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Decision Date: July 1, 2024

Last Day to File an Appeal: July 16, 2024

Shyam Sharma (A)
S & V Sharma, Inc.
2674 Silver Stream Court
Simi Valley, CA 93065

Bixgold, Inc. (O)
622 North Gower Street
Los Angeles, CA 90004

Sherrie Olson (R)
PLRC
1030 North Mountain Avenue, #190
Ontario, CA 91762

CASE NO. ZA-2011-1666-CUB-PA2
PLAN APPROVAL

4221 West Beverly Boulevard, Suites A
and B (4201-4223 West Beverly
Boulevard, 306 North Normandie
Place)

Wilshire Community Plan
Zone: C2-1

C.D: 13 – Soto-Martinez

D.M.: 138B193

CEQA: ENV-2021-2924-CE

Legal Description: Lots FR 4, 5, 8-10,
Tract TR 1226

Pursuant to California Environmental Quality Act, I hereby **DETERMINE**:

based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), 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,

Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1 Section 12.24 M.1, I hereby **APPROVE**:

a Plan Approval to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing 2,509 square-foot convenience store operating 24 hours daily;

Upon the following additional terms and conditions (ADDED conditions are underlined and DELETED conditions are shown as ~~strikeouts~~):

1. 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.
2. **MODIFIED.** The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. **MODIFIED.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning ~~Condition Compliance Unit ("CCU")~~ and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Authorized herein is the continued sale and dispensing of a beer and wine for off-site consumption, in conjunction with an existing 2,509 square-foot 7- Eleven store operating 24-hours daily.
7. The authorization granted herein for the off-site sale and dispensing of beer and wine is for a period of five years (5) years from the effective date of this grant. Thereafter, a new authorization to allow the off-site sale and dispensing of beer and wine will be required. The applicant is advised that he/she should allow appropriate time for a new entitlement application to be processed and the application should be approved prior to the expiration date of this grant in order to continue the sale of beer and wine at the 7-Eleven.

8. **MODIFIED.** Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the Department of City Planning CCU in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning CCU within 30-days of the beginning of her/his new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.
9. **MODIFIED.** ~~Should there be a change in ownership and/or the operator, the~~ The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, ~~or if at any time during the period of validity of this grant, should documented evidence be submitted showing a continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties.~~ The application, in association with the appropriate fees, shall be submitted to the Development Services Center, Department of City Planning, Condition Compliance Unit within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
10. **MODIFIED.** ~~Prior to the effectuation of this grant, Within 30-days of this grant, a~~ covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided ~~to the Condition Compliance Unit~~ for inclusion in case file.
11. **MODIFIED.** Prior to the effectuation of this grant, a camera surveillance system shall be installed by a State licensed contractor to monitor the interior, entrance, exists and exterior areas, in front of and around the premises. Recorded tapes/images shall be maintained for a minimum period of 30 days. The tapes shall be furnished to the Los Angeles Police Department upon request. The applicant

shall provide evidence of the surveillance system to the Department of City Planning CCU by submitting an invoice/receipt from the licensed installer, photographs of the cameras installed, the central monitoring system and a schematic plan cross-referencing the camera and central system locations. The plan must be reviewed and approved by the Police Department and the Department of Building and Safety for the purpose of verification or inspections.

12. **MODIFIED.** Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment. Photographic evidence of the light fixtures, indicating the locations and types of light fixture, shall be submitted to the Department of City Planning CCU, prior to the effectuation of the grant.
13. **MODIFIED.** The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences. Photographic evidence of the exterior light fixtures, indicating the locations and types of light fixture, shall be submitted to the Department of City Planning CCU, prior to the effectuation of the grant.
14. **MODIFIED.** Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries and trash removal. Photographic evidence shall be provided to the Department of City Planning CCU, prior to the effectuation of the grant.
15. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
16. **MODIFIED.** Prior to the effectuation of the grant, an electronic age verification device shall be purchased and retained on the premises for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use. A copy of the purchase receipt and photographs of the device shall be provided to the Department of City Planning CCU for inclusion in the case file.

17. **MODIFIED.** Prior to the effectuation of the grant, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Department of City Planning Condition Compliance Unit. The statement shall state,

We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of a beer and wine, in conjunction with the market, known as 7 Eleven and agree to abide and comply with said conditions at all times.

18. **MODIFIED.** A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control. The on-site manager and employees shall be knowledgeable of the conditions herein.

19. **MODIFIED. Complaint Log.** ~~Prior to the beginning of operations, a 24-hour "hot line"~~ A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:

- a. Entry, visible to pedestrians
- b. Customer service desk, front desk or near the hostess station

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls, 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. Complaints shall be responded to within twenty four hours. The applicant shall provide photographs of the sign postings and a copy of the log to the Department of City Planning CCU for inclusion in the Case File.~~

20. **MODIFIED. STAR/LEAD/RBS Training.** Within six months of the effectuation of this grant, all employees involved with the sale of beer and wine shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcoholic Beverage Control to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter referencing Case No. ZA-2011-1666-CUB-PA2 ~~ZA-2011-1666(CUB)(PA1)~~ from the Police Department to the Department of City Planning ~~Condition Compliance Unit~~ 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 or LEAD or RBS training shall be conducted for all new hires within three ~~two~~ months of their employment.

21. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
22. **MODIFIED.** Loitering is prohibited on or around these premises and ~~or~~ the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility. Signs shall be in English and in the predominant language of the facility's clientele. Photographic evidence shall be provided to the Department of City Planning CCU prior to the effectuation of the grant.
23. **MODIFIED.** The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least six (6) feet in height above the ground so as to permit surveillance into the location by Police and/or private security. Updated photographic evidence shall be provided to the Department of City Planning CCU prior to the beginning of operations.
24. Trash pick-up, compacting, loading and unloading and receiving activities shall be limited to 8:00 a.m. to 7:00 p.m. Monday through Saturday. No deliveries or trash pick-up shall occur on Sunday.
 - a. Trash/recycling containers shall be locked when the convenience store is not in use.
 - b. Trash/recycling containers shall not be placed in or block access to required parking.
 - c. Trash/recycling items shall not be emptied or disposed into outside containers earlier than 9:00 a.m. or later than 9:00 p.m.
25. **MODIFIED.** The applicant shall be responsible for maintaining the area adjacent to premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of litter.
26. No pay phones shall be installed nor maintained on the subject property under control of the applicant.
27. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
28. **MODIFIED. MVIP - Monitoring, Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01 E.3 – Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 – Miscellaneous Clearance – ZA shall be paid to the city.

- a. Within 24 months from the effective date of this grant, At any time, before, during, or after operating hours, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance.
 - b. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in additional corrective conditions imposed by the Zoning Administrator denial of future requests to renew or extend this grant.
- 29. **NEW.** At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
- 30. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

 - a. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court

costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of Chapter 1 of the Los Angeles Municipal Code provides:

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

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

NOTICE

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

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on March 14, 2024, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find as follows:

BACKGROUND

The subject property is a level, irregularly shaped lot measuring approximately 16,135 square feet in area. The lot has approximately 172 feet of frontage along Beverly Boulevard to the south, 105 feet of frontage along Normandie Avenue to the east, and 62 feet of frontage along Normandie Place to the west. The subject property is developed with a mini-shopping center built in 1986 and a surface parking lot with a total of 16 automobile parking spaces. The project site consists of two tenant spaces, totaling 2,509 square feet.

Pursuant to Condition No. 7 in Case No. ZA-2011-1666-CUB-PA1, the applicant is requesting a Plan Approval to allow the continued sale of beer and wine for off-site consumption in conjunction with a 2,509 square-foot convenience store located within an existing shopping center. The business, 7-Eleven, previously received a Conditional Use Permit for off-site sale of beer and wine on December 9, 2011, under Case No. ZA-2011-1666-CUB, which was extended under Case No. ZA-2011-1666-CUB-PA1. The convenience store operates 24 hours daily, with alcohol sales taking place between 6:00 a.m. and 2:00 a.m. No new construction to expand the building floor area, footprint, or height is proposed.

The subject property is located within the Wilshire Community Plan Area. The Community Plan designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The subject property is zoned C2-1 and is therefore consistent with its land use designation. The subject property is located within a Tier 3 Transit Oriented Communities Zone, a Transit Priority Area, the Los Angeles State Enterprise Zone, and an Urban Agriculture Incentive Zone, and within 1.75 kilometers of the Puente Hills Blind Thrust Fault.

Surrounding Properties

The surrounding area is fully developed and characterized by a variety of residential and commercial uses. Properties along Beverly Boulevard to the east and west are zoned C2-1 and are developed with commercial and mixed-use buildings. Properties to the north consist of single-family and multi-family dwellings in the R3-1 Zone, however, Alexandria Elementary School is located approximately 530 feet to the northeast in the [Q]PF-1XL Zone. Properties further south, beyond the commercial uses fronting Beverly Boulevard, are zoned R1-1, R3-1 and R4-1 and developed with single-family and multi-family dwellings.

Streets

Beverly Boulevard, adjoining the property to the south, is designated an Avenue II, with a dedicated right-of-way width of 86 feet and roadway width of 56 feet along the property's frontage, and is improved with an asphalt roadway, sidewalk, and curb.

Normandie Avenue, adjoining the property to the east, is designated an Avenue III, with a dedicated right-of-way width of 72 feet and roadway width of 46 feet along the property's frontage, and is improved with an asphalt roadway, sidewalk, and curb.

Normandie Place, adjoining the property to the west, is designated a Local Street – Standard, with a dedicated right-of-way width of 60 feet and roadway width of 36 feet along the property's frontage, and is improved with an asphalt roadway, sidewalk, and curb.

Previous Cases, Affidavits, Permits, and Orders on the Subject Property:

Case No. ZA-2011-1666-CUB-PA1: On June 3, 2016, the Zoning Administrator approved a Plan Approval to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing retail market operating 24 hours daily in the C2-1 Zone.

Case No. ZA-2011-1666-CUB-CU: On December 9, 2011, the Zoning Administrator approved a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a 2,509 square-foot market in the C2-1 Zone and a Conditional Use Permit to allow 24-hour operation daily in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m.

Permit No. 1985LA09197: On April 3, 1985, the Los Angeles Department of Building and Safety issued a permit for the construction of retail stores.

Permit No. 1987LA82589: On November 30, 1987, the Los Angeles Department of Building and Safety issued a permit for the construction of a retail kiosk.

Previous Cases on Surrounding Properties:

Staff utilized a 1,000-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with Conditional Use Permits for the sale of alcoholic beverages. The following relevant cases were identified:

Case No. ZA-2021-5825-CUB: On October 25, 2022, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 1,467 square-foot restaurant in the C2-1 Zone, located at 4269-4271 West Beverly Boulevard.

Case No. ZA-2020-1915-CUB: On December 8, 2020, the Zoning Administrator approved a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C2-1 Zone, located at 4273 West Beverly Boulevard.

Case No. ZA-2018-1591-CUB: On September 18, 2018, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 4273-4275 West Beverly Boulevard.

Case No. ZA-2012-928-CUB-CU-PA1: On September 12, 2018, the Zoning Administrator approved a Plan Approval to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant and bar with an outdoor patio and live entertainment in the C2-1 Zone, and a Conditional Use Permit to allow hours of operation from 8:00 a.m. to 2 a.m. daily, located at 4161 West Beverly Boulevard.

Case No. ZA-2018-172-CUB: On August 27, 2018, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the C2-1 Zone, located at 4251-4261 West Beverly Boulevard. On November 13, 2018, the Central Los Angeles Area Planning Commission sustained the Zoning Administrator's determination, granting in part and denying in part an appeal brought forward by the applicant.

Case No. ZA-2015-4194-CUB: On March 15, 2016, the Zoning Administrator approved a Conditional Use Permit for the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 4168 Beverly Boulevard. On August 16, 2016, the Central Los Angeles Area Planning Commission sustained the Zoning Administrator's approval and granted in part an appeal brought forward by the applicant.

Case No. ZA-2015-1185-CUB: On April 19, 2016, the Zoning Administrator approved a Conditional Use Permit for the sale of beer and wine for on-site consumption in

conjunction with an existing restaurant in the C2-1 Zone, located at 4269-4271 Beverly Boulevard.

Case No. ZA-2012-928-CUB-CU: On December 7, 2012, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with an establishment having live entertainment in the C2-1 Zone, and a Conditional Use Permit to allow hours of operation from 8:00 a.m. to midnight Sunday through Thursday and 8:00 a.m. to 2:00 a.m. Friday and Saturday in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m., located at 4151-4163 ½ West Beverly Boulevard.

Case No. ZA-2002-6291-CUB-PA3: On May 27, 2008, the Zoning Administrator determined that substantial compliance with the conditions of the prior Conditional Use Permit for the sale of a full line of alcoholic beverages had been attained, located at 4210 West Beverly Boulevard.

Case No. ZA-2002-6291-CUB-PA2: On January 22, 2007, the Zoning Administrator determined that substantial compliance had been attained with the conditions of the prior action in association with the operation of a restaurant and karaoke studio with sale and dispensing of a full line of alcoholic beverages for on-site consumption, located at 4210-4212 West Beverly Boulevard.

Case No. ZA-2002-6291-CUB-PA1: On July 8, 2005, the Zoning Administrator determined that substantial compliance with the conditions of the prior action had been attained in association with the operation of a restaurant and karaoke studio with sale and dispensing of a full line of alcoholic beverages for on-site consumption, located at 4210-4212 West Beverly Boulevard.

Case No. ZA-2004-3192-CUB-ZV: On September 13, 2004, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 1,980 square-foot restaurant and a Zone Variance to allow the provision of 10 on-site parking spaces in lieu of the 20 spaces otherwise required under LAMC Section 12.21 A.4(c)(3), located at 4356 West Beverly Boulevard.

Case No. ZA-2002-6291-CUB: On March 12, 2003, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages in conjunction with a restaurant, located at 4210-4212 West Beverly Boulevard. On June 10, 2003, the Central Area Planning Commission overturned the Zoning Administrator's decision following an appeal, granting the Conditional Use Permit.

Case No. ZA-1996-1068-CUB-PA1: On March 12, 2001, the Zoning Administrator approved plans to allow an existing restaurant to host an acapella singer without live bands, located at 4161 West Beverly Boulevard.

Case No. ZA-1999-890-CUB: On June 30, 2000, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine in conjunction with an existing restaurant in the C2-1 Zone, located at 4356 West Beverly Boulevard.

Case No. ZA-1996-1068-CUB: On March 14, 1997, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant, located at 411 West Beverly Boulevard.

Case No. ZA-1994-568-CUB: On October 27, 1994, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with an existing restaurant with live entertainment, located at 4210-4212 West Beverly Boulevard.

Case No. ZA-1991-281-CUB: On June 12, 1991, the Zoning Administrator denied a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages for off-site consumption in conjunction with an existing market, located at 4165 West Beverly Boulevard.

Public Correspondence

No public correspondence was received.

Public Hearing

A Notice of Public Hearing was sent to owners of abutting properties. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. All interested persons are invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The public hearing was held on March 14, 2024, at approximately 9:30 a.m. and was conducted entirely telephonically. The following testimony was provided at the hearing:

The applicant provided the following comments:

The Project is for a Plan Approval to allow the continued sale of beer and wine for off-site consumption in conjunction with an existing 2,509 square-foot convenience store located in the C2-1 Zone. The store operates 24 hours daily, with alcohol sales taking place between 6:00 a.m. and 2:00 a.m. daily. No new construction to expand the building floor area, footprint, or height is proposed.

Public Testimony:

Two members of the public spoke during the public comment period. The first was the 7-11 franchise owner, who stated that he is operating a "good operation" that opens late for

adjacent construction personnel without incident for several years. The second was the owner of an adjacent business who had concerns regarding potential noise and trash as well as security concerns from people "hanging out at night" since the business is open 24 hours daily.

Applicant's last statement:

The applicant rebutted the statement of concern stating that the business takes pride in their property, keeping it clean. Also, they business takes security very seriously, featuring lockable cooler doors to prevent underage drinking. Additionally, the owner has installed security cameras with a sharable IP address with the Los Angeles Police Department and a Point-of-Sale device that prevents sales of alcohol to minors.

Adjournment

The hearing was adjourned at 9:50 am, with the project being taken under advisement for a period of 15 days.

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

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

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

- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time.
- No alcohol shall be allowed to be consumed on any adjacent property 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 signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- The single unit sales of malt liquors and/or malt based products shall be prohibited.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

AUTHORITY FOR PLAN APPROVAL

Section 12.24 M.1 of Chapter 1 of the Los Angeles Municipal Code provides in part:

“Development of Site. On any lot or portion of a lot on which a deemed-approved conditional use is permitted pursuant to the provisions of this section, new buildings or structures may be erected, enlargements may be made to existing buildings, and existing uses may be extended on an approved site, as permitted in Subsection L of this section, provided that plans are submitted to and approved by the Zoning Administrator, the Area Planning Commission, or the City Planning Commission, whichever has jurisdiction at the time. The Zoning Administrator, the Area Planning Commission, or the City Planning Commission may deny the plans if the Zoning Administrator or the Commission finds that the use does not conform to the purpose and intent of the findings required for a conditional use under this section and may specify the conditions under which the plans may be approved.”

FINDINGS

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

The subject property is a level, irregularly shaped lot measuring approximately 16,135 square feet in area. The lot has approximately 172 feet of frontage along

Beverly Boulevard to the south, 105 feet of frontage along Normandie Avenue to the east, and 62 feet of frontage along Normandie Place to the west. The subject property is developed with a mini-shopping center built in 1986 and a surface parking lot with a total of 16 automobile parking spaces. The project site consists of two tenant spaces, totaling 2,509 square feet.

Pursuant to Condition No. 7 in Case No. ZA-2011-1666-CUB-PA1, the applicant is requesting a Plan Approval to allow the continued sale of beer and wine for off-site consumption in conjunction with a 2,509 square-foot convenience store located within an existing shopping center. The business, 7 Eleven, previously received a Conditional Use Permit for off-site sale of beer and wine on December 9, 2011, under Case No. ZA-2011-1666-CUB, which was extended under Case No. ZA-2011-1666-CUB-PA1. The convenience store operates 24 hours daily, with alcohol sales taking place between 6:00 a.m. and 2:00 a.m. No new construction to expand the building floor area, footprint, or height is proposed.

The surrounding built environment has not appreciably changed since the conditional use was first approved in 2011. At that time, the Zoning Administrator found that the project would provide a service that is beneficial to the community and enhance the built environment.

The store is open 24 hours daily and sells a variety of food, beverages, and other basic goods, ensuring that they are readily available at any time to local residents. For many people, necessities such as household goods or bottled water may sometimes be needed urgently at a time when other businesses have closed; others, such as night-shift workers, may need to more consistently make purchases at these hours. While the area is home to a number of grocery stores and markets, none are open late at night or in the early morning. As an additional source of revenue, alcohol sales contribute to the viability of the business, ensuring that it will continue to meet the needs of local residents and employees at any time of day. Alcohol sales are also a natural complement to the store's food and beverage offerings, providing a greater diversity of choices to shoppers. The project will therefore provide a service that is beneficial to the community.

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

Pursuant to Condition No. 7 in Case No. ZA-2011-1666-CUB-PA1, the applicant is requesting a Plan Approval to allow the continued sale of beer and wine for off-site consumption in conjunction with a 2,509 square-foot convenience store located within an existing shopping center. The business, 7 Eleven, previously received a Conditional Use Permit for off-site sale of beer and wine on December 9, 2011, under Case No. ZA-2011-1666-CUB, which was extended under Case No. ZA-2011-1666-CUB-PA1. The convenience store operates 24 hours daily, with alcohol

sales taking place between 6:00 a.m. and 2:00 a.m. No new construction to expand the building floor area, footprint, or height is proposed.

The surrounding area is fully developed and characterized by a variety of residential and commercial uses. Properties along Beverly Boulevard to the east and west are zoned C2-1 and are developed with commercial and mixed-use buildings. Properties to the north consist of single-family and multi-family dwellings in the R3-1 Zone, however, Alexandria Elementary School is located approximately 530 feet to the northeast in the [Q]PF-1XL Zone. Properties further south, beyond the commercial uses fronting Beverly Boulevard, are zoned R1-1, R3-1 and R4-1 and developed with single-family and multi-family dwellings.

The proposed project will have minimal impact on the surrounding neighborhood. It entails the continued sale of beer and wine at an existing 7-Eleven convenience store, which has taken place since 2011 with no documented incidents or disciplinary actions. No new construction or change in the character or hours of operation is proposed. The business is located in an existing mini-shopping center with a variety of other retail uses and is part of a larger commercial corridor along Beverly Boulevard. The mini-shopping center is accessed from Beverly Boulevard and Normandie Avenue, both major thoroughfares, and has no entrances on Normandie Place, a smaller residential street. The space occupied by 7-Eleven is also separated from adjacent residential properties by the other retail units on the property. The project is therefore compatible with the neighborhood and will not adversely affect adjacent properties or the public health, welfare, and safety.

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

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Wilshire Community Plan Area. The Community Plan designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The subject property is zoned C2-1 and is therefore consistent with its land use designation.

The Wilshire Community Plan does not encourage or restrict the sale of alcohol. However, its objectives and policies include the following:

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.3: Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

The proposed project is in keeping with the above objective and policy of the Community Plan. The project consists of the continued sale of beer and wine at an existing convenience store. The business, which operates 24 hours daily, provides a useful service to the community, making food, beverages, household goods, and other supplies available whenever they may be needed. As a locally serving business, it is an example of the type of commercial development that the Community Plan seeks to promote and maintain. It is also consistent with the site's zoning and other commercial uses. Therefore, the proposed project conforms with the purpose, intent, and provisions of the Wilshire Community Plan.

ALCOHOLIC BEVERAGE FINDINGS

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

Pursuant to Condition No. 7 in Case No. ZA-2011-1666-CUB-PA1, the applicant is requesting a Plan Approval to allow the continued sale of beer and wine for off-site consumption in conjunction with a 2,509 square-foot convenience store located within an existing shopping center. The business, 7 Eleven, previously received a Conditional Use Permit for off-site sale of beer and wine on December 9, 2011, under Case No. ZA-2011-1666-CUB, which was extended under Case No. ZA-2011-1666-CUB-PA1. The convenience store operates 24 hours daily, with alcohol sales taking place between 6:00 a.m. and 2:00 a.m. No new construction to expand the building floor area, footprint, or height is proposed.

According to the California Department of Alcoholic Beverages Control (ABC), License No. 518277, a Type 20 license, is issued to the authorized space. There are no noted disciplinary actions or history associated with the license.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retailers (STAR) Program. Other conditions imposed related to excessive noise, litter and noise prevention will safeguard the surrounding sensitive uses that include single-family and multi-family residential uses. Additionally, should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. As conditioned, approval of the Plan Approval will not adversely affect the welfare of the pertinent community.

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

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, 4 on-site consumption licenses and 2 off-site consumption licenses are allocated to the subject census tract (Census Tract 1925.20). Currently, there are 4 active on-site licenses and 3 active off-site license total in this census tract:

- (3) Type 20 – Off-Sale Beer & Wine
- (3) Type 41 – On-Sale Beer & Wine – Eating Place
- (1) Type 47 – On-Sale General – Eating Place

The number of off-site licenses in the census tract exceeds the amount allocated by ABC criteria. However, the census tract includes three major commercial corridors along Beverly Boulevard, Melrose Avenue, and Western Avenue; the presence of one more off-site license than what is allocated is therefore not inappropriate to the community and does not reflect disproportionate concentration. Finally, the subject convenience store already possesses a Type 20 license and does not propose any changes to the nature or character of the business that would require an additional license. Therefore, there will be no increase in the number of establishments selling or dispensing alcohol, and the project will not result in an undue concentration of such establishments.

According to statistics provided by the Los Angeles Police Department's Central Bureau, Central Division within Crime Reporting District No. 2005, which has jurisdiction over the subject property, a total of 112 crimes were reported in 2023, including 91 Part I crimes and 21 Part II Crimes, compared to the Citywide average of 162 crimes and the High Crime Reporting District average of 194 crimes for the same reporting period. In 2023, alcohol-related Part II crimes reported include Narcotics (1), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (1), Gambling (0), DUI-related (8), Moving Traffic Violations (0), and Miscellaneous Other Violations (4). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The data regarding the crime rate in the reporting district where the subject site is located is below the City average and no evidence was submitted for the record establishing any link between the subject site and the area's crime rate. Only 14 alcohol-related crimes were reported in the district in 2023. Negative impacts commonly associated with the sale and dispensing of alcohol such as criminal activity, public drunkenness, and loitering are minimized by the conditions of approval that are imposed by this grant. The project will not adversely affect public welfare because it is in an area that is appropriate for the use. In this case, the project will benefit the local community and, as conditioned will not negatively impact the area.

Inasmuch as the facility has operated compatibly with the surrounding community under the prior conditional use approval, many of the conditions originating in that approval have been incorporated herein. Some of the conditions have been revised to reflect current policies and practices. Others have been added in consideration that the grant is no longer term limited and emphasizes the applicant's responsibilities in complying with conditions.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, numerous operational conditions to the grant have been incorporated that address noise, safety, and security to further ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

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

The proposed project consists of continued sale of beer and wine at an existing convenience store. The following sensitive uses are located within a 1,000-foot radius of the site:

Residential	
Single-Family Residences	
Multi-Family Residences	
School, Church, Hospital, Park	
Harvard Elementary School	330 North Harvard Boulevard
Alexandria Elementary School	4211 West Oakwood Avenue
Alexandria Early Education Center	4304 West Rosewood Avenue
Baqurian Family Child Care	4452 West Rosewood Avenue

St. Kevin Catholic Church	4072 West Beverly Boulevard
Misión Cristiana Nueva Visión	4144 West Beverly Boulevard
La Casa de Fe	4081 West Beverly Boulevard
Iglesia Cristiana la Verdad en Jesús	4111 West Beverly Boulevard
Ministerio Cristiano Pentecostés Ancla de Fe	4117 West Beverly Boulevard
Ministerio Fresca Unción	4056 West Beverly Boulevard

The project should have minimal impacts on nearby sensitive uses. ABC may deny a license to a facility within 600 feet of a sensitive use if its operation would be detrimental to the public welfare. While there is a school (Alexandria Elementary School) and three places of worship (Misión Cristiana Nueva Visión, Iglesia Cristiana la Verdad en Jesús, and Ministerio Pentecostés Ancla de Fe) within 600 feet of the subject property, continued operation of the convenience store will not have negative impacts on these uses. The business is located in a shopping center with other community-oriented retail uses and does not abut any sensitive uses. The project is subject to a number of conditions to minimize potential impacts from noise, traffic, or litter, and, as a continuation of an existing use on the site, no new impacts are expected.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.186,952, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flooding.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](http://appointments.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

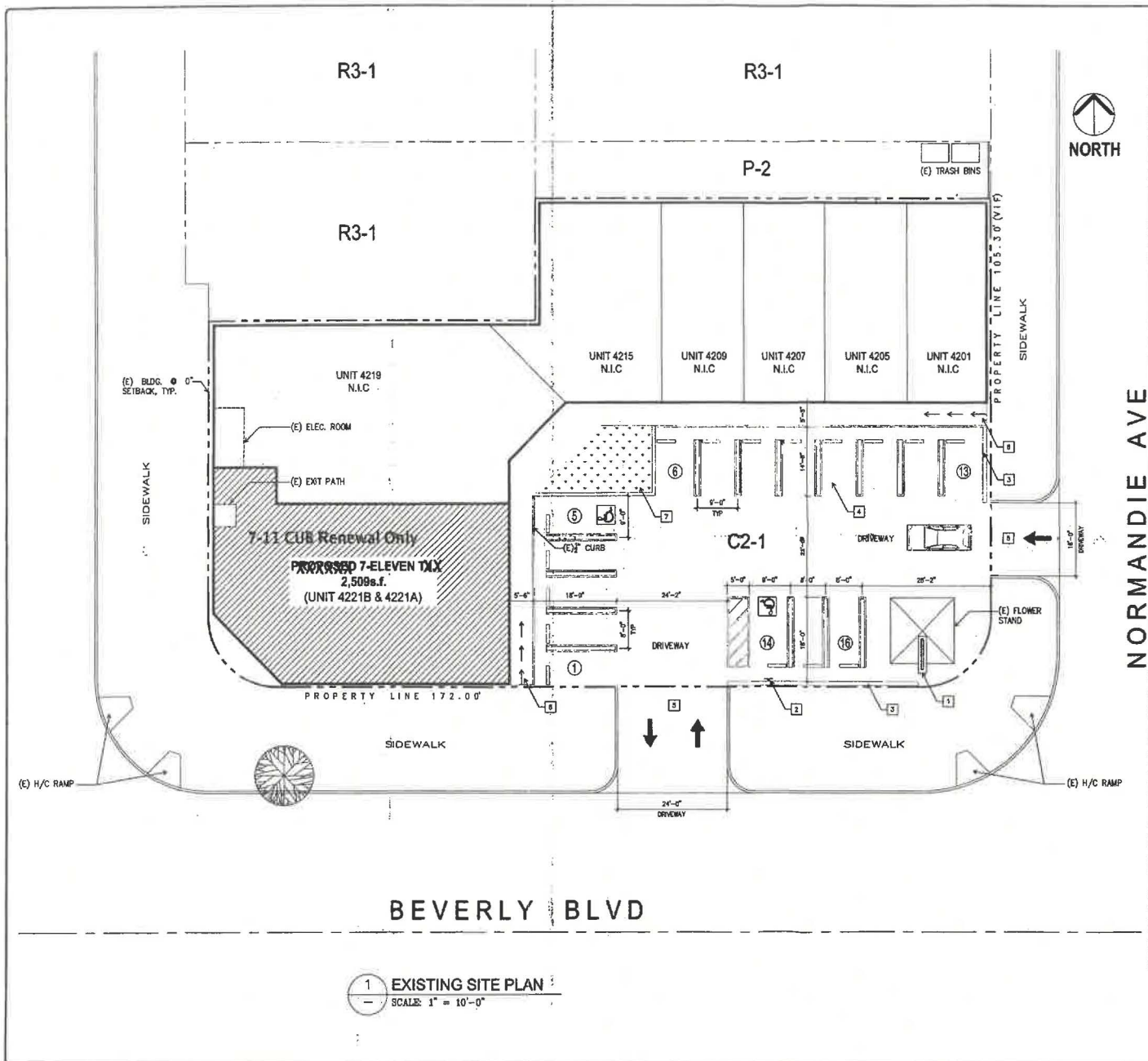
Inquiries regarding this matter shall be directed to Jonathan Hagar, Planning Staff for the Department of City Planning at (818) 374-5060 or jonathan.hagar@lacity.org.

A handwritten signature in black ink, reading "Christine M. Saponara". The signature is fluid and cursive.

CHRISTINE M. SAPONARA
Associate Zoning Administrator

CMS:AC:MA:JH

CC: Councilmember Hugo Soto-Martinez
· Thirteenth District
Adjoining property owners



Existing Parking Totals

ACCESSIBLE	
EXISTING ADA SPACE	2
EXISTING STANDARD	14
TOTAL	16

Site Keynotes

- 1 (C) POLE SIGN
- 2 (C) H.C. SIGN
- 3 (C) BOOK WALL
- 4 (C) PARKING
- 5 (C) APPROACH
- 6 (C) ADA PATH FROM PUBLIC WAY
- 7 (C) LANDSCAPING

Legend

← ARROWS INDICATE ACCESSIBLE PATH (IF TRAVEL LEVEL CHANGES NOT EXCEEDING 1/2\"/>

General Notes

1. ALL EXTERIOR BUILDING GROUND LEVELS TO BE ACCESSIBLE WITH A 1/2\"/>

Client/Architect:



Agent:

ANkan
Architecture

4887 W. La Palma Ave., Ste. 207
Anaheim, California 92807

(714) 487-7173
(714) 784-7898 fax

Architectural/Engineering Seal

2,509 S.F.

Project Location:

4221 Beverly Blvd
@ Normandie Ave
Los Angeles, CA 90004

7-Eleven No. 1020000 - Tenant Improvement

No.	Date	Revision
1		

Scale: As Noted

Drawn / Check by: K.L. / J.N.

Date: March 24, 2011

Drawing Title:

Site Plan

Sheet / Project No. 2011-102000

SP.0

EXHIBIT "A"

Page No. 1 of 2

Case No. ZA-2011-1666-CUB-P2

Law M. As

ZA-2011-1666-CUB-P2

ZA-2011-1666-WB-Pa2