandalism, assault with deadly weapon, theft, indecent exposure, dispute, trespassing, injury, public intoxication, business dispute
- 7-Eleven at 1810 Cahuenga Boulevard - 116 calls received for incidents related to: robbery, battery, disturbance, injury, fight, trespassing, theft, assault with deadly weapon, burglary, vandalism, vehicle theft, kidnapping, business dispute, forgery, traffic incident
- 7-Eleven at 5076 Sunset Boulevard – 126 calls received for incidents related to: disturbance, assault with deadly weapon, indecent exposure, vandalism, business dispute, battery, robbery, theft, injury, forgery, trespassing, public intoxication, traffic incident, grand theft auto, dispute, fight, criminal threats
- 7-Eleven at 5763 Hollywood Boulevard - 145 calls received for incidents related to: battery, assault with deadly weapon, death, robbery, vandalism, trespassing, disturbance, injury, business dispute, theft, kidnapping, arson, traffic incident, indecent exposure, fight, public intoxication
- 7-Eleven at 904 Vine Street - 184 calls received for incidents related to: disturbance, battery, vandalism, traffic incident, robbery, theft, fight, assault with deadly weapon, injury, gang activities, business dispute, trespassing, domestic violence, burglary, narcotics, indecent exposure

- 7-Eleven at 6660 Sunset Boulevard - 192 calls received for incidents related to: burglary, disturbance, trespassing, robbery, theft, vehicle theft, grand theft auto, vandalism, domestic violence, battery, assault with deadly weapon, business dispute, fight, forgery, injury, indecent exposure, public intoxication
- 7-Eleven at 6051 Hollywood Boulevard - 198 calls received for incidents related to: battery, robbery, disturbance, attack, theft, assault with deadly weapon, child abuse, narcotics, fight, injury, burglary, business dispute, trespassing, indecent exposure, vandalism, bomb threat, criminal threats, traffic incident, public intoxication
- 7-Eleven at 5609 Sunset Boulevard – 200 calls received for incidents related to: assault with deadly weapon, disturbance, robbery, trespassing, battery, dispute, forgery, burglary, arson, robbery, vandalism, traffic incident, injury, theft, public intoxication, business dispute, indecent exposure
- 7-Eleven at 7040 Sunset Boulevard - 355 calls received for incidents related to: disturbance, fight, robbery, injury, theft, battery, trespassing, assault with deadly weapon, vandalism, public intoxication, traffic incident, burglary, indecent exposure, narcotics, vehicle theft, grand theft auto, forgery, arson

Crime Summary Report was received for twelve (12) 7-Eleven locations per the following:

- 7-Eleven at 5700 Santa Monica Boulevard - 5 incidents for crimes related to: vandalism, robbery, theft from motor vehicle
- 7-Eleven at 6702 Hollywood Boulevard - 20 incidents for crimes related to: vandalism, theft, robbery, battery, aggravated assault, criminal threats
- 7-Eleven at 1770 North Highland Avenue - 23 incidents for crimes related to: vandalism, theft, battery, criminal threats, burglary, grand theft auto, theft from motor vehicle, aggravated assault, arson, lewd conduct
- 7-Eleven at 5076 Sunset Boulevard – 23 incidents for crimes related to: vandalism, theft, robbery, battery, assault, aggravated assault, theft from motor vehicle
- 7-Eleven at 904 Vine Street - 24 incidents for crimes related to: vandalism, theft, robbery, violation of restraining order, battery, aggravated assault, criminal threats
- 7-Eleven at 7600 Sunset Boulevard - 26 incidents for crimes related to: vandalism, theft, robbery, battery, aggravated assault, criminal threats
- 7-Eleven at 5763 Hollywood Boulevard - 29 incidents for crimes related to: vandalism, theft, robbery, battery, grand theft auto, aggravated assault
- 7-Eleven at 1810 Cahuenga Boulevard - 33 incidents for crimes related to: vandalism, theft, indecent exposure, robbery, aggravated assault, identity theft, trespassing, battery, criminal threats, theft from motor vehicle

- 7-Eleven at 6660 Sunset Boulevard - 36 incidents for crimes related to: vandalism, theft, robbery, criminal threats, fraud, battery, trespassing, assault, aggravated assault, grand theft auto, auto theft, burglary
- 7-Eleven at 5609 Sunset Boulevard – 37 incidents for crimes related to: vandalism, theft, robbery, criminal threats, battery, grand theft auto, theft from motor vehicle, aggravated assault, burglary
- 7-Eleven at 6051 Hollywood Boulevard - 41 incidents for crimes related to: vandalism, theft, robbery, battery, criminal threats, aggravated assault
- 7-Eleven at 7040 Sunset Boulevard - 55 incidents for crimes related to: vandalism, theft, robbery, trespassing, battery, aggravated assault, burglary

Summary of reports for other businesses with alcohol sales in surrounding area:

Arrest Summary Report was received for thirteen (13) businesses per the following:

- Studio Liquor at 6759 Santa Monica Boulevard (approximately 0.1 mi. from 6701 Santa Monica Boulevard) – 1 arrest - robbery

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	09/09/2020	01:00 PM	ROBBERY

- The Spirit Shoppe at 6443 Sunset Boulevard (approximately 0.9 mi. from 6701 Santa Monica Boulevard) – 1 arrest – violation of public utilities code (No Way Bill – Limo/TCP)

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	10/15/2020	11:45 AM	VIOLATION OF PUBLIC UTILITIES CODE

- Consumer's Liquor at 7151 Sunset Boulevard (approximately 1.1 mi. from 6701 Santa Monica Boulevard) – 1 arrest – price gouging

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	03/27/2020	09:00 PM	PRICE GOUGING

- Bogie's Liquors at 5753 Melrose Avenue (approximately 1.1 mi. from 6701 Santa Monica Boulevard) – 2 arrests – violation of liquor laws, criminal threats

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	06/25/2020	02:00 PM	CRIMINAL THREATS
2.	06/30/2021	01:30 PM	SELLING ALCOHOL TO UNDERAGE PERSON

- The Three Clubs at 1123 Vine Street (approximately 0.7 mi. from 6701 Santa Monica Boulevard) – 2 arrests – aggravated assault, battery

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	07/14/2021	02:50 PM	AGGRAVATED ASSAULT
2.	01/23/2022	01:25 AM	BATTERY

- P&J Liquor at 6170 Santa Monica Boulevard (approximately 0.7 mi. from 6701 Santa Monica Boulevard) – 2 arrests – aggravated assault, larceny

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	12/13/2020	05:30 PM	LARCENY
2.	03/12/2021	11:30 PM	AGGRAVATED ASSAULT

- Hollywood Liquors at 7040 Hollywood Boulevard (approximately 1.3 mi. from 6701 Santa Monica Boulevard) – 2 arrests – aggravated assault, violation to liquor laws

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	08/05/2021	05:00 PM	SELLING ALCOHOL TO UNDERAGE PERSON
2.	11/24/2021	09:55 PM	AGGRAVATED ASSAULT

- Walgreens at 1050 North Highland Avenue (approximately 0.2 mi. from 6701 Santa Monica Boulevard) – 3 arrests – burglary

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	06/01/2020	08:50 AM	BURGLARY
2.	06/01/2020	08:50 AM	BURGLARY
3.	06/01/2020	08:50 AM	BURGLARY

- Limelite Liquors at 1649 North La Brea Avenue (approximately 1.4 mi. from 6701 Santa Monica Boulevard) – 3 arrests – larceny, violation of liquor laws, battery

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	10/20/2020	02:30 PM	LARCENY
2.	02/27/2021	11:20 PM	BATTERY
3.	08/05/2021	05:25 PM	SELLING ALCOHOL TO UNDERAGE PERSON

- Liquor to Go at 5901 Hollywood Boulevard (approximately 1.8 mi. from 6701 Santa Monica Boulevard) – 3 arrests – battery, violation to liquor laws

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	12/23/2019	02:28 PM	BATTERY
2.	01/11/2020	08:30 PM	SELLING ALCOHOL TO UNDERAGE PERSON

3. 08/05/2021 03:35 PM SELLING ALCOHOL TO UNDERAGE PERSON

- Bill's Liquor at 5334 Sunset Boulevard (approximately 2.2 mi. from 6701 Santa Monica Boulevard) – 4 arrests – traffic violation, violation of liquor laws

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	10/27/2019	03:00 PM	POSSESSION OF OPEN CONTAINERS OF ALCOHOL IN PUBLIC PLACE
2.	10/27/2019	03:00 PM	POSSESSION OF OPEN CONTAINERS OF ALCOHOL IN PUBLIC PLACE
3.	01/08/2020	08:05 PM	HIT AND RUN TRAFFIC VIOLATION
4.	02/18/2020	08:05 PM	SELLING ALCOHOL TO UNDERAGE PERSON

- Playboy Liquor at 6435 Yucca Street (approximately 1.3 mi. from 6701 Santa Monica Boulevard) – 5 arrests – violation of liquor laws, criminal threats

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	12/11/2019	07:45 PM	SELLING ALCOHOL TO UNDERAGE PERSON
2.	12/11/2019	07:45 PM	POSSESSION OF OPEN CONTAINERS OF ALCOHOL IN PUBLIC PLACE
3.	01/18/2020	07:00 PM	SELLING ALCOHOL TO UNDERAGE PERSON
4.	03/01/2020	04:14 PM	POSSESSION OF OPEN CONTAINERS OF ALCOHOL IN PUBLIC PLACE
5.	06/21/2021	08:25 PM	CRIMINAL THREATS

- Pavilions at 727 Vine Street (approximately 1.0 mi. from 6701 Santa Monica Boulevard) – 19 arrests – possession of weapon, larceny, narcotics, battery, assault, aggravated assault, burglary, driving under the influence

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	07/25/2019	11:40 PM	CARRY/POSSESSION OF WEAPON
2.	08/03/2019	08:20 PM	LARCENY
3.	08/08/2019	08:15 PM	LARCENY
4.	08/23/2019	04:30 PM	LARCENY
5.	10/29/2019	02:45 PM	LARCENY
6.	11/09/2019	03:20 PM	LARCENY

7.	12/09/2019	05:00 PM	LARCENY
8.	01/19/2020	06:30 PM	LARCENY
9.	02/03/2020	04:45 PM	LARCENY
10.	02/14/2020	04:00 PM	LARCENY
11.	04/18/2020	08:50 PM	LARCENY
12.	06/01/2020	07:35 PM	BURGLARY
13.	06/01/2020	08:55 PM	BURGLARY
14.	06/01/2020	08:55 PM	BURGLARY
15.	01/26/2021	09:40 PM	POSSESSION OF CONTROLLED SUBSTANCE
16.	03/09/2021	08:30 PM	BATTERY
17.	06/04/2021	07:10 AM	BATTERY
18.	09/10/2021	07:55 PM	AGGRAVATED ASSAULT
19.	12/30/2021	06:30 AM	DRIVING UNDER INFLUENCE

Calls for Service Report was received for twenty-three (23) businesses per the following:

- P&J Liquor and Deli at 6480 Santa Monica Boulevard (approximately 0.3 mi. from 6701 Santa Monica Boulevard) – 1 call received for incident related to: theft
- Colbee Liquor and Market at 6205 Willoughby Avenue (approximately 0.6 mi. from 6701 Santa Monica Boulevard) – 3 calls received for incidents related to burglary, indecent exposure, and others
- Roman's Liquor Inc. at 1529 North La Brea Avenue (approximately 1.1 mi. from 6701 Santa Monica Boulevard) – 8 calls received for incidents related to: burglary, theft, trespassing, vandalism, abuse/molestation, and others
- Sightglass Coffee at 7051 Willoughby Avenue (approximately 0.6 mi. from 6701 Santa Monica Boulevard) – 8 calls received for incidents related to: traffic incident, burglary, disturbance, and others
- The Spirit Shoppe at 6443 Sunset Boulevard – 9 calls received for incidents related to: burglary, disturbance, assault with deadly weapon, theft, vandalism, battery, and others
- Next Door Lounge at 1154 North Highland Avenue (approximately 0.3 mi. from 6701 Santa Monica Boulevard) – 10 calls for incidents related to: trespassing, vandalism, burglary, theft, battery, and others
- Eat This Café at 6547 Santa Monica Boulevard (approximately 0.3 mi. from 6701 Santa Monica Boulevard) – 11 calls for incidents related to: traffic incidents, indecent exposure, disturbance, vandalism, burglary, fight, and others
- Liquor To Go at 5901 Hollywood Boulevard – 11 calls for incidents related to: disturbance, vandalism, theft, arson, assault with deadly weapon, and others

- Dragonfly Nightclub at 6510 Santa Monica Boulevard (approximately 0.3 mi. from 6701 Santa Monica Boulevard) – 14 calls for incidents related to: disturbance, noise complaints, group fight, burglary, injury, and others
- Bill's Liquor at 5334 Sunset Boulevard – 14 calls for incidents related to: assault with deadly weapon, disturbance, theft, vandalism, dispute, business dispute, and others
- P&J Liquor at 6170 Santa Monica Boulevard – 14 calls for incidents related to: public intoxication, vandalism, battery, theft, burglary, disturbance, and others
- Hollywood Star Liquor at 5566 Hollywood Boulevard (approximately 2.2 mi. from 67001 Santa Monica Boulevard) – 14 calls for incidents related to: burglary, battery, robbery, assault with deadly weapon, disturbance, theft from motor vehicle, vandalism, trespassing
- Mobil Gas Station and Market at 1051 North Highland Avenue (approximately 0.2 mi. from 6701 Santa Monica Boulevard) – 15 calls for incidents related to: battery, vandalism, disturbance, robbery, oral copulation, assault with deadly weapon, injury, and others
- Limelite Liquors at 1649 North La Brea Avenue – 15 calls for incidents related to: trespassing, disturbance, vandalism, burglary, theft, battery, and others
- Bogie's Liquors at 5753 Melrose Avenue – 16 calls for incidents related to: battery, business dispute, trespassing, vandalism, burglary, theft, assault with deadly weapon, injury, traffic incident, public intoxication, and others
- Hollywood Liquors at 7040 Hollywood Boulevard – 22 calls for incidents related to: kidnapping, battery, disturbance, business dispute, assault with deadly weapon, theft, robbery, injury, vandalism, and others
- Arco Gas Station and Market at 1225 North Highland Avenue (approximately 0.3 mi. from 6701 Santa Monica Boulevard) – 25 calls for incidents related to: vandalism, disturbance, traffic incidents, business dispute, battery, arson, criminal threats, trespassing, domestic violence, kidnapping, and others
- Studio Liquor at 6759 Santa Monica Boulevard – 25 calls for incidents related to: assault with deadly weapon, battery, theft, disturbance, trespassing, vandalism, forgery, robbery, and business dispute
- 76 Gas Station and Market at 1300 North Western Avenue (approximately 1.9 mi. from 6701 Santa Monica Boulevard) – 27 calls for incidents related to: disturbance, battery, public intoxication, business dispute, theft, assault with deadly weapon, robbery, kidnapping, vandalism, traffic incident, and others

- The Three Clubs at 1123 Vine Street - 29 calls for incidents related to: trespassing, battery, assault with deadly weapon, disturbance, burglary, injury, noise complaint, indecent exposure, vandalism, theft, robbery, and others
- Playboy Liquor at 6435 Yucca Street – 58 calls for incidents related to: assault with deadly weapon, battery, trespassing, disturbance, theft, injury, traffic incident, narcotics, vandalism, public intoxication, kidnapping, indecent exposure, and others
- Walgreens at 1050 North Highland Avenue – 91 calls for incidents related to: criminal threats, traffic incident, trespassing, assault with deadly weapon, robbery, disturbance, indecent exposure, burglary, theft from motor vehicle, battery, public intoxication, vandalism, domestic violence, injury, and others
- Pavilions at 727 Vine Street – 126 calls for incidents related to: injury, robbery, vandalism, theft, trespassing, kidnapping, disturbance, battery, assault with deadly weapon, traffic incidents, noise complaints, fight, racing car, public intoxication, dispute, domestic violence, burglary, indecent exposure, grand theft auto, burglary from motor vehicle, and others

Crime Summary Report was received for twenty-two (22) businesses per the following:

- Colbee Liquor and Market at 6205 Willoughby Avenue – 1 incident for crime related to burglary
- Bill's Liquor at 5334 Sunset Boulevard – 1 incident for crime related to vandalism
- The Spirit Shoppe at 6443 Sunset Boulevard – 2 incidents for crimes related to burglary from motor vehicle and aggravated assault
- Eat This Café at 6547 Santa Monica Boulevard – 3 incidents for crimes related to: vandalism, aggravated assault, battery
- Liquor To Go at 5901 Hollywood Boulevard – 3 incidents for crimes related to: vandalism and battery
- Next Door Lounge at 1154 North Highland Avenue – 3 incidents for crimes related to: robbery, burglary, and fraud
- Hollywood Star Liquor at 5566 Hollywood Boulevard - 4 incidents for crimes related to: robbery and battery
- Bogie's Liquor at 5753 Melrose Avenue – 4 incidents for crimes related to: vandalism, theft, burglary, criminal threats, and others
- Roman's Liquor Inc. at 1529 North La Brea Boulevard – 4 incidents for crimes related to: vandalism, theft, battery, and burglary

- P&J Liquor at 6170 Santa Monica Boulevard – 5 incidents for crimes related to: theft, burglary, robbery, and battery
- 76 Gas Station and Market at 1300 North Western Avenue – 6 incidents for crimes related to: vandalism, theft, robbery, grand theft auto, and burglary from motor vehicle
- Arco Gas Station and Market at 1255 North Highland Avenue – 6 incidents for crimes related to: theft, robbery, battery, aggravated assault, and others
- Hollywood Liquors at 7040 Hollywood Boulevard – 6 incidents for crimes related to: vandalism, theft, battery, and aggravated assault
- Limelite Liquors at 1649 North La Brea Avenue – 6 incidents for crimes related to: vandalism, theft, grand theft auto, burglary, and aggravated assault
- Consumer's Liquor at 7151 Sunset Boulevard – 6 incidents for crimes related to: vandalism, theft, robbery, burglary from motor vehicle, and battery
- Studio Liquor at 6759 Santa Monica Boulevard - 6 incidents for crimes related to vandalism, battery, battery, burglary from motor vehicle, aggravated assault, and criminal threats
- Mobil Gas Station and Market at 1051 North Highland Avenue – 8 incidents for crimes related to: vandalism, robbery, battery, and identify theft
- Dragonfly Nightclub at 6510 Santa Monica Boulevard – 10 incidents for crimes related to: theft, burglary, battery, aggravated assault, and burglary from motor vehicle
- The Three Clubs at 1123 Vine Street – 11 incidents for crimes related to vandalism, theft, robbery, battery, burglary, and burglary from motor vehicle
- Walgreens at 1050 North Highland Avenue – 26 incidents for crimes related to: vandalism, theft, robbery, counterfeiting, burglary from motor vehicle, and arson
- Playboy Liquor at 6435 Yucca Street – 33 incidents for crimes related to: vandalism, theft, robbery, battery, forgery, criminal threats, grand theft auto, burglary from motor vehicle, and aggravated assault
- Pavilions at 727 Vine Street – 48 incidents for crimes related to: vandalism, theft, battery, robbery, burglary, burglary from motor vehicle, and others

On April 19, 2022, LAPD submitted reports to Planning staff which included Arrest Summary Report, Calls for Service Summary Report, and Crime Summary Report, for the subject 7-Eleven store located at 6701 West Santa Monica Boulevard. The reports include incidents between July 15, 2019, to April 9, 2022.

Thirteen (13) incidents were reported in the Crime Summary Report for crimes related to: aggravated assault, theft, vandalism, battery, and others.

A total of 293 calls for service were received for crimes related to: theft, disturbance, robbery, grand theft auto, narcotic activities, injury, assault with deadly weapon, forgery, battery, trespassing, arson, intoxicated group, indecent exposure, public intoxication, group disturbance, vehicle theft, business dispute, fight, noise disturbance, burglary, intoxicated group in vehicle, family dispute, traffic incidents, and others. Out of the 293 calls for service, 74 calls were made between July 15, 2019, to December 27, 2019; 119 calls were made in 2020; 79 calls were made in 2021; and 21 calls were made between January 1, 2022, to April 9, 2022.

A total of eleven (11) arrests were made for crimes related to vehicle theft, larceny, burglary, robbery, violation of liquor laws, and others.

<u>No.</u>	<u>Date</u>	<u>Time</u>	<u>Description</u>
1.	08/09/2019	03:20 PM	TRESPASSING
2.	01/18/2020	06:00 PM	BATTERY
3.	01/18/2020	06:00 PM	LIQUOR LAWS
4.	01/22/2020	04:00 AM	ROBBERY
5.	03/01/2020	05:50 PM	NARCOTIC DRUG LAWS
6.	04/08/2020	03:55 PM	BURGLARY
7.	07/20/2020	06:40 PM	BATTERY
8.	10/12/2020	05:25 PM	BATTERY
9.	04/19/2021	03:20 PM	BATTERY
10.	08/01/2021	07:35 PM	LARCENY
11.	11/30/2021	03:00 AM	VEHICLE THEFT

On July 19, 2022, LAPD provided correspondence with attachments per the following:

- Crime statistic summaries for the subject 7-Eleven store from July 2019 through February 2022
- Crime statistic summaries for liquor stores and other businesses in Hollywood from July 2019 through February 2022
- Analysis and comparisons for the subject 7-Eleven store between 2017 through 2019

The crime statistics for the subject 7-Eleven store and other liquor stores and businesses between July 15, 2019, through February 16, 2022, are summarized per the following:

<u>Location</u>	<u>CFS</u>	<u>Crime</u>	<u>Arrests</u>
7-Eleven: 7040 W. Sunset Blvd.	355	27	12
7-Eleven: 6701 Santa Monica Blvd. (subject store)	293	13	11
7-Eleven: 6660 W. Sunset Blvd.	192	27	7
7-Eleven: 904 Vine St.	184	23	3
7-Eleven: 5763 Hollywood Blvd.	145	26	5
Pavilions: 727 Vine St.	126	44	20
7-Eleven: 1810 N. Cahuenga Blvd.	116	33	7
7-Eleven: 6051 Hollywood Blvd.	115	26	7
7-Eleven: 7600 W. Sunset Blvd.	105	25	5
7-Eleven: 6702 Hollywood Blvd.	94	19	2
Walgreens: 1050 N. Highland Ave.	91	27	3
Playboy Liquor: 6435 Yucca St.	58	8	5
7-Eleven: 1770 Highland Ave.	54	12	4
The Three of Clubs: 1123 Vine St.	29	11	2
76 Gas Station: 1300 N. Western Ave.	27	6	0
Arco: 1255 N. Highland Ave.	25	6	0
Studio Liquor: 6759 Santa Monica Blvd.	25	6	1
Hollywood Liquors: 7040 Hollywood Blvd.	22	6	2
Bogies Liquor: 5753 Melrose Ave.	16	4	2
Limelite Liquors: 1649 N. La Brea Ave.	15	6	3
Mobile Gas Station: 1051 N. Highland Ave.	15	7	0
Bill's Liquor: 5334 W. Sunset Blvd.	14	1	4
P&J Liquor: 6170 Santa Monica Blvd.	14	5	2
Dragonfly Nightclub: 6510 Santa Monica Blvd.	14	10	0
Liquor To Go: 5901 Hollywood Blvd.	11	4	2
Eat this Café: 6547 Santa Monica Blvd.	11	2	0
The Next Door Lounge: 1154 N. Highland Ave.	10	3	0
The Spirit Shoppe: 6443 W. Sunset Blvd.	9	2	1
Colbee Liquor: 6205 Willoughby Ave.	3	1	0
Consumer Liquor: 7151 W. Sunset Blvd.	0	5	1

The analysis of the subject 7-Eleven store and comparison with other similar commercial operations from crime data between 2017 and 2019, provided by LAPD vice investigator, stated the following:

- The subject 7-Eleven store demands a disproportionate amount of LAPD resources
- Research revealed that more instances of serious and hazardous crime occur at the subject 7-Eleven store
- Examination of LAPD records and consideration of recent commercial performances have persuaded LAPD to expect for severe and frequent criminal and nuisance activities to continue at the subject 7-Eleven store unless meaningful intervention is commissioned by representatives of LAPD, Department of City Planning, and Council District 4
- Hollywood area 7-Eleven operations with 24-hour business hours and off-site alcoholic sale showed that incidents of crime, nuisance impacts, and requirements for LAPD intervention, was much greater than those 7-Eleven establishments with no alcohol sales
- Amount of criminal activity on and immediately around the subject 7-Eleven store was staggering when compared to other businesses of similar characteristics and other 7-Eleven operations
- For the subject 7-Eleven store, LAPD records in 2017 showed 133 calls for service, 10 criminal acts, and 6 arrests
- Crime and nuisance activities for the subject 7-Eleven store increased dramatically over the course of the 2018-year. In 2018, LAPD records showed 181 calls for service, 17 criminal incidents, and 6 arrests. Out of the 17 criminal incidents, 7 crimes were classified as severe aggravated assaults wherein the victims sustained severe injuries
- In 2019 between January and July, LAPD records showed 87 calls for service and 8 criminal acts
- Abundance of sensitive uses and facilities around the subject 7-Eleven store will continue to be disrupted and negatively impacted if the subject store is permitted to continue the use without imposition of corrective conditions

On January 23, 2023, LAPD submitted a follow-up investigation report as well as the initial investigative report for the incident which occurred on March 9, 2022. The crime summary for the felony battery incident is as follows:

- Transient victim stood on corner of Santa Monica Boulevard and Las Palmas Avenue
- Victim threw miscellaneous items into the street and at passing vehicles
- First suspect vehicle stopped and drove into 7-Eleven parking lot near the suspect

- Suspects exited vehicle and began to punch the victim numerous times; suspects fled in vehicle
- Victim again began to throw bicycle parts into the street and at passing vehicles
- Second suspect vehicle stopped after being hit with parts; suspects exited vehicle and confronted the victim
- Suspects and victim involved in arguments and suspects punched and kicked victim numerous times

Per witness's cell phone recording of the incident, the victim was shown laying on the ground as the victim convulsed and the victim was unconscious. LAPD observed laceration on the victim's forehead as a result from the battery. The victim was transported to medical facility and received stitches for the laceration and for a broken nose. Per correspondence from LAPD, the victim recovered and was later arrested for another incident in East Hollywood.

7-Eleven Operator/Representative

On December 15, 2022, representative for the 7-Eleven operator submitted a letter with eight (8) exhibits. The letter included the following statements:

- 7-Eleven has addressed homeless related problems with extensive security measures and property improvements
- LAPD Senior Lead Officer met with 7-Eleven once at the police station and twice at the premises
- 7-Eleven will agree to make suggested conditions permanent and enforceable
- After the ZA hearing, 7-Eleven added daytime roving, uniformed, and licensed security guard in May of 2022
- 7-Eleven's security problems have dropped since the addition of the roving security guard
- 7-Eleven's property improvements and security measures have clearly succeeded in substantially reducing and preventing loitering, panhandling, and crime
- Since 2018, per LAPD data, calls for service associated with 7-Eleven dropped 79% and there are 83% fewer crimes reported
- Between 2019 and the present, 7-Eleven staff placed three-quarters (74%) of all calls for service associated with the store
- Hollywood Media District's arguments targeting 7-Eleven are unfair and not credible
- Homelessness-related nuisance activity and crime in Hollywood is not unique to 7-Eleven
- 7-Eleven requests the ZA make those conditions permanent which 7-Eleven has worked out with LAPD

Eight (8) exhibits attached to the letter are listed as follows and included in the case file:

- Exhibit A: Photo journal of premises conditions at the subject 7-Eleven – photographs of site conditions taken from February to December 3 of 2022.

- Exhibit B: Signed and dated declaration of 7-Eleven employee pertaining to daily cleaning duties performed.
- Exhibit C: LAPD Calls for Service at the subject 7-Eleven location between 2019 through 2022 – compilation of LAPD Calls for Service Summaries listing 295 incidents between July of 2019 through September of 2022. Supporting materials obtained from LAPD including Calls for Service between July 15, 2019 to April 15, 2022 for 285 incidents, Calls for Service between April 16, 2022 to July 20, 2022 for 8 incidents, and Calls for Service between April 21, 2022 to August 15, 2022 for 10 incidents. A Calls for Service Summary Report was also attached for incidents between December 23, 2018 to July 13, 2022.
- Exhibit D: LAPD Reported crimes at the subject 7-Eleven location between 2019 through 2022 – compilation of LAPD reported Crime Summaries listing 32 incidents between February of 2019 through March of 2022. Supporting materials obtained from LAPD including Crime Summary Report between January, 2017 to March, 2022 with 30 incidents. Crime Summaries between July 15, 2019 to April 15, 2022 for 24 incidents. A chart listing 10 incidents between July 15, 2019 to July 20, 2022 whereas the subject 7-Eleven store was considered the victim of crimes, with details of the investigative reports. Information for three investigative reports for incidents in 2021 and 2022.
- Exhibit E: LAPD Arrests at the subject 7-Eleven location between 2019 through 2022 – compilation of LAPD Arrest Summaries listing 14 arrests between August, 2019 to July, 2022. Supporting materials obtained from LAPD including arrest summaries between July 15, 2019 to April 15, 2022 listing 11 incidents. A chart listing 10 incidents between July 15, 2019 to July 20, 2022 whereas the subject 7-Eleven store was considered the victim of crimes, with details of the investigative reports. Information for three investigative reports for incidents in 2021 and 2022.
- Exhibit F: ABC License information for the subject 7-Eleven location.
- Exhibit G: 7-Eleven surveillance two video footages from March 9, 2022 – provided via USB thumb drive. The first footage contains a five-minute video showing the activities between 10:00 a.m. to 10:30 a.m. at the exterior parking lot near the store entrance. The second footage contains a five-minute video showing the activities between 10:30 a.m. to 11:00 a.m. at the exterior parking lot near the store entrance. Both videos are time lapsed with no audio.

The videos captured the incident cited in Exhibit B of the March, 25, 2022 submittal provided by the Hollywood Media District BID. An individual standing on the sidewalk adjacent to the parking lot was seen throwing scooters onto moving cars along Santa Monica Boulevard. Multiple cars stopped and other individuals were seen attacking the individual who threw the scooters into the street. The individual who was attacked laid on the sidewalk and got back up on his feet. LAPD arrived at scene and escorted the individual off the sidewalk. The individual was transported off the premises.

- Exhibit H: 7-Eleven offerings presentation – photographs of fresh food and grocery items, hot prepared food, beverages, specialty and frozen food, medicine and toiletries, automotive and electrical items.

FINDINGS AND DISCUSSION

The subject business, known as 7-Eleven, is located within a one-story, 5,040 square-foot commercial multi-tenant building. According to Certificate of Occupancy #1978LA61188 issued in 1978, the subject business has a deemed-to-be approved status for the alcohol sale on site without a City issued Conditional Use for the sales of alcoholic beverages. The subject 7-Eleven store maintains a Type 20 ABC license which permits the off-site sale of beer and wine only. Operation of the subject business, including not limited to alcohol sales, have generated consistent police enforcement, as evidenced by Los Angeles Police Department documentation detailing arrest reports, investigative reports, and crime analysis documentation relating to battery, robbery, theft, narcotic drug laws, narcotic activities, disturbances, fights, assault with a deadly weapon, vandalism, shoplifting, public intoxication, trespassing, burglary, and larceny.

The LAPD submitted arrest and investigative reports for 26 incidents at 6701 Santa Monica Boulevard (the location of the subject business) between January 10, 2017, and July 14, 2019. There were 12 arrest charges submitted for the property location between March 17, 2017, and November 1, 2018. There were 36 incidents submitted in the crime summary report between July 17, 2018, and September 8, 2018. In addition, there were 402 calls for service submitted for the subject location between January 1, 2017, and July 30, 2019. The amount of crime is extensive and occurs at all hours of the day, with many of the incidents occurring between 11:30 p.m. and 5:00 a.m. Per LAPD, the criminal and nuisance activities at the subject location far exceed the nuisance activities and incidents of crime that are reportedly occurring at or in relation to other 7-Eleven operations doing business in the Hollywood area. Documentation and testimony were provided by the Hollywood Media District BID and adjacent residential community (AVA Hollywood), both in support of imposing corrective operational conditions.

Subsequent to the virtual public hearing on February 15, 2022, representative for the operator requested multiple extensions to provide additional documentation. As stated above, the Zoning Administrator granted the operator advisement period extensions to May 15, 2022, June 15, 2022, July 15, 2022, August 15, 2022, September 15, 2022, October 15, 2022, November 15, 2022, and December 15, 2022, for the operator's legal counsel to view LAPD crime reports and submit a final comment. During the advisement periods, additional documents were submitted to the case file from LAPD and members of the public. The representative submitted a respondent's post hearing brief on December 15, 2022, and therefore the record shows that sufficient time was given to LAPD and the operator to collaborate and submit additional feedback for the Zoning Administrator to take into consideration.

During the February 15, 2022, Director of Planning (Zoning Administrator) public hearing, representative for the subject 7-Eleven business stated that the operator had three meetings with LAPD, and the convenience store have made substantial improvements to premises. The representative also stated that 7-Eleven has agreed with LAPD to make suggested operational conditions permanent. The representative further stated that problems are not fairly attributed to 7-Eleven when the operator is taking responsible steps. However, Los Angeles Police Department Officers provided testimony as to comparing the subject location to other businesses in the area that did not have the same level of crimes. The Zoning Administrator acknowledges that there are crimes that occur throughout the area, nevertheless, there is extensive documentation of criminal activity directly linked to the operation of the 7-Eleven at the subject property. Detective Thompson stated that while situation at the subject location is improving, there is still a lot more work that needs to be done.

Aside from representatives for the operator, representative from Hollywood Media District BID, AVA Hollywood, and Los Angeles LGBT Youth Center all provided testimony in regard to the nuisance activities stemming from the subject location. A representative from the security company contracted by Hollywood Media District BID also stated that there is a disproportionate number of calls and clean up for the subject 7-Eleven location, as compared to other businesses that sell alcohol for off-premises consumption.

Based on the evidence in the record, it is determined that the impacts caused by the operator constitute a public nuisance and have led to the subject hearing for nuisance abatement. Conditions have been imposed under this action which address typical operational requirements of a convenience store, with or without alcohol sales, to abate known nuisance activities and to improve store's operation at the site and the public safety in the surrounding area. It should be noted that this action does not aim solely at the sale of alcoholic beverages for off-site consumption, instead, this subject action is to impose operational conditions and security conditions to improve the overall business operation, on-site security, safety, management and staff awareness, site maintenance, and good operation practice.

The purpose and typical first step in any nuisance abatement proceedings is to establish corrective Conditions to address and curtail those issues which fostered the original nuisance activities. Most of these are related to the nature of the nuisance and to that extent those have been incorporated in this action. A 12-month conditional compliance review period is established by this action to allow for future assessment of the convenience stores and of compliance with the imposed Conditions. At such time, the nature of the operation and the implementation and effectiveness of the Conditions can be evaluated at a public hearing based on a record that can be documented. To this end, the community, the convenience store operator, and the property owner will have an opportunity to be vigilant and document compliance as well as non-compliance with the imposed Conditions, and whether the premises continues to be operated in a manner that creates a nuisance to the surrounding community. Any lack of response from the property owner or business operator managing the convenience store results in the continued

nuisance may result in additional conditional compliance Plan Approval review of the business, or ultimately a revocation of the use. Any efforts to sell the property do not absolve the current ownership from responsibility and accountability.

As presented in the information documented herein through correspondence and public testimony by affected parties, it is determined that the operation of the convenience store known as 7-Eleven has created nuisance impacts at the site. The Zoning Administrator, on behalf of the Director, finds that the business as operated in the following manner:

1. **Jeopardizes or adversely affects the public health, peace, or safety of persons residing or working on the premises or in the surrounding area.**

The subject 7-Eleven location is located within a one-story multi-tenant commercial building, at 6701, 6703, 6705, and 6707 West Santa Monica Boulevard and within the Hollywood Community Plan Map. Per Certificate of Occupancy issued by LADBS, 7-Eleven store has been associated with the use and the site since March of 1978. Per Los Angeles Office of Finance report, the current operator (CHAAR INC.) began his 7-Eleven business operation at the subject location on July 24, 2012.

Correspondence dated November 15, 2019 from Councilmember David Ryu, Fourth Council District, was received by the City Planning Department Nuisance Abatement/Revocations Unit and indicated as follows:

“Councilmember Ryu and I have reviewed the information conveyed to us by the LAPD regarding the escalating criminal activities at 6701 Santa Monica Boulevard, and their understanding that these activities are related to the alcohol uses at this site. The sale of alcohol is permitted through ABC License No. 20-524628. We concur with the LAPD analysis and the Councilmember would like to request that your unit initiate any all-necessary revocation or correction proceedings as soon as possible to ensure that the site becomes safer.”

Due to redistricting of the council districts in 2021, the subject site is now located in the Thirteenth Council District at the preparation of this report. A representative for the Thirteenth Council District attended the public hearing on February 15, 2022, and provided verbal testimony. The Council Deputy stated that the Council Office was happy to see that corrective measures have been taking place, and request that any conditions brought forth be memorialized so that the problems on site can be remedied.

Correspondence submitted on October 7, 2019, from the Los Angeles Police Department Hollywood Vice Unit was received by the City Planning Department Nuisance Abatement/Revocations Unit and indicated as follows:

“... the Crime Analysis summaries of the Crimes, Arrests, and Calls for Police Service that have been generated or have otherwise occurred in relation to the 7 Eleven market located at the street address of 6701 Santa

Monica Blvd. All of the summaries indicate that criminal conduct and nuisance activity is escalating at and in relation to the 6701 Santa Monica Blvd premises. The Crime Calls for Service, and Arrest summaries additionally support the need to have security and other mitigative land use conditions imposed upon the commercial property that the concerned 7 Eleven is conducting business in conjunction with.

... Police Department records clearly indicate that criminal and nuisance activities are occurring with great frequency at essentially all of the Hollywood area 7 Eleven (Particularly apparent at the 6701 Santa Monica Blvd location, which had Calls for Police Service that were nearly twice as great as the problematic 7 Eleven market located at 7040 Sunset Blvd). Records additionally indicate that not only is criminal activity becoming more prevalent at most of the Hollywood area 7 Eleven businesses, but the degree of crime is also becoming more severe with the amount of aggravated assaults rising at both the problematic 6701 Santa Monica Blvd and 7040 Sunset Blvd locations in 2018.

... I believe that a Revocation/Imposition of Corrective Conditions Hearing/Process is absolutely necessary with the 7 Eleven operation doing business at the 6701 Santa Monica Blvd location. The alarming escalations of crime and nuisance activities occurring in relation to the convenient store operation along with the degrees of criminal activity becoming increasing severe, warrant substantial intervention actions to reduce the risks that this operation poses to public safety, health, and welfare. My research pertaining to the 7 Eleven market located at 6701 Santa Monica Blvd, has led me to the conclusion that a Revocation/Imposition of Conditions action, which results with the imposition of more robust and effective security and nuisance mitigation conditions will be the only effective way to minimize the risks that employees, nearby residents, and customers of this business are currently exposed to."

Subsequently, the subject case was opened by the Office of Zoning Administration and a virtual public hearing was conducted via Zoom application and telephonically on February 15, 2022. In attendance at the hearing, the convenience store operators and their legal counsel, the representative for the property owner, employees from the convenience store, police officers from the Los Angeles Police Department, planning deputy from Thirteenth Council District, and members of the community, all testified at the public hearing. A summary of the testimony offered at the public hearing is contained in this Determination.

There are numerous LAPD crime reports in the file as well as testimony which indicate that activities at the subject location have resulted in impacts to the community at large. LAPD has further provided crime analysis reports comparing the subject 7-Eleven to other 7-Elevens and similar types of businesses, showing this particular 7-Eleven generate more calls and arrests than its comparison subjects.

A July 19, 2022, LAPD correspondence detailing the crime statistic summaries for the subject 7-Eleven store from July 2019 through February 2022, crime statistic summaries for liquor stores and other businesses in Hollywood from July 2019 through February 2022, and analysis and comparisons for the subject 7-Eleven store between 2017 through 2019, which LAPD concluded that the subject 7-Eleven store demands a disproportionate amount of LAPD resources. LAPD Research revealed that more instances of serious and hazardous crime occur at the subject 7-Eleven store. Amount of criminal activity on and immediately around the subject 7-Eleven store was staggering when compared to other businesses of similar characteristics and other 7-Eleven operations

For the subject 7-Eleven store, LAPD records in 2017 showed 133 calls for service, 10 criminal acts, and 6 arrests. Crime and nuisance activities for the subject 7-Eleven store increased dramatically over the course of the 2018-year. In 2018, LAPD records showed 181 calls for service, 17 criminal incidents, and 6 arrests. Out of the 17 criminal incidents, 7 crimes were classified as severe aggravated assaults wherein the victims sustained severe injuries. In 2019 between January and July, LAPD records showed 87 calls for service and 8 criminal acts. There are abundance of sensitive uses and facilities around the subject 7-Eleven store, which will continue to be disrupted and negatively impacted if the subject store is permitted to continue the use without imposition of corrective conditions.

The impacts generated by the operation of the premises as a convenience store and a lack of sufficient oversight of those at the premises, as evidenced by police reports resulted direct and indirect narcotic activities, robbery, larceny, vandalism, disturbances, assaults, battery, theft, burglary, trespassing, public drunkenness, as well as other violations to LAMC. The activities taking place at the site deprive residents and other community members of their rightful ability to enjoy their neighborhood. Therefore, it is found that the operation of the subject 7-Eleven convenience store located at 6701 West Santa Monica Boulevard jeopardizes and adversely affects the public health, peace, and safety of persons residing and working on the premises and in the surrounding area.

The imposition of operational conditions is necessary and urgent. The Zoning Administrator has imposed conditions to mitigate all issues raised to prevent crimes, loitering, and trash, and to better manage alcohol sales by imposing conditions on reduced hours, increased on-site maintenance, increased security, and recommendation to State ABC on the alcohol sales. Conditions imposed are reasonable and fair, and many condition are standard Conditional Use conditions imposed to similar alcohol-sale businesses. The rest of the conditions are imposed

based on the LAPD crime reports, public written comments and hearing testimony with documented evidence as nexus to specific conditions on hours, security, trash, loitering, and trash conditions. The collective LAPD reports have concluded that crimes occur at all hours of the day, but with many of the incidents occurring between 11:30 p.m. and 5:00 a.m., thus, the Zoning Administrator has limited the hours of operation from 5:00 a.m. to 11:00 p.m. This hour of operation is consistent with the LAPD report conclusion, the closing time at 11:00 p.m. is consistent with the Commercial Corner Development (CCD) regulation requiring a 11:00 p.m. closing time pursuant to LAMC Sections 12.03, 12.22A23 and 12.24W27 on CCD, without any hindering to the business. The closing of business between 11:00 p.m. to 5:00 a.m. will also eliminate any loitering and crime activities generated by the business. Such quiet and safe condition throughout the late night will carry over to the early morning on the next day. Lastly, with the Mayor's Executive Order No. 1 to address and eliminate the homeless condition, the surrounding properties and the neighborhood at large will also see a tremendous improvement on trash, loitering and trespass nuisance related to unhoused population.

2. **Constitutes a public nuisance and has resulted in repeated nuisance activities, including, but not limited to criminal activities, including narcotic activities, theft, robbery, larceny, vandalism, assault, public drunkenness, battery, brandishing weapons, aggravated assault, burglary, trespassing, and disturbances.**

The Los Angeles Police Department provided 26 investigative reports or arrest reports for the subject property at 6701 Santa Monica Boulevard between January 10, 2017, and July 14, 2019.

1. January 10, 2017, 10:20 a.m. Investigative Report – Battery – Suspect approached victim inside the store. The suspect became angry and victim told him to leave the area. The suspect grabbed the victim's shirt and pushed him in the cooler.
2. March 28, 2017, 7:15 a.m. Investigative Report – Petty Theft – Suspect entered the store and opened and drank from the beverage. The suspect left without paying.
3. May 30, 2017, 1:10 a.m. Investigative Report – Battery – Victim was walking to his vehicle when the suspect punched him in the face causing injury.
4. October 1, 2017, 5:15 a.m. Arrest Report – Misdemeanor Battery – Suspect became angry and threw a display at the victim.
5. January 8, 2018, 2:25 a.m. Arrest Report – Robbery – Suspect entered the location and grabbed products. The suspect attempted to hit the victim with items and attempted to pepper spray the victim. The suspect left with the items.

6. January 19, 2018, 2:20 p.m. – Investigative Report – Theft – Suspect entered location and stole two cans of beer. The manager confronted the suspect and warned the suspect that he would call the police if he did not return the items. The suspect left the store and headed north bound on Las Palmas.
7. February 24, 2018, 12:30 a.m. Investigative Report – Assault with a Deadly Weapon – Suspect approached victim asking for money. Suspect punched and tackled the victim and pushed the victim against a car.
8. March 20, 2018, 1:10 a.m. – Arrest Report – Vandalism – Suspect entered the business, opened the cooler, broke multiple beer bottles, and the suspect refused to leave.
9. May 4, 2018, 11:30 p.m. Investigative Report – Assault with a Deadly Weapon – Suspect entered the business and argued with the victim. The suspect drew a knife and slashed the victim in the face.
10. July 16, 2018, 10:50 a.m. – Arrest Report - Shoplifting – Suspect entered location and stole two frozen beverages and left.
11. August 3, 2018, 3:00 a.m. – Arrest Report – Misdemeanor Warrant
12. August 7, 2018, 4:20 a.m. – Investigative Report - Felony Battery – Victim and suspect engaged in a verbal dispute. Suspect punched the victim in the face, causing loss of consciousness.
13. September 8, 2018, 11:15 p.m. – Arrest Report – Vandalism – Suspect attempted to steal merchandise and the employee confronted the victim. The suspect became upset and damaged the property.
14. September 13, 2018, 12:15 a.m. – Investigative Report – Theft – Suspect took victim's wallet inside the 7-11. Suspect used the victim's credit cards.
15. October 27, 2018, 12:00 a.m. – Investigative Report - Theft from Motor Vehicle – Unknown suspect stole property from the victim while he was asleep in his car.
16. October 29, 2018, 1:45 a.m. Property Report – Forgery Suspect – Suspect attempted to use stolen credit card to pay for food items.
17. November 1, 2018, 3:30 a.m., Investigative Report – Battery – Unknown suspect approached a victim and accused him of taking her cell phone. The unknown suspect attempted to hit the victim with a bottle.
18. November 1, 2018, 4:50 a.m. – Arrest Report – Public Intoxication – LAPD approached suspect that was under the influence. The suspect picked up a street sign that was on the ground and threw it on the ground.
19. December 1, 2018, 2:15 a.m. – Investigative Report – Battery – Suspect entered the business and was in a verbal dispute with the victim. The suspect threw the merchandise at the victim and he hit the suspect with a stick.
20. February 23, 2019, 5:00 a.m. – Investigative Report – Lost Property – Victim had left his property at the location and came back and it was gone.
21. March 22, 2019, 3:30 a.m. – Investigative Report – Theft – Suspect entered the location, took two wine bottles and left the location.
22. March 23, 2019, 7:00 p.m. – Investigative Report – Lost Property – Victim lost his property while buying cigarettes.

23. May 9, 2019, 1:50 a.m. – Investigative Report – Battery – Suspect and victim engaged in a dispute. Suspect became belligerent and shouted obscenities to the victim. The suspect struck the victim on the head with a shoe causing an injury. The victim fled the location.
24. June 2, 2019, 2:00 a.m. – Investigative Report – Battery – Two suspects approached the victim and punched him multiple times in the parking lot.
25. July 7, 2019, 2:45 p.m. Investigative Report – Lost Property – Victim went to the gas station (1051 North Highland) and bought items. Victim went to the 7-11 (6701 Santa Monica Boulevard) and realized her wallet was missing.
26. July 14, 2019, 12:04 p.m. – Investigative Report – Theft – Suspect attempted to pay for items with counterfeit money. When the store manager explained that he would not accept the money, the suspect fled the store with the items.

Crime Analysis Mapping System Arrest Summary Report: There were 12 arrest charges submitted for the property location 6701 Santa Monica Boulevard between March 17, 2017, and November 1, 2018:

No.	Date	Time	Description
1.	3/17/2017	0450	RECEIVE STOLEN PROPERTY
2.	5/30/2017	0140	NARCOTIC DRUG LAWS
3.	8/20/2017	1620	DRIVING UNDER THE INFLUENCE
4.	10/1/2017	0515	OTHER ASSAULT
5.	11/13/2017	1330	WEAPON (CARRY/POSS)
6.	12/13/2017	0350	VEHICLE THEFT
7.	1/8/2018	0225	ROBBERY
8.	3/20/2018	0110	594(A)(3)PC (VANDALISM)
9.	7/16/2018	1050	LARCENY
10.	8/3/2018	0300	DRIVING UNDER THE INFLUENCE
11.	9/8/2018	2315	594(A)(3)PC (VANDALISM)
12.	11/1/2018	0450	DRUNKENNESS

Crime Analysis Mapping System Crime Summary Report: There were 36 crimes submitted for the property location 6701 Santa Monica Boulevard between July 17, 2018, and September 8, 2018 that include: verbal dispute, assault, assault with a deadly weapon, brandishing, stabbing, theft, threatening to kill, vandalism, and robbery.

Crime Analysis Mapping System Calls for Service Summary Report: There were 402 Calls for Service submitted for the property location 6701 Santa Monica Boulevard between January 1, 2017, and July 30, 2019.

The following is a summary of testimony provided by the Los Angeles Police Department at the February 15, 2022, Direct of Planning (Zoning Administrator) public hearing:

Los Angeles Police Department, Senior Lead Officer Brian White

- Worked in Vice unit from 2011 to 2018 undercover in the area
- Definitely a regional problem with prostitution and narcotics
- Activity has several hot spots along Santa Monica Boulevard
- One of the hot spots coincide with Las Palmas Avenue and Santa Monica Boulevard
- Zoning revocation process began, and LAPD has received complaints from community members and businesses
- Prostitution and narcotic activities plaque the region
- LAPD compiled the data and it was clear something needed to be done
- 7-Eleven itself provides a cover for people to intermingle
- Key link is that standing/loitering/general gathering fuel others and increase the problem
- Case was initiated few years ago and LAPD was contacted by 7-Eleven
- 7-Eleven wanted to explain all the things they have done
- LAPD conducted site visits
- Biggest item is the security guard
- Having a security guard in the parking lot helps
- Having a security guard in the evening helps
- Closing off parking lot and putting up fence did help
- LAPD witnessed people going to parking lot to loiter
- Lighting in the lot is the key
- Maglock is also a key change that can make things better
- Store has lock on coolers to prevent people from stealing
- Security guard condition is crucial
- Since the store has been implementing changes, I have gone out at night and met with the security guard
- There is an element that 7-Eleven is battling that is not necessarily their fault
- Whole entire area is different due to Covid
- Some people who I spoke with do not have the same complaints
- Some positive effects due to the changes made
- Met with the store operator and operator's representative, and they agree with the conditions
- Have shown that conditions have been effective
- Covid would have impacted the crime statistics in general. In certain places we did see a reduction. In general, the region did see reduction in crime due to Covid restrictions

Los Angeles Police Department, Detective Benjamin Thompson

- Serve as investigator with LAPD and formerly assigned to Hollywood Division
- Worked as a Senior Lead Officer in Hollywood and was also a vice investigator for the area

- Very familiar with the 7-Eleven store and great amount of personal experience with the location
- Worked in vice unit for five years in the region
- Known address to be associated with prostitution and narcotics
- Received series of complaints related to the business
- Received many complaints from BID and Media Districts, and citizens and Central Neighborhood Council, that the site contained chronic nuisance activities
- Conducted evaluation of business and did comparison of the subject 7-Eleven store with other 7-Eleven stores that were doing businesses in the Hollywood area
- Did comparison to other liquor stores and convenience stores in the area
- Evaluation conducted in 2019, took data in 2017, 2018, and January to August of 2019; these data influenced the hearing and DCP's action to initiate the case
- The subject 7-Eleven store has inordinate amount of Calls for Service and high number of crime reports on or aside the address; significant amount of arrest near the property
- Property has 103 calls for police service
- Metrics are what police officers examine to see status of property/business
- Crime statistics indicate steps need to be taken by City and operator
- 103 calls for service is exorbitant for that type of operation
- In 2018, there were 17 crimes that were reported on or in direct relation with the property
- Disparity between the subject 7-Eleven store and other 7-Eleven in terms of calls for service
- Other 7-Eleven stores are not the center for prostitution/narcotics and have similar problems in terms of being local where you can go and use drugs; similar narcotic problems; but do not have the same kind of prostitution issue that are present at this subject 7-Eleven location
- Agree that there are lots of variables that generate crime
- Looks like some positive trends have occurred with this business
- Between November 2019 to February 7, 2022:
 - 11 crimes reportedly occurred
 - 5 robberies
 - 1 grand theft auto, 4 theft, 1 assault
 - 10 arrests by LAPD
- Calls for Service: 228 calls for service
- In terms of calls for service, this location demands lots of City resources
- Subject location is the Number 2 problematic 7-Eleven location in Hollywood area
- Looked at eleven (11) other 7-Eleven and 12 liquor stores as comparison in the Hollywood area
- Crimes have gone down but metrics are still pretty high

- Most liquor stores in Hollywood had less than 20 calls for service during a two-year period; still way less than what we are getting for this 7-Eleven store
- This 7-Eleven location is improving but there is still a lot more work that needs to be done
- Location is still the Number 2 most demanding 7-Eleven store and responsible for most nuisance activity
- We are not anti-business
- Objective is to enhance public safety

Subsequent to the public hearing, on April 19, 2022, LAPD submitted additional reports which included Arrest Summary Report, Calls for Service Summary Report, and Crime Summary Report, for the subject 7-Eleven store located at 6701 West Santa Monica Boulevard. The reports include incidents between July 15, 2019 to April 9, 2022. Thirteen (13) incidents were reported in the Crime Summary Report for crimes related to: aggravated assault, theft, vandalism, battery, and others. A total of 293 calls for service were received for crimes related to: theft, disturbance, robbery, grand theft auto, narcotic activities, injury, assault with deadly weapon, forgery, battery, trespassing, arson, intoxicated group, indecent exposure, public intoxication, group disturbance, vehicle theft, business dispute, fight, noise disturbance, burglary, intoxicated group in vehicle, family dispute, traffic incidents, and others. Out of the 293 calls for service, 74 calls were made between July 15, 2019, to December 27, 2019; 119 calls were made in 2020; 79 calls were made in 2021; and 21 calls were made between January 1, 2022 to April 9, 2022. A total of eleven (11) arrests were made for crimes related to vehicle theft, larceny, burglary, robbery, violation of liquor laws, and others.

No.	Date	Time	Description
1.	08/09/2019	03:20 PM	TRESPASSING
2.	01/18/2020	06:00 PM	BATTERY
3.	01/18/2020	06:00 PM	LIQUOR LAWS
4.	01/22/2020	04:00 AM	ROBBERY
5.	03/01/2020	05:50 PM	NARCOTIC DRUG LAWS
6.	04/08/2020	03:55 PM	BURGLARY
7.	07/20/2020	06:40 PM	BATTERY
8.	10/12/2020	05:25 PM	BATTERY
9.	04/19/2021	03:20 PM	BATTERY
10.	08/01/2021	07:35 PM	LARCENY
11.	11/30/2021	03:00 AM	VEHICLE THEFT

Furthermore, representative for the 7-Eleven store submitted additional crime reports provided by LAPD which included calls for service, crime reports, and arrest reports. Between July 2019 through September of 2022, 295 incidents were listed on the calls for service report. Between February 2019 to March 2022, 32 incidents were listed on the crime summary report. Between August 2019 to July 2022, 14 arrests were listed on the arrest summary report.

As evidenced by the testimony at the hearing and submitted reports from the Los Angeles Police Department, the subject location has been under review for on-going nuisance activities related to loitering, battery, disturbances, assault, theft, burglary, fights, and public intoxication for over three years. Of particular note have been accounts from members of the community who have attested to such impacts. This situation has resulted in the utilization of limited City resources to attempt to mitigate the nuisance activities.

3. Adversely impacts nearby uses.

The subject business is located at the intersection of Santa Monica Boulevard and Las Palmas Avenue. It has been documented by the Los Angeles Police Department as its Detective Support and Vice Division submitted a letter in October of 2019, stating: "Due to the considerable amount of criminal activity, which regularly and frequently transpires, on and in the areas directly surrounding the 6701 Santa Monica premises, coupled with the chronic nuisance activities and severe crime problems, which appear to be interconnected with that 7-Eleven business, which far exceed the nuisance activities and incidents of crime that are reportedly occurring at or in relation to the other 7-Eleven operations doing business in the Hollywood area, the Hollywood Vice Office and the Los Angeles Police Department at large is obligated to perform a nuisance abatement investigation of the 6701 Santa Monica Boulevard premises. The abundance of the sensitive uses and facilities that surround the 6701 Santa Monica Boulevard premises, will continue to be disrupted and negatively impacted if this 7-Eleven operation is permitted to continue to use the 6701 Santa Monica Boulevard property without the imposition of corrective conditions."

Furthermore, testimony of the ongoing nuisance activities generating from the site have created issues for not only the adjacent residential and commercial uses, but also for the safety of employees and patrons of the 7-Eleven convenience store. The LAPD has received complaints from the Hollywood Media District Business Improvement District, abutting property owners, and community members in regard to the chronic nuisance activities relating to continuing crime, loitering, and trash stemming from the subject 7-Eleven location. The security company contracted by Hollywood Media District BID also stated that the subject location requires a disproportionate number of requests for service. A representative from the Thirteenth Council District also stated that any conditions brought forth need to be memorialized so the problems on site can be remedied. The drain on the police force to focus on the subject 7-Eleven location breaks a sensitive police resources balance and divert such necessary police force allotted for other properties and businesses is an adverse impact to the surrounding and nearby uses in the community. The nuisance affecting the local neighborhood also creates a resource drain from private parties such as the Hollywood Media District BID and from abutting property owners to protect their properties and community. The operation of the subject 7-Eleven clearly adversely impacts nearby uses.

4. Violates any provision of Chapter 1 of the Municipal Code, or any other city, state, or federal regulation, ordinance, or statute.

Identification of such violations is set forth in the multiple arrest and crime reports referenced herein by the Los Angeles Police Department. These include violations of regulations related to public intoxication, loitering, robbery, theft, burglary, battery, assault, fights, and disturbances. Testimonies from LAPD, formal Councilmember and the current Councilmember, community stakeholders, and local residents all support the LAPD's findings that the business has contributed to the continued nuisance activities for the past few years. Corrective action is necessary.

RELATIONSHIP OF CONDITIONS TO FINDINGS

The subject nuisance abatement determination's goal is to enhance safety and security as well as to raise business operator and staff's awareness and responsibility of good operation practice for the entire business operation of 7-Eleven. The following conditions have been made based upon the information available in the administrative record, communication from the operator's representative, LAPD, and testimony received at the public hearing.

Condition No. 1 – This Condition requires the property owner and/or operator to file for a Plan Approval to review compliance with the subject corrective Conditions. The intent of the Condition is to notify the owner/operator and the public of the compliance review and to allow testimony from the owner/operator, relevant enforcement agencies and the public regarding the operation of the Use as Conditioned, and to allow a review by the Director of Planning regarding the effectiveness of the Conditions.

Condition Nos. 2, 3, and 4 – These Conditions are designed to ensure that any use of the land or business operation is conducted in a manner which respects the character of the surrounding community, including to ensure that all other regulations of the Municipal Code shall be observed.

Condition No. 5 – Graffiti clean-up is required within 24 hours of occurrence to lessen public nuisance impacts caused by any such graffiti. During field inspections, staff observed graffiti at the subject location.

Condition No. 6 – This Condition ensures the full disclosure and limitations (Conditions) placed on the property be available for inspections by enforcement personnel. It also requires the operator to provide each business staff and contracted personnel a copy of the determination so they can be provided with the knowledge that a violation of the conditions will result in disciplinary actions.

Condition No. 7 – This Condition requires the operator to keep the site and premises free of trash and litter.

Condition No. 8 – This Condition is intended to discourage criminal activities and prohibit loitering at and around the location by installing adequate signage.

Condition No. 9 - This Condition is intended to discourage nuisance activity or loitering in and around the premises and also to improve the safety of anyone on the premises.

Condition Nos. 10, 11, 12, 13 – These Conditions are intended to maintain the interior and the exterior of the site in a clean and well-kept manner as well as eliminating any machines encouraging illegal and loitering activities.

Condition No. 14 – This Condition is to restrict the business hours from 5:00 a.m. to 11:00 p.m., daily, and not operate into late nights causing nuisance activities without severely limiting the convenience store's operation.

Condition No. 15 – This Condition is intended to ensure that grocery items and non-alcoholic beverages are available for purchase to benefit the community.

Condition Nos. 16, 17, 18, and 19 – These Conditions establish good and responsible business practices by requiring the business and employees to report illegal activities, responsibly sell alcoholic beverages, monitor the premises, and curtail nuisance activities.

Condition No. 20 – This Condition requires the operator to maintain a State licensed security personnel on site to deter any criminal, loitering, and nuisance activities at and around the location.

Condition No. 21 – This Condition is intended to discourage criminal activities and prohibit loitering at and around the location by installing adequate lighting.

Condition No. 22 – This Condition is intended to discourage criminal activities and prohibit loitering at and around the location by installing surveillance cameras and signs.

Condition No. 23 – This Condition ensures that the convenience store conducts alcohol sales according to standardized best practices, and that the convenience store staff and management has received training that is supported by the Los Angeles Police Department. The STAR classes are a requirement for all new establishments that serve and/or sell alcoholic beverages within the City.

Condition No. 24 – The requirement of an electronic age verification device ensures consistency in the method of assessing the age of patrons and is a standard requirement for all alcoholic beverage sellers under the City's Conditional Use process.

Condition No. 25 – This Condition is to ensure that the operator does not provide or sell corkscrews or can openers.

Condition No. 26 – This Condition is to ensure that the operator does not sell alcohol to intoxicated patrons.

Condition Nos. 27 and 28 – These Conditions require that the owner/operator to be responsive in a timely manner to concerns from the community and to provide a record of response to inquiries through the provision of a 24-hour, dedicated hot-line number. The Conditions also seek to ensure that the operator response to complaints in a timely manner and maintain a record of complaints. The log of calls and emails are required to be submitted when the operator files for a Plan Approval application with the City.

Condition No. 29 – This Condition is to prohibit sales of single cigarettes to eliminate adverse health effect of unknown brand cigarettes sold, loiters for single cigarette access, and cigarette tax evasion.

Condition Nos. 30 and 31 – These Conditions prevent to aid and complicit small, single, and ready-consume sales of alcoholic beverages that lead to alcohol consumption on public sidewalk and premises.

Condition No. 32 – This Condition encourages the business owner and operator to integrate into the community and stay informed of criminal and nuisance activities in the area and to receive appropriate training opportunity.

Condition No. 33 – This Condition gives notice to the property owner and/or business owner/operator of the requirement to reimburse the City of Los Angeles to cover the costs associated with the Nuisance Abatement proceedings as required by Section 12.27.1.C.2 of the Los Angeles Municipal Code.

Condition No. 34 – This Condition is to ensure that any outstanding fees owed to the City of Los Angeles are transferred to subsequent property owners in the event of a sale or transfer of the subject property.

Condition No. 35 – This Condition ensures that the current property owner and/or business owner/operator provide prospective owner/operator with a copy of the conditions of this determination and disclose the restrictions that are placed on site.

Condition No. 36 – This Condition requires that a Covenant and Agreement regarding all of the Conditions be recorded with the County Recorder's Office by the property owner. This is a standard Condition required in order to ensure that any future owner of the property be made aware of the restrictions and requirements that have been made applicable to the premises. This Condition serves to ensure that in the event of a successor owning or operating the site, the new owner or operator is made aware of the requirements of this Office in order to assure the compatibility of the use with the surrounding businesses and properties.

Condition No. 37 – This Condition clarifies the required appeal fees to be paid, in the event that appeals are filed by the property owner and/or business owner/operator or affiliated associates.

California State Alcoholic Beverage Control – Eight Conditions have been recommended to California State ABC to regulate the sales of alcoholic beverages. Conditions related to the prohibition of sales of single cans, consumption on public properties, advertisements, age restrictions, solicitation, licensing, and transaction checkouts, have been recommended to the State ABC for consideration to eliminate alcoholic beverages sales related nuisance.

It is the purpose of these proceedings under Ordinance No. 180,409 to provide a just and equitable method to be cumulative with and in addition to any other remedy available for the abatement of public nuisance activities. This action is, therefore, to advise the owner and any future owner or lessee that this determination constitutes the first governmental action under the above noted ordinance to make the herein cited correction and changes. Failure to comply with the Conditions herein will put the property at risk of revocation and the issue of an order directing the discontinuance of the use as a convenience store located at 6701, 6703, 6705, and 6707 West Santa Monica Boulevard.

It is further determined that the instant action by the Zoning Administrator on behalf of the Director of Planning is in compliance with Section 12.27.1 of the Municipal Code and has been conducted so as not to impair the constitutional right of any person. All of the procedures followed as a part of this action conform to the Municipal Code. The owner/operator of the business as well as the property owner have been provided notice of these proceedings and have been afforded the opportunity to testify and respond to the allegations concerning the impacts of the operation of the convenience store known as 7-Eleven on the property and surrounding area. Representatives of the property owner and business owner were present at the public hearing and provided testimony. The Conditions imposed under this initial action are not so onerous as to prevent the viable, legal operation of the business.

Inquiries regarding this matter shall be directed to Iris Wan, Planning Staff for the Office of Zoning Administration at iris.wan@lacity.org or at (213) 978-1397.

VINCENT P. BERTONI, AICP
Director of Planning



JACK CHIANG
Associate Zoning Administrator

JC:CS:IW:ds

cc. Councilmember Hugo Soto-Martinez
Thirteenth Council District
Adjoining Property Owners
Interested Parties