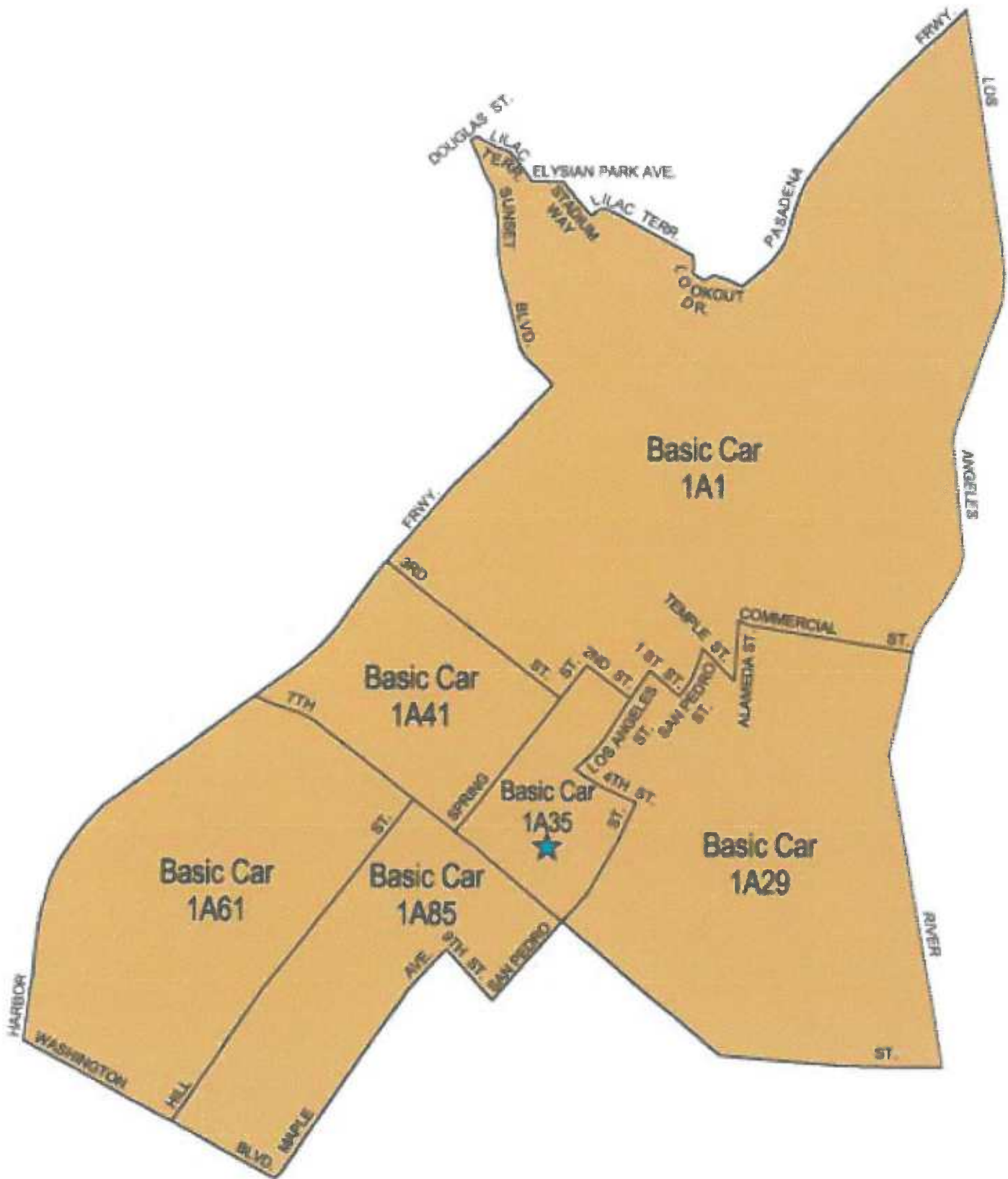


ITEM #1

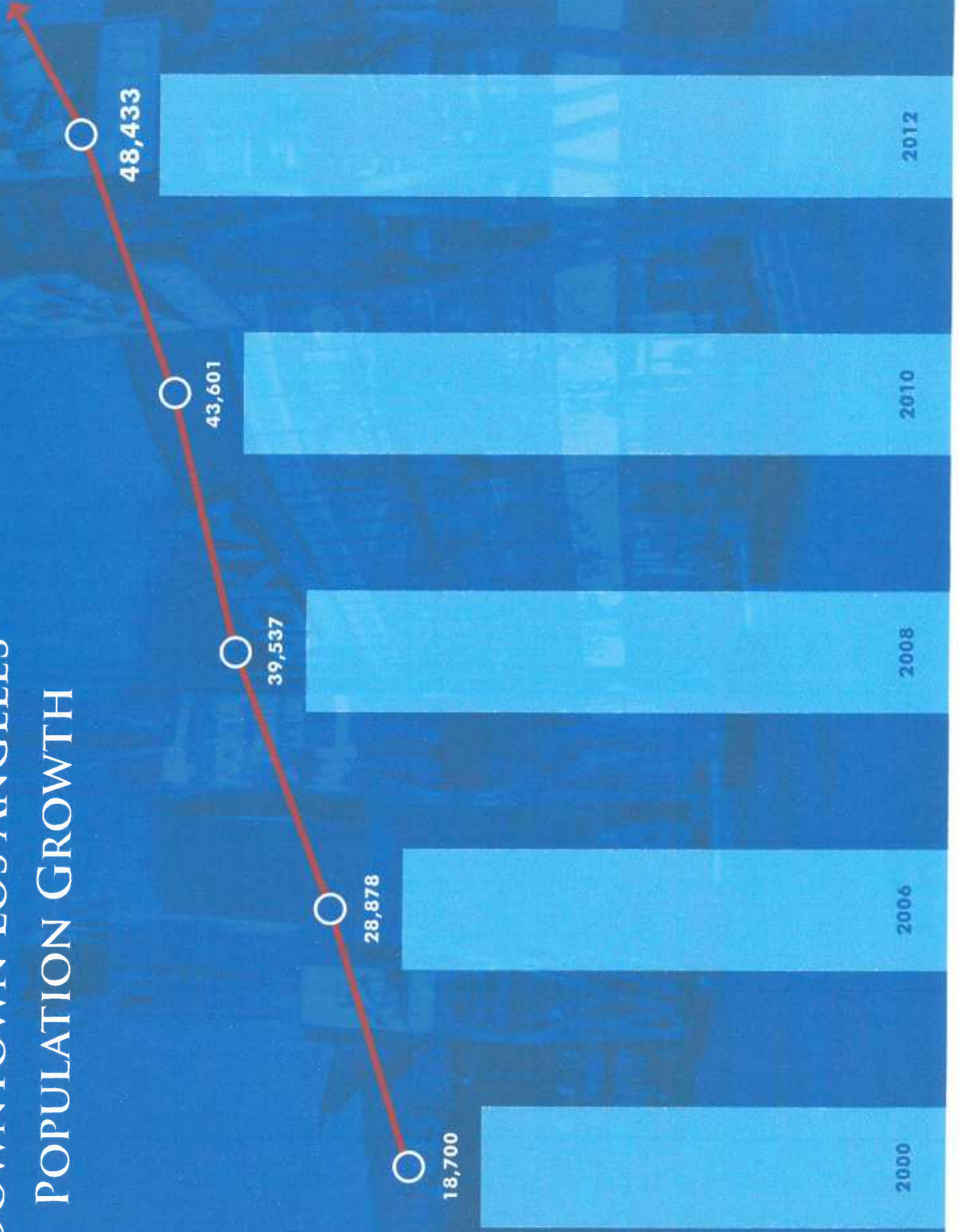


ITEM #2



ITEM #4

DOWNTOWN LOS ANGELES POPULATION GROWTH





LARABA

Los Angeles River Artists and Business Association

May 5, 2014

Michael O'Brien
City Planning Associate
Los Angeles Department of City Planning
Office of Zoning Administrator
200 N. Spring Street, Room 763
Los Angeles, California 90012

RE: Planning Case #ZA-2013-4132-CUB-ZV
Project Address: 428 S. Hewitt Bar
Applicant: Timothy Krehbiel <t.s.krehbiel@gmail.com>; Paul Oberman <poberman66@gmail.com>

Dear Mr. O'Brien:

On behalf of the Los Angeles River Artists and Business Association ("LARABA"), I send the following. LARABA has met with and heard from residents on the above case in tonight's meeting and have decided to re-send our letter of support for the above project that we temporarily suspended. You might remember in my last letter I wrote:

"After the Arts District's controversial Cedd Mosses' bar situation, LARABA decided that the surrounding neighborhood MUST be notified by a letter from the city officially stating what the applicant was asking for and hearing date, and further that LARABA would only consider a motion of support after it had the opportunity to hear voices from the surrounding community."

Please include our letter in tomorrow's Zoning Hearing as:

On behalf of the Los Angeles River Artists and Business Association ("LARABA"), I offer this letter of support for the above noted entitlement case filed for the Master Conditional Use Permit.

Our Land Use Committee recommended to our entire board resulting in a passing vote for the passage of this CUP because the bar is a suited fit for the neighborhood, the owners are long time residents who contribute to a sense of place, the music venue and beer garden will be a unique addition, and they are working hard to expand parking.

We support this project and urge you to approve the requested Conditional Use Permit.

Sincerely,

Deborah Meadows
President, LARABA

cc. Tanner Blackman, CD 14



COMPSTAT

Central Area Profile 07/27/14 - 08/23/14



AREA COMMANDING OFFICER:
Michael A. Oreb
CAPT-III
Rank:
September 8, 2013
Date of Rank:
January 1, 2012
Date Assigned Area:
September 15, 1986
LAPD Appointment Date:



PATROL DIVISION COMMANDING OFFICER:
John McMahon
CAPT-I
Rank:
September 8, 2013
Date of Rank:
September 8, 2013
Date Assigned Area:
March 27, 1989
LAPD Appointment Date:

CRIME STATISTICS for week ending 08/23/14												
VIOLENT CRIMES	07/27/14 TO 08/23/14		06/29/14 TO 07/26/14		06/01/14 TO 06/28/14		YTD 2014		YTD 2013		% Change	
	Count	% Change	Count	% Change	Count	% Change	2014	2013	2014	2013	2014	% Change
HOMICIDE	0	-100.0%	1	N.C.*	0	N.C.*	5	6	5	6	5	-16.7%
RAPE (121,122)	7	-46.2%	13	-46.2%	2	550.0%	38	18	38	18	38	111.1%
RAPE (815,820,821)	0	-100.0%	4	-100.0%	3	33.3%	15	17	15	17	15	-11.8%
TOTAL RAPE	7	-58.9%	17	-58.9%	5	240.0%	53	35	53	35	53	51.4%
ROBBERY	37	-7.5%	40	-7.5%	42	-4.8%	302	274	302	274	302	10.2%
AGGRAVATED ASSAULTS	39	-11.4%	44	-11.4%	44	-2.2%	277	241	277	241	277	14.9%
TOTAL VIOLENT	83	-18.6%	102	-18.6%	92	10.9%	637	556	637	556	637	14.6%
PROPERTY CRIMES												
PROPERTY CRIMES	07/27/14 TO 08/23/14		06/29/14 TO 07/26/14		06/01/14 TO 06/28/14		YTD 2014		YTD 2013		% Change	
	Count	% Change	Count	% Change	Count	% Change	2014	2013	2014	2013	2014	% Change
BURGLARY	18	5.9%	17	5.9%	20	-15.0%	134	128	134	128	134	4.7%
MOTOR VEHICLE THEFT	21	0.0%	21	0.0%	20	5.0%	153	170	153	170	153	-10.0%
BTFV	43	-46.3%	80	-46.3%	55	45.5%	473	500	473	500	473	-5.4%
PERSONAL / OTHER THEFT	154	-11.5%	174	-11.5%	145	20.0%	1254	1140	1254	1140	1254	10.0%
TOTAL PROPERTY	236	-19.2%	292	-19.2%	240	21.7%	2014	1938	2014	1938	2014	3.9%
TOTAL PART I	319	-19.0%	394	-19.0%	332	18.7%	2651	2494	2651	2494	2651	6.3%
Child/Spousal Abuse (Part I & II)*	39	-4.9%	41	-4.9%	26	57.7%	288	218	288	218	288	32.1%
SHOTS FIRED	1	N.C.*	0	N.C.*	0	N.C.*	4	16	4	16	4	-75.0%
SHOOTING VICTIMS	0	N.C.*	0	N.C.*	2	-100.0%	5	4	5	4	5	25.0%
ARRESTS												
ARRESTS	07/27/14 TO 08/23/14		06/29/14 TO 07/26/14		06/01/14 TO 06/28/14		YTD 2014		YTD 2013		% Change	
	Count	% Change	Count	% Change	Count	% Change	2014	2013	2014	2013	2014	% Change
HOMICIDE	1	0.0%	1	0.0%	1	0.0%	8	13	8	13	8	-38.5%
RAPE	1	-75.0%	4	-75.0%	1	300.0%	14	14	14	14	14	0.0%
ROBBERY	9	-40.0%	15	-40.0%	11	36.4%	69	108	69	108	69	-17.6%
AGGRAVATED ASSAULT**	29	-17.1%	35	-17.1%	34	2.9%	261	225	261	225	261	16.0%
BURGLARY	7	-30.0%	10	-30.0%	2	400.0%	79	98	79	98	79	-19.4%
LARCENY	43	22.9%	35	22.9%	30	16.7%	296	293	296	293	296	1.0%
MOTOR VEHICLE THEFT	2	-71.4%	7	-71.4%	7	0.0%	47	50	47	50	47	-6.0%
TOTAL VIOLENT	40	-27.3%	55	-27.3%	47	17.0%	372	360	372	360	372	3.3%
TOTAL PART I	92	-14.0%	107	-14.0%	86	24.4%	794	801	794	801	794	-0.9%
TOTAL ALL ARRESTS	1508	18.7%	1270	18.7%	1137	11.7%	9909	9728	9909	9728	9909	1.9%

*Part II Child/Spousal Abuse Simple Assaults not included in Part I Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines.
**Statistics include domestic violence.

Statistics are based on the date the crime or arrest occurred.

N.C. - Not Calculable



**California Department of Alcoholic Beverage Control
For the County of LOS ANGELES - (On-Sale Licenses)
and Census Tract = 2060.31**

Report as of 9/1/2014

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	356028	ACTIVE	47	10/18/1999	9/30/2014	VELASCO, REINA ISABEL 1029 S SANTA FE AVE LOS ANGELES, CA 90021 Census Tract: 2060.31	CITY CLUB		1933
2)	395588	ACTIVE	48	2/26/2003	3/31/2015	PECINA, MICHAEL ANTHONY 659 S WESTMORELAND AVE, 2ND FL LOS ANGELES, CA 90005-3905 Census Tract: 2060.31	CLUB MONTE CRISTO	4037 LIBERTY AVE, #115 LA CRESCENTA, CA 91214-3799	1933
3)	395741	ACTIVE	41	4/4/2003	3/31/2015	HA, ANGELA YEUNKIM 740-744 E 3RD ST LOS ANGELES, CA 90013-1818 Census Tract: 2060.31	ZIP FUSION SUSHI		1933
4)	437174	ACTIVE	47	3/1/2007	2/28/2015	HA, JASON JUNGHOO 734 E 3RD ST LOS ANGELES, CA 90013-1818 Census Tract: 2060.31	EAST THIRD		1933
5)	450017	SUSPEN	47	6/14/2007	5/31/2015	HOLLISTER VENETOS HOLDINGS INC 901 E 1ST ST LOS ANGELES, CA 90012-4007 Census Tract: 2060.31	ONE EYED GYPSY		1933
6)	459733	ACTIVE	47	7/2/2008	6/30/2015	BRUNO INC 613-15 IMPERIAL ST LOS ANGELES, CA 90021-1309 Census Tract: 2060.31	LOT 613	7325 SANTA MONICA BLVD WEST HOLLYWOOD, CA 90046- 6615	1933
7)	464260	ACTIVE	47	6/16/2008	5/31/2015	CHURCH & STATE L- PSHIP 1850 INDUSTRIAL ST, UNIT 100 LOS ANGELES, CA 90021-1244 Census Tract: 2060.31	CHURCH & STATE		1933
8)	466283	ACTIVE	47	11/13/2008	8/31/2014	WILSON PITRUZZELLI INVESTMENTS LLC 800-804 E 3RD ST LOS ANGELES, CA	SAUSAGE GRILL		1933

						90013-1820 Census Tract: 2060.31			
9)	471304	ACTIVE	47	10/7/2009	9/30/2014	BRIDGE TAVERN LLC 1356 PALMETTO ST LOS ANGELES, CA 90013-2229 Census Tract: 2060.31	BRIDGE TAVERN		1933
10)	474857	ACTIVE	48	5/11/2009	4/30/2015	SPIRITED VENTURES 12 INC 2017 E 7TH ST LOS ANGELES, CA 90021-1301 Census Tract: 2060.31	TONYS	515 W 7TH ST, # 300 LOS ANGELES, CA 90014-2505	1933
11)	481674	ACTIVE	47	2/18/2010	1/31/2015	WASHINGTON MANAGEMENT LLC 2065 S SANTA FE AVE LOS ANGELES, CA 90021-2930 Census Tract: 2060.31	DAMES N GAMES	1875 TANDEM WAY NORCO, CA 92860-3606	1933
12)	482808	ACTIVE	41	7/22/2010 11:16:26 AM	6/30/2014	SWILL WINE BAR LLC 1820 INDUSTRIAL ST, # 101 LOS ANGELES, CA 90021-1266 Census Tract: 2060.31	LE POUR HAUS		1933
13)	488941	ACTIVE	47	6/15/2010 9:39:53 AM	5/31/2015	FEEL KARAOKE INC 600 S HARVARD BLVD, 2ND FL LOS ANGELES, CA 90005-2530 Census Tract: 2060.31	FEEL KARAOKE		1933
14)	512730	ACTIVE	47	9/15/2011 4:29:52 PM	8/31/2014	LOPIA 2501 S SANTA FE AVE VERNON, CA 90058- 1115 Census Tract: 2060.31	TRATTORIA 25		1959
15)	515184	ACTIVE	47	9/7/2012 4:04:25 PM	8/31/2014	BESTIA LLC 2121 E 7TH PL LOS ANGELES, CA 90021-1755 Census Tract: 2060.31	BESTIA	3551 VOYAGER ST, # 206 TORRANCE, CA 90503	1933
16)	515189	ACTIVE	47	11/4/2011 12:43:07 PM	10/31/2014	SCHITEAUS INC 1855 INDUSTRIAL ST, # 1 LOS ANGELES, CA 90021-1214 Census Tract: 2060.31	LITTLE BEAR THE		1933
17)	525650	ACTIVE	47	4/28/2014 8:02:54 AM	3/31/2015	ARTS EAT AND DRINK INC 923 E 3RD ST, 101 & 103 LOS ANGELES, CA 90013-1800 Census Tract: 2060.31	AMERICANO		1933
18)	52766	ACTIVE	53	11/1/1976	6/30/2014	NATIONAL R R PASSENGER CORP 2450 ENTERPRISE ST LOS ANGELES, CA	AMTRAK	60 MASSACHUSETTS AVE NE, 4TH FL W TREASURY/TAX DEPT WASHINGTON, DC 20002-4285	1933

						90021 Census Tract: 2060.31			
19)	533652	ACTIVE	47	9/20/2013 4:19:53 PM	8/31/2014	SENR FISH INC 1936 E 7TH ST LOS ANGELES, CA 90021-1208 Census Tract: 2060.31	SENR FISH	618 MISSION ST SOUTH PASADENA, CA 91030-3038	1933
20)	534841	ACTIVE	41	5/30/2014 8:44:49 AM	4/30/2015	PIZZANISTA LLC 2019 E 7TH ST LOS ANGELES, CA 90021-1301 Census Tract: 2060.31	PIZZANISTA		1933
21)	535495	ACTIVE	47	10/11/2013 1:59:11 PM	9/30/2014	FACTORY KITCHEN PARTNERS LLC 1300 FACTORY PL, STE 101 LOS ANGELES, CA 90013-2591 Census Tract: 2060.31	FACTORY KITCHEN CAFE AND RESTAURANT	535 S CURSON AVE, APT 12C LOS ANGELES, CA 90036-5257	1933
22)	536908	ACTIVE	41	11/21/2013 2:13:52 PM	10/31/2014	UB ARTS LLC 738 E 3RD ST LOS ANGELES, CA 90013-1818 Census Tract: 2060.31	UMAMI BURGER	5900 WILSHIRE BLVD, 30TH FL LOS ANGELES, CA 90036-5013	1933
23)	536972	ACTIVE	41	4/1/2014 4:03:50 PM	3/31/2015	SENR FISH INC 2200 E 15TH ST LOS ANGELES, CA 90021-2827 Census Tract: 2060.31	BLUE STAR	618 MISSION ST SOUTH PASADENA, CA 91030-3038	1933
24)	537008	ACTIVE	47	3/27/2014 11:01:34 AM	2/28/2015	712 GROUP LLC 712 S SANTA FE AVE LOS ANGELES, CA 90021-1756 Census Tract: 2060.31			1933
25)	538561	ACTIVE	48	2/26/2014 3:57:43 PM	1/31/2015	TILT DOWNTOWN LA PARTNERS LLC 707 E 4TH PL LOS ANGELES, CA 90013-1831 Census Tract: 2060.31	EIGHTY TWO/82	701 E 3RD ST, STE 200 LOS ANGELES, CA 90013	1933
26)	542748	ACTIVE	41	5/7/2014 4:02:08 PM	4/30/2015	ASADA 7, LLC 923 E 3RD ST, STE 109 LOS ANGELES, CA 90013-1800 Census Tract: 2060.31	CERVETECA DT	521 ROSE AVENUE VENICE, CA 90291	1933

--- End of Report ---

For a definition of codes, view our [glossary](#).



**California Department of Alcoholic Beverage Control
For the County of LOS ANGELES - (By license type 48)
and Census Tract = 2060.31**

Report as of 9/1/2014

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	395588	ACTIVE	48	2/26/2003	3/31/2015	PECINA, MICHAEL ANTHONY 659 S WESTMORELAND AVE, 2ND FL LOS ANGELES, CA 90005-3905 Census Tract: 2060.31	CLUB MONTE CRISTO	4037 LIBERTY AVE, #115 LA CRESCENTA, CA 91214- 3799	1933
2)	474857	ACTIVE	48	5/11/2009	4/30/2015	SPIRITED VENTURES 12 INC 2017 E 7TH ST LOS ANGELES, CA 90021-1301 Census Tract: 2060.31	TONYS	515 W 7TH ST, # 300 LOS ANGELES, CA 90014- 2505	1933
3)	538561	ACTIVE	48	2/26/2014 3:57:43 PM	1/31/2015	TILT DOWNTOWN LA PARTNERS LLC 707 E 4TH PL LOS ANGELES, CA 90013-1831 Census Tract: 2060.31	EIGHTY TWO/82	701 E 3RD ST, STE 200 LOS ANGELES, CA 90013	1933

--- End of Report ---

For a definition of codes, view our [glossary](#).



There are two ways to request a copy of the document image.

- 1) By fax using the request form. Click on the following link http://www.ladbs.org/permits/permit_related_forms/Research_Request_form.pdf to download the request form.
- 2) In person. Bring the following summary to one of the following Record counters.

COUNTER HOURS

MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM
 WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles, CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys, CA 91401

Address: 428 - 428 HEWITT

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame
ADMINISTRATIVE APPROVAL	MISCELLANEOUS	4/4/1991		HIST: B0176 008 0075
ADMINISTRATIVE APPROVAL	ALTERNATE MATERIAL/CONSTR	6/25/2012	10014-10000-04711	
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/11/1920	1920LA12552	HIST: P1068 001 2374
BUILDING PERMIT	BLDG-ALTER/REPAIR	8/11/1920	1920LA12552	IDIS: P5094 01186 0000 thru P5094 0001 HIST: P1068 001 2374
BUILDING PERMIT	BLDG-ALTER/REPAIR	12/17/1924	1924LA49910	HIST: P1140 002 2396
BUILDING PERMIT	BLDG-ALTER/REPAIR	12/17/1924	1924LA49910	IDIS: P5169 02659 0000 thru P5169 0001 HIST: P1140 002 2396
BUILDING PERMIT	BLDG-ALTER/REPAIR	7/21/1931	1931LA14546	IDIS: P5225 01346 0000 thru P5225 0001 HIST: P1221 001 2692
BUILDING PERMIT	BLDG-ALTER/REPAIR	7/28/1931	1931LA15018	HIST: P1221 002 0884
BUILDING PERMIT	BLDG-ALTER/REPAIR	7/28/1931	1931LA15018	IDIS: P5225 01818 0000 thru P5225 0001 HIST: P1221 002 0884
BUILDING PERMIT	BLDG-ALTER/REPAIR	7/10/1964	1964LA70630	HIST: P1728 001 2955
BUILDING PERMIT	BLDG-ALTER/REPAIR	7/10/1964	1964LA70833	HIST: P1728 002 0409
BUILDING PERMIT	ALTERATION	7/25/1988	1988LA05054	HIST: P0199 002 0407
BUILDING PERMIT	ALTERATION	9/2/1988	1988LA09312	HIST: P0205 002 0124
BUILDING PERMIT	ALTERATION	10/26/1988	1988LA14625	HIST: P0212 004 0108

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame
BUILDING PERMIT	ALTERATION	11/14/1991	1991VN03041	HIST: P0347 003 0429
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/21/2002	02016-30000-07553	HIST: P772 3 432
BUILDING PERMIT	BLDG-ALTER/REPAIR	5/21/2002	02016-30000-07553	
BUILDING PERMIT	BLDG-ADDITION	6/11/2012	10014-10000-04711	
BUILDING PERMIT	GRADING	6/18/2012	12030-10000-02802	
EQ-COMPLIANCE CERT		7/15/1993	88LA0A5054	HIST: M0861 002 0378
GRADING	SOILS & GEOLOGY FILE	12/20/2005		IDIS: G591 00210 0000 thru G591 00210 0090
GRADING	SOILS & GEOLOGY FILE	6/8/2006		IDIS: G591 00212 0000 thru G591 00212 0005
GRADING	SOILS & GEOLOGY FILE	10/11/2006		IDIS: G591 00211 0000 thru G591 00211 0018
PLAN MAINTENANCE		7/25/1988	1988LA05054	HIST: H1614 001 0449
PLAN MAINTENANCE		7/25/1988	1988LA05054	HIST: H1742 001 0412
PLAN MAINTENANCE		10/26/1988	1988LA14625	HIST: H1742 001 0412
PLAN MAINTENANCE		11/14/1991	1991VN03041	HIST: J0600 001 0163
PLAN MAINTENANCE		5/21/2002	02016-30000-07553	HIST: J1871 1 46
PLAN MAINTENANCE		6/11/2012	10014-10000-04711	HIST: J5514 1 69
RANGE FILE	MISCELLANEOUS	8/14/1956		HIST: R0074 004 0390
RANGE FILE	MISCELLANEOUS	3/26/2004		IDIS: R531 00482 0000 thru R531 00482 0006
RANGE FILE	MISCELLANEOUS	4/16/2004		IDIS: R531 00481 0000 thru R531 00481 0004
RANGE FILE	MISCELLANEOUS	6/25/2004		IDIS: R531 00479 0000 thru R531 00479 0004
RANGE FILE	MISCELLANEOUS	11/16/2004		IDIS: R531 00480 0000 thru R531 00480 0006
RANGE FILE	MISCELLANEOUS	3/7/2005		IDIS: R573 00634 0000 thru R573 00634 0003
RANGE FILE	MISCELLANEOUS	2/24/2010		



Bldg-Addition Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 06/11/2012 Last Status: Issued Status Date: 06/11/2012
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MILLS AND WICKS EXTENS		168		M R 13-87/88	127-5A215 306	5163 - 021 - 030
MILLS AND WICKS EXTENS		169		M R 13-87/88	127-5A215 311	5163 - 021 - 030

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 14 Certified Neighborhood Council - Historic Cultural Community Plan Area - Central City North	Census Tract - 2060.50 District Map - 127-5A215 Energy Zone - 9 Fire District - 2 Methane Hazard Site - Methane Zone	Near Source Zone Distance - 1.8 Parking Dist. - CCPD Thomas Brothers Map Grid - 634-H5
---	--	--

ZONES(S): M3-1

4. DOCUMENTS		
Z1 - ZI-2129 East Los Angeles State Ent	CRA - ZI 2317 CENTRAL INDUSTRIA	CPC - CPC-2001-4642-CRA
Z1 - ZI-2317 Central Industrial Redevelo	CPC - CPC-1986-607-GPC	CPC - CPC-2007-3036-CA
ZA - ZA-2002-2224-ZAD	CPC - CPC-1995-352-CPU	CDBG - BID-Arts District
ORD - ORD-164855-SAI970	CPC - CPC-1997-423	CDBG - FEZ-Los Angeles
		CDBG - LARZ-Central City CDBG - SEZ-East Los Angeles State En AFF - AF-91-1744679-LT

5. CHECKLIST ITEMS		
Special Inspect - Concrete>2.5ksi	Special Inspect - Impervious Methane Membrane	Fabricator Reqd - Glued-Laminated Timber
Special Inspect - Epoxy Bolts	Special Inspect - Structural Observation	Fabricator Reqd - Shop Welds
Special Inspect - Field Welding	Special Inspect - Structural Wood (periodic)	Fabricator Reqd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): 428 S HEWITT STREET PARTNERSHIP 428 HEWITT ST LOS ANGELES CA 90013		
Tenant:		
Applicant: (Relationship: Owner-Bldr) - OWNER-BUILDER		

7. EXISTING USE (22) Warehouse	PROPOSED USE (27) Artist-in-Residence	8. DESCRIPTION OF WORK CHANGE OF USE FROM WAREHOUSE TO ARTIST JOINT LIVING/WORKING QUARTERS AND CONSTRUCT 2-STORIES CONTAINING 750 SF OF ADD'L FLOOR AREA. NOT OPEN TO THE PUBLIC. "COMPLY WITH DEPARTMENT ORDER effective date 02/24/2010. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE".
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9. # Bldgs on Site & Use:	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: John Vasquez	DAS PC By: Eddie Garin
OK for Cashier: Alex Mendez	Coord. OK:
Signature:	Date:

For Cashier's Use Only W/O #: 01404711

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period			
Permit Valuation: \$250,000		PC Valuation:	
FINAL TOTAL Bldg-Addition	13,649.17	Planning Surcharge Misc Fee	10.00
Permit Fee Subtotal Bldg-Additior	1,555.75	Planning Gen Plan Maint Surchar	72.78
Energy Surcharge		School District Residential Level 2	6,873.46
Handicapped Access		Dwelling Unit Construction Tax	200.00
Plan Check Subtotal Bldg-Additio	559.52	Residential Development Tax	300.00
Off-hour Plan Check	279.76	CA Bldg Std Commission Surchar	10.00
Plan Maintenance	31.12	Permit Issuing Fee	0.00
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	52.50		
Investigation-CE	3,111.50		
O.S. Surcharge	111.80		
Sys. Surcharge	335.41		
Planning Surcharge	145.57		
Sewer Cap ID:	Total Bond(s) Due:		

Payment Date: 06/11/12
Receipt No: LA05359519
Amount: \$13,649.17
Method: Refer to ACS

2012LA79088

12. ATTACHMENTS Owner-Builder Declaration Plot Plan
--



* P 1 0 0 1 4 1 0 0 0 0 4 7 1 1 F N *

428 S Hewitt St

Permit Application #: 10014 - 10000 - 04711

Bldg-Addition
 Commercial
 Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B10LA13658FO

Initiating Office: METRO

Printed on: 11/04/11 14:30:08

PLOT PLAN ATTACHMENT

011072102018012

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

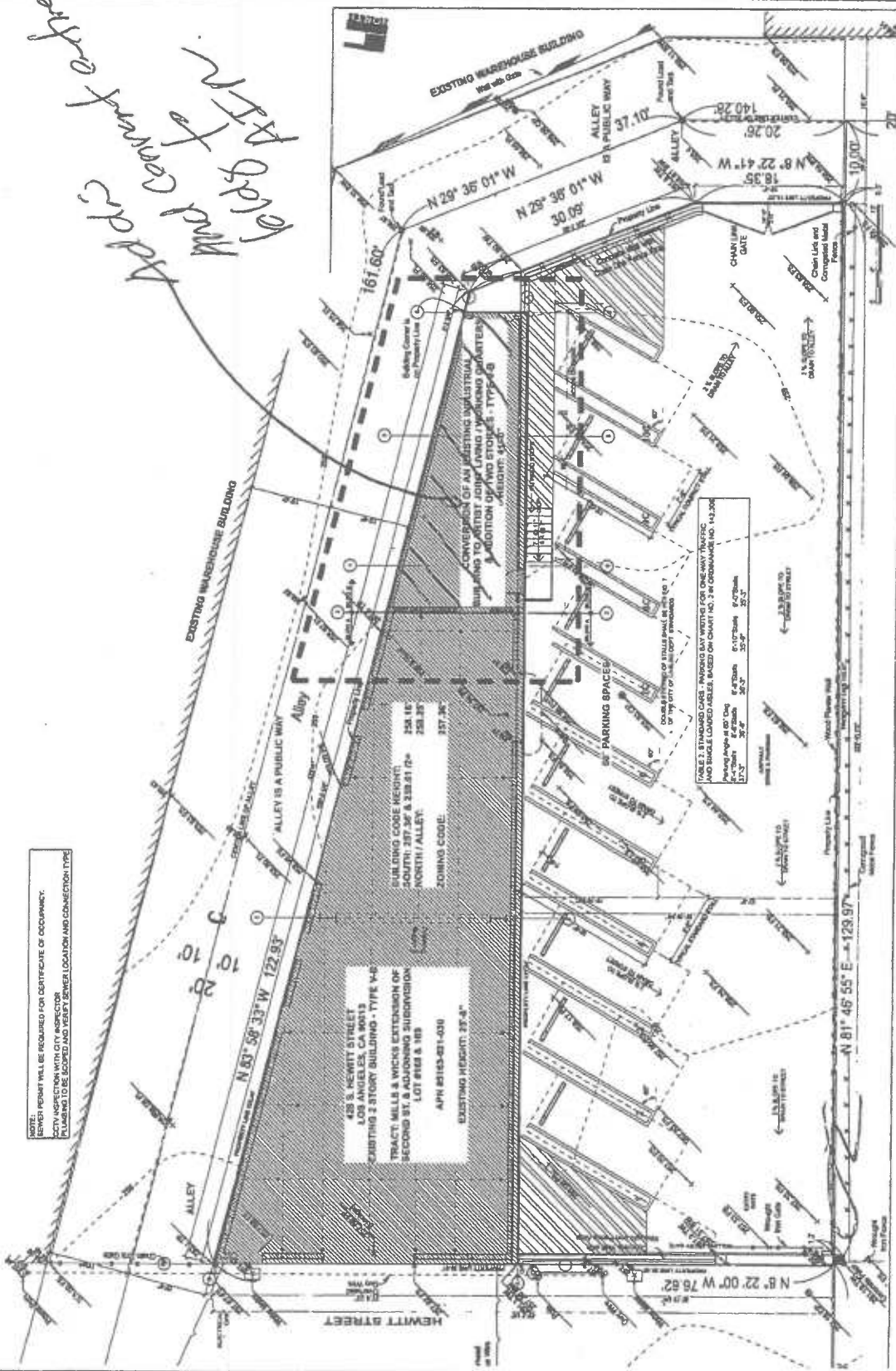
*Address
 and concept
 for
 NITM
 Bldg to
 be
 added*

NOTE:
 NEVER PERMIT WILL BE REQUIRED FOR CERTIFICATE OF OCCUPANCY.
 CITY INSPECTION WITH CITY INSPECTOR
 PLUMBING TO BE SCOPED AND VERIFY SEWER LOCATION AND CONNECTION TYPE

428 S HEWITT STREET
 LOS ANGELES, CA 90013
 EXISTING 2 STORY BUILDING - TYPE W-0
 TRACT: MILLS & WICKS EXTENSION OF
 SECOND ST & ALLEY SUBDIVISION
 LOT #182 & 183
 APN #182-001-000
 EXISTING HEIGHT: 35'-0"

BUILDING CODE HEIGHT:
 NORTH: 35'-0" & 33'-0"
 SOUTH: 35'-0"
ZONING CODE:
 357.36

NOTE:
 PERMITTED SIGN HEIGHTS FOR ONE-WAY TRAFFIC
 AND DOUBLE LANE ONE-WAY TRAFFIC ARE:
 6'-0" SIGN 6'-0" SIGN 6'-0" SIGN
 6'-0" SIGN 6'-0" SIGN 6'-0" SIGN
 6'-0" SIGN 6'-0" SIGN 6'-0" SIGN



OWNERSHIP LIST

REQUEST ID: 529968

REQUEST DATE: 08/20/2013

QUERIED BY: COUNTER

REQUESTED BY: JAECK

NUMBER OF RECORDS: 451

AMOUNT DUE: \$67.65

***** IMPORTANT NOTICE *****

- 1.- It is *your* responsibility, not ours, to make sure that you have all the information that is required for your particular ownership list.
- 2.- We *DO NOT* provide any ownership information over the telephone.
- 3.- Before you leave our office, make sure that you have asked for and/or received all the property ownership information that you need according to the instructions that the Department of Building and Safety or Planning Department gave you. This includes all the property ownerships and any maps that you need.
- 4.- If you request that your list be mailed to you for your convenience, please be aware that if you need further information (i.e. missing or omitted ownerships), we *DO NOT* provide any ownership information over the telephone.
- 5.- If you do not get your maps from the Mapping and Land Records Division of the Bureau of Engineering, be sure the copy you have matches the properties on your ownership list. Sometimes they do not. We do not mail copies of maps.

TRACT: 2401

APN: 5163018004
 Tract: 2401 Block: Lot: A Arb: Unit:
 405 MATEO REAL ESTATE, LTD.
 C/O PAUL, HASTINGS, JANOFSKY & WALKER
 515 S. FLOWER ST
 LOS ANGELES CA 90071

TRACT: 29338

APN: 5163021026
 Tract: 29338 Block: Lot: 2 Arb: Unit:
 MOLINO STREET LOFTS LLC
 C/O THE KOR GROUP
 5750 WILSHIRE BLVD # 500
 LOS ANGELES CA 90036

TRACT: 60507

APN: 5163019012
 Tract: 60507 Block: Lot: 1 Arb: Unit: 101
 HARGREAVES, KATHRYN A. (ET AL)
 500 MOLINO ST #101
 LOS ANGELES CA 90013

APN: 5163019015
 Tract: 60507 Block: Lot: 1 Arb: Unit: 104
 SIEGEL, JOSHUA
 500 MOLINO ST #104
 LOS ANGELES CA 90013

APN: 5163019018
 Tract: 60507 Block: Lot: 1 Arb: Unit: 107
 DEPIANO, ROBERT A
 DEPIANO, RAQUEL S
 500 MOLINO ST STE 107
 LOS ANGELES CA 90013

APN: 5163019021
 Tract: 60507 Block: Lot: 1 Arb: Unit: 110
 VERSENDAAL, HENRY
 500 MOLINO ST #110
 LOS ANGELES CA 90013

APN: 5163019024
 Tract: 60507 Block: Lot: 1 Arb: Unit: 113
 WOLK, ROGER S
 WOLK, MARILYN S
 28 MALIBU COLONY RD
 MALIBU CA 90265

APN: 5163019027
 Tract: 60507 Block: Lot: 1 Arb: Unit: 116
 CAUSSEAU, STEPHEN
 500 MOLINO ST. #116
 LOS ANGELES CA 90013

APN: 5163019030
 Tract: 60507 Block: Lot: 1 Arb: Unit: 201
 EPSTEIN, HOBART L. & KYUNGJOO L. (TRS) HOBART L.
 EPSTEIN TRUST
 5423 GODBEY DR
 LA CANADA CA 91011

APN: 5163019033
 Tract: 60507 Block: Lot: 1 Arb: Unit: 204
 MCCAULEY, KAREN (ET AL)
 500 MOLINO ST #204
 LOS ANGELES CA 90013

APN: 5163019013
 Tract: 60507 Block: Lot: 1 Arb: Unit: 102
 HARGREAVES, KATHRYN A. (ET AL)
 500 MOLINO ST #101
 LOS ANGELES CA 90013

APN: 5163019016
 Tract: 60507 Block: Lot: 1 Arb: Unit: 105
 KIM JR, CHARLES
 500 MOLINO ST STE 105
 LOS ANGELES CA 90013

APN: 5163019019
 Tract: 60507 Block: Lot: 1 Arb: Unit: 108
 RODRIGUEZ, STEVES & CYNTHIA
 500 MOLINO ST #108
 LOS ANGELES CA 90013

APN: 5163019022
 Tract: 60507 Block: Lot: 1 Arb: Unit: 111
 MCMATH, JAMES H. (ET UX)
 0039 MILLER HILL WOODS CT
 CARMEL NY 10512

APN: 5163019025
 Tract: 60507 Block: Lot: 1 Arb: Unit: 114
 LOGAN, CHAD J. (ET AL)
 5150 AVENIDA HACIENDA
 TARZANA CA 91359

APN: 5163019028
 Tract: 60507 Block: Lot: 1 Arb: Unit: 117
 CASTILLO, ARCADIO M.
 500 MOLINO ST #117
 LOS ANGELES CA 90013

APN: 5163019031
 Tract: 60507 Block: Lot: 1 Arb: Unit: 202
 STROUM, WILLIAM M. (ET AL)
 1001 E 1ST ST UNIT 9
 LOS ANGELES CA 90012

APN: 5163019034
 Tract: 60507 Block: Lot: 1 Arb: Unit: 205
 GREENBERG, RINAT R. (ET AL)
 500 MOLINO STREET #205
 LOS ANGELES CA 90013

APN: 5163019014
 Tract: 60507 Block: Lot: 1 Arb: Unit: 103
 MORENO, RICARDO
 1242 3RD STREET #204
 SANTA MONICA CA 90401

APN: 5163019017
 Tract: 60507 Block: Lot: 1 Arb: Unit: 106
 LEVINE, JENNIFER N. (ET AL)
 500 MOLINO ST #106
 LOS ANGELES CA 90013

APN: 5163019020
 Tract: 60507 Block: Lot: 1 Arb: Unit: 109
 ALONSO, HERNAN JAVIER DIAZ
 PITA, MARIA FLORENCIA
 500 MOLINO ST APT 109
 LOS ANGELES CA 90013

APN: 5163019023
 Tract: 60507 Block: Lot: 1 Arb: Unit: 112
 CAMPBELL, MARC D.
 500 MOLINO ST #112
 LOS ANGELES CA 90013

APN: 5163019026
 Tract: 60507 Block: Lot: 1 Arb: Unit: 115
 WONG, ANDY
 500 MOLINO ST #115
 LOS ANGELES CA 90013

APN: 5163019029
 Tract: 60507 Block: Lot: 1 Arb: Unit: 118
 CITY CONSTRUCTORS, INC
 500 MOLINO ST #118
 LOS ANGELES CA 90013

APN: 5163019032
 Tract: 60507 Block: Lot: 1 Arb: Unit: 203
 BIETY, DENTON CLAYTON
 500 MOLINO ST STE 203
 LOS ANGELES CA 90013

APN: 5163019035
 Tract: 60507 Block: Lot: 1 Arb: Unit: 206
 LEVINE, JENNIFER N. (ET AL)
 500 MOLINO ST #206
 LOS ANGELES CA 90013

APN: 5163019036
Tract: 60507 Block: Lot: 1 Arb: Unit: 207
OLMOS, NATASHA THAPAR
OLMOS, JAIME
4816 TILDEN AVE
SHERMAN OAKS CA 91423

APN: 5163019039
Tract: 60507 Block: Lot: 1 Arb: Unit: 210
FIMBRES, GILBERT
500 MOLINO STREET #210
LOS ANGELES CA 90013

APN: 5163019042
Tract: 60507 Block: Lot: 1 Arb: Unit: 213
RABUCK, RICHARD E.
0500 MOLINO ST UNIT 213
LOS ANGELES CA 90013

APN: 5163019045
Tract: 60507 Block: Lot: 1 Arb: Unit: 216
GRILLO-MARXUACH, JAVIER (ET AL)
6345 BALBOA BLVD. (BLDG. 4) STE. 375
ENCINO CA 91316

APN: 5163019048
Tract: 60507 Block: Lot: 1 Arb: Unit: 301
JEAMVIGITE, JIRAWAT
200 MOLINO STREET #301
LOS ANGELES CA 90013

APN: 5163019051
Tract: 60507 Block: Lot: 1 Arb: Unit: 304
CURTHOYS, ANDREA L.
500 MOLINO STREET #304
LOS ANGELES CA 90013

APN: 5163019054
Tract: 60507 Block: Lot: 1 Arb: Unit: 307
KELLER, KRISTINE M. &KENNETH H.
3386 ROYAL MEADOW LANE
SAN JOSE CA 95135

APN: 5163019101
Tract: 60507 Block: Lot: 1 Arb: Unit: 309
CLUNE, AMANDA D.
530 MOLINO STREET #221
LOS ANGELES CA 90013

APN: 5163019100
Tract: 60507 Block: Lot: 1 Arb: Unit: 310
CRANIOTES, LAUREN R.
530 MOLINO STREET #220
LOS ANGELES CA 90013

APN: 5163019059
Tract: 60507 Block: Lot: 1 Arb: Unit: 312
LANGE, KELLY
C/O EDWARD WHITE & CO LLP
21700 OXNARD ST UNIT 400
WOODLAND HILLS CA 91367

APN: 5163019060
Tract: 60507 Block: Lot: 1 Arb: Unit: 313
CRANIOTES, LAUREN
C/O SONY PICTURES ACQUISITIONS
10202 WASHINGTON BLVD # 5210
CULVER CITY CA 90232

APN: 5163019095
Tract: 60507 Block: Lot: 1 Arb: Unit: 315
RAILE, PENNY R.
530 MOLINO STREET # 215
LOS ANGELES CA 90013

APN: 5163019037
Tract: 60507 Block: Lot: 1 Arb: Unit: 208
FRIEDLAND, AMANDA
500 MOLINO ST #208
LOS ANGELES CA 90013

APN: 5163019040
Tract: 60507 Block: Lot: 1 Arb: Unit: 211
CERWONKA, DAVID (ET AL)
500 MOLINO STREET #211
LOS ANGELES CA 90013

APN: 5163019043
Tract: 60507 Block: Lot: 1 Arb: Unit: 214
MARKS, MICHAEL C

APN: 5163019046
Tract: 60507 Block: Lot: 1 Arb: Unit: 217
PROCH, NATHAN C. (ET AL)
500 MOLINO STREET #217
LOS ANGELES CA 90013

APN: 5163019049
Tract: 60507 Block: Lot: 1 Arb: Unit: 302
WOINSKY, ORIN
500 MOLINO STREET #302
LOS ANGELES CA 90013

APN: 5163019052
Tract: 60507 Block: Lot: 1 Arb: Unit: 305
WIMMEL, JONATHON JAMES
500 MOLINO ST 305
LOS ANGELES CA 90013

APN: 5163019055
Tract: 60507 Block: Lot: 1 Arb: Unit: 308
HALEY, RENA E.
500 MOLINO STREET #308
LOS ANGELES CA 90013

APN: 5163019056
Tract: 60507 Block: Lot: 1 Arb: Unit: 309
HASSAN, JAMIEL T. (ET AL)
0027 IRONSIDES ST UNIT B
MARINA DEL REY CA 90292

APN: 5163019099
Tract: 60507 Block: Lot: 1 Arb: Unit: 311
LUKSCH, JEFFREY D.
3250 WILSHIRE BLVD STE. 1800
LOS ANGELES CA 90010

APN: 5163019098
Tract: 60507 Block: Lot: 1 Arb: Unit: 312
BLACKBURN, IAN
530 MOLINO STREET #218
LOS ANGELES CA 90013

APN: 5163019061
Tract: 60507 Block: Lot: 1 Arb: Unit: 314
HELFF, MARK H.
500 MOLINO STREET #314
LOS ANGELES CA 90013

APN: 5163019062
Tract: 60507 Block: Lot: 1 Arb: Unit: 315
KIM, YONGWON
500 MOLINO STREET #315
LOS ANGELES CA 90013

APN: 5163019038
Tract: 60507 Block: Lot: 1 Arb: Unit: 209
SCHENCK, ADAM B.
1614 PARK AVE WEST
HIGHLAND PARK CA 90035

APN: 5163019041
Tract: 60507 Block: Lot: 1 Arb: Unit: 212
LING, SANDRA (ET AL)
500 MOLINO STREET #212
LOS ANGELES CA 90013

APN: 5163019044
Tract: 60507 Block: Lot: 1 Arb: Unit: 215
SARAF, IZHAK
SARAF, HENRIETE
PO BOX 572095
TARZANA CA 91357

APN: 5163019047
Tract: 60507 Block: Lot: 1 Arb: Unit: 218
FANG, JOSEPH (ET AL)
3118 WAVERLY DR
LOS ANGELES CA 90027

APN: 5163019050
Tract: 60507 Block: Lot: 1 Arb: Unit: 303
CHIANG, PHILIP
500 MOLINO ST. STE. #303
LOS ANGELES CA 90013

APN: 5163019053
Tract: 60507 Block: Lot: 1 Arb: Unit: 306
THOMAS, JOSHUA S.
500 MOLINO STREET #306
LOS ANGELES CA 90013

APN: 5163019102
Tract: 60507 Block: Lot: 1 Arb: Unit: 308
ALEXONIS, MICHAEL J.
PO BOX 1473
RANCHO MIRAGE CA 92270

APN: 5163019057
Tract: 60507 Block: Lot: 1 Arb: Unit: 310
MITTONGTARE, PORNCHAI (ET AL)
500 MOLINO STREET #211
LOS ANGELES CA 90013

APN: 5163019058
Tract: 60507 Block: Lot: 1 Arb: Unit: 311
WALKER, MAGNUS L. (ET AL)
500 MOLINO ST UNIT 311
LOS ANGELES CA 90013

APN: 5163019097
Tract: 60507 Block: Lot: 1 Arb: Unit: 313
MANGIAMELE, JAMES D. AND KAREN L.
0530 MOLINO ST #217
LOS ANGELES CA 90013

APN: 5163019096
Tract: 60507 Block: Lot: 1 Arb: Unit: 314
MANGIAMELE, MICHAEL
1747 CANYON DR.
LOS ANGELES CA 90028

APN: 5163019094
Tract: 60507 Block: Lot: 1 Arb: Unit: 316
LACROIX, SUZANNE P. & ADAM
530 MOLINO STREET #214
LOS ANGELES CA 90013

APN: 5163019093
Tract: 60507 Block: Lot: 1 Arb: Unit: 317
COCKER, CHRISTIAN J. & ADRIANN
530 MOLINO STREET #213
LOS ANGELES CA 90013

APN: 5163019090
Tract: 60507 Block: Lot: 1 Arb: Unit: 320
LYNXWILER-MCKINLEY REVOCABLE TRUST
530 MOLINO STREET 210
LOS ANGELES CA 90013

APN: 5163019087
Tract: 60507 Block: Lot: 1 Arb: Unit: 323
LUNA, JOHN (ET AL)
530 MOLINO STREET #207
LOS ANGELES CA 90013

APN: 5163019084
Tract: 60507 Block: Lot: 1 Arb: Unit: 326
KIM, SAMUEL KYUN
1811 SKYLINE WAY
FULLERTON CA 92831

APN: 5163019081
Tract: 60507 Block: Lot: 1 Arb: Unit: 329
SERRAO, CARLOS
P.O. BOX 4164
BURBANK CA 91503

APN: 5163019078
Tract: 60507 Block: Lot: 1 Arb: Unit: 414
NELSON, CHRISTOPHER V.
530 MOLINO ST. #116
LOS ANGELES CA 90013

APN: 5163019075
Tract: 60507 Block: Lot: 1 Arb: Unit: 417
CAAMANO, JUAN B. JR. & CYNTHIA P.
500 MOLINO ST
LOS ANGELES CA 90013

APN: 5163019072
Tract: 60507 Block: Lot: 1 Arb: Unit: 420
JANES, ANN C. (ET UX)
530 MOLINO ST. #110
LOS ANGELES CA 90013

APN: 5163019069
Tract: 60507 Block: Lot: 1 Arb: Unit: 423
AMOROSO, GINA
4455 FELIZ BLVD UNIT 1402
LOS ANGELES CA 90027

APN: 5163019066
Tract: 60507 Block: Lot: 1 Arb: Unit: 426
WOLK, ROGER S. & MARILYN
0028 MALIBU COLONY DRIVE
MALIBU CA 90265

APN: 5163019063
Tract: 60507 Block: Lot: 1 Arb: Unit: 429
HERMANN, ROBERT J. & ERIKA
530 MOLINA STREET #101
LOS ANGELES CA 90013

APN: 5163019092
Tract: 60507 Block: Lot: 1 Arb: Unit: 318
HEIMLICH, MICAH B. (ET AL)
530 MOLINO ST. #212
LOS ANGELES CA 90013

APN: 5163019089
Tract: 60507 Block: Lot: 1 Arb: Unit: 321
SHILLAND, W. ROBERT
530 MOLINO STREET #209
LOS ANGELES CA 90013

APN: 5163019086
Tract: 60507 Block: Lot: 1 Arb: Unit: 324
JONES, CHRISTOPHER (ET AL)
530 MOLINO ST
LOS ANGELES CA 90013

APN: 5163019083
Tract: 60507 Block: Lot: 1 Arb: Unit: 327
POCHODA, ELIZABETH
530 MOLINO STREET #203
LOS ANGELES CA 90013

APN: 5163019080
Tract: 60507 Block: Lot: 1 Arb: Unit: 412
CORDOVA, MARMAN C.
530 MOLINO STREET #118
LOS ANGELES CA 90013

APN: 5163019077
Tract: 60507 Block: Lot: 1 Arb: Unit: 415
CHOU, DARYL
0530 MOLINO ST UNIT 115
LOS ANGELES CA 90013

APN: 5163019074
Tract: 60507 Block: Lot: 1 Arb: Unit: 418
MICELLI, MARK & EMILY (TRS) MARK MICELLI & EMILY
MICELLI JOINT LIVING TRUST
530 MOLINO STREET 112
LOS ANGELES CA 90013

APN: 5163019071
Tract: 60507 Block: Lot: 1 Arb: Unit: 421
BAKER, MARY E. (ET AL)
530 MOLINO STREET #109
LOS ANGELES CA 90013

APN: 5163019068
Tract: 60507 Block: Lot: 1 Arb: Unit: 424
GRAVENOR, MISHA K.
530 MOLINO ST #6
LOS ANGELES CA 90013

APN: 5163019065
Tract: 60507 Block: Lot: 1 Arb: Unit: 427
LEE, HYUNG-SIK (ET AL)
26170 MERRILL PLACE
LOMA LINDA CA 92354

APN: 5163019091
Tract: 60507 Block: Lot: 1 Arb: Unit: 319
ISHII, STELLA M. (ET AL)
530 MOLINO ST UNIT 211
LOS ANGELES CA 9013

APN: 5163019088
Tract: 60507 Block: Lot: 1 Arb: Unit: 322
ERREY, DUNCAN (ET AL)
530 MOLINO STREET #208
LOS ANGELES CA 90013

APN: 5163019085
Tract: 60507 Block: Lot: 1 Arb: Unit: 325
HEDISON, ALEXANDRA
P. O. BOX 691636
LOS ANGELES CA 90069

APN: 5163019082
Tract: 60507 Block: Lot: 1 Arb: Unit: 328
SFR 2012-1 U.S. WEST LLC
C/O 100 ASSET MANAGEMENT
135 N LOS ROBLES AVE 4TH FL
PASADENA CA 91101

APN: 5163019079
Tract: 60507 Block: Lot: 1 Arb: Unit: 413
CHOI, KYUNG WON
530 MOLINO STREET #117
LOS ANGELES CA 90013

APN: 5163019076
Tract: 60507 Block: Lot: 1 Arb: Unit: 416
BERNSTEIN, JON A.
846 S BROADWAY #1005
LOS ANGELES CA 90014

APN: 5163019073
Tract: 60507 Block: Lot: 1 Arb: Unit: 419
LOPEZ, FAUSTO A. & BELLA M.
0530 MOLINO ST UNIT 111
LOS ANGELES CA 90013

APN: 5163019070
Tract: 60507 Block: Lot: 1 Arb: Unit: 422
NGUYEN, TRUC-LINH NGOC
4510 MELBOURNE AVENUE
LOS ANGELES CA 90027

APN: 5163019067
Tract: 60507 Block: Lot: 1 Arb: Unit: 425
TERRY, STEPHEN J. (ET AL)
530 MOLINO STREET #105
LOS ANGELES CA 90013

APN: 5163019064
Tract: 60507 Block: Lot: 1 Arb: Unit: 428
CHOI, JAYNE H. (ET AL)
530 MOLINO STREET #102
LOS ANGELES CA 90013

TRACT: 63027

APN: 5163021039
Tract: 63027 Block: Lot: 1 Arb: Unit: 1
LEVINSON, ROBERT S
RONEY, RUSSELL C
510 S HEWITT ST UNIT 103
LOS ANGELES CA 90013

APN: 5163021050
Tract: 63027 Block: Lot: 1 Arb: Unit: 12
HUDDLESTON, RODNEY
506 S SUNSET CANYON DR
BURBANK CA 91501

APN: 5163021054
Tract: 63027 Block: Lot: 1 Arb: Unit: 16
KARAM, COLETTE J.
510 S HEWITT ST. #301
LOS ANGELES CA 90013

APN: 5163021057
Tract: 63027 Block: Lot: 1 Arb: Unit: 19
TAN, JASON H
CHOU, PIN HSIU
510 S HEWITT ST UNIT 307
LOS ANGELES CA 90013

APN: 5163021059
Tract: 63027 Block: Lot: 1 Arb: Unit: 21
DIAZ, YOLANDA (TR) YOLANDA DIAZ LIVING TRUST DTD
5-23-06 (ET AL)
1012 E VERDUGO AVE
BURBANK CA 91501

APN: 5163021062
Tract: 63027 Block: Lot: 1 Arb: Unit: 24
DE JONG, BEATRICE R
510 S HEWITT ST UNIT 316
LOS ANGELES CA 90013

APN: 5163021065
Tract: 63027 Block: Lot: 1 Arb: Unit: 27
STUART, LILIANA
13856 BORA BORA WAY APT 310
MARINA DEL REY CA 90292

APN: 5163021041
Tract: 63027 Block: Lot: 1 Arb: Unit: 3
JOHNSTON, JOEL CLAY
2479 LANTERMAN TER
LOS ANGELES CA 90039

APN: 5163021070
Tract: 63027 Block: Lot: 1 Arb: Unit: 32
DEVORE, JAMIE A
510 S HEWITT ST UNIT 401
LOS ANGELES CA 90013

APN: 5163021073
Tract: 63027 Block: Lot: 1 Arb: Unit: 35
LEE, MATTHEW ROBIE
510 S HEWITT ST UNIT 407
LOS ANGELES CA 90013

APN: 5163021076
Tract: 63027 Block: Lot: 1 Arb: Unit: 38
DAVIDS, SCOTT M.
454 N ORANGE GROVE AVE
LOS ANGELES CA 90036

APN: 5163021048
Tract: 63027 Block: Lot: 1 Arb: Unit: 10
MC CLURE, JASON (ET AL)
510 S HEWITT ST UNIT 110
LOS ANGELES CA 90013

APN: 5163021051
Tract: 63027 Block: Lot: 1 Arb: Unit: 13
SPOONER, KATY HELEN

APN: 5163021055
Tract: 63027 Block: Lot: 1 Arb: Unit: 17
BARNES, DARIN CALVIN
510 S HEWITT ST UNIT 303
LOS ANGELES CA 90013

APN: 5163021040
Tract: 63027 Block: Lot: 1 Arb: Unit: 2
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021060
Tract: 63027 Block: Lot: 1 Arb: Unit: 22
OLSSON, KRISTER (ET AL)
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021063
Tract: 63027 Block: Lot: 1 Arb: Unit: 25
SAMALA, ROSELMA
510 S HEWITT ST UNIT 314
LOS ANGELES CA 90013

APN: 5163021066
Tract: 63027 Block: Lot: 1 Arb: Unit: 28
SCHUCH, DANIEL R.
510 S HEWITT ST #308
LOS ANGELES CA 90013

APN: 5163021068
Tract: 63027 Block: Lot: 1 Arb: Unit: 30
LHEE, IVY
204 S HAMEL DR
BEVERLY HILLS CA 90211

APN: 5163021071
Tract: 63027 Block: Lot: 1 Arb: Unit: 33
TRUONG, TIFFANY
HOANG, NAM T
510 S HEWITT ST UNIT 403
LOS ANGELES CA 90013

APN: 5163021074
Tract: 63027 Block: Lot: 1 Arb: Unit: 36
KELLY, GREGORY L
CACAD, KAROL S
3526 BAYBERRY LN
MALIBU CA 90265

APN: 5163021077
Tract: 63027 Block: Lot: 1 Arb: Unit: 39
GASWAY, MARC O
4820 DEL MORENO DR
WOODLAND HILLS CA 91364

APN: 5163021049
Tract: 63027 Block: Lot: 1 Arb: Unit: 11
DAVIS, SCOTT G. (ET AL)
510 S HEWITT ST #108
LOS ANGELES CA 90013

APN: 5163021052
Tract: 63027 Block: Lot: 1 Arb: Unit: 14
MCCLURE, SHIRLEY
2801 OCEAN PARK BLVD # 10
SANTA MONICA CA 90405

APN: 5163021056
Tract: 63027 Block: Lot: 1 Arb: Unit: 18
TIMOTHY MYERS FAMILY TRUST

APN: 5163021058
Tract: 63027 Block: Lot: 1 Arb: Unit: 20
GISHRI, TAMARA (ET AL)
510 S HEWITT # 309
LOS ANGELES CA 90013

APN: 5163021061
Tract: 63027 Block: Lot: 1 Arb: Unit: 23
RIBISI, ALBERT
RIBISI, LYN
510 S HEWITT ST UNIT 315
LOS ANGELES CA 90013

APN: 5163021064
Tract: 63027 Block: Lot: 1 Arb: Unit: 26
FRANKLIN, MATTHEW GREGG (ET AL)
510 HEWITT STREET #312
LOS ANGELES CA 90013

APN: 5163021067
Tract: 63027 Block: Lot: 1 Arb: Unit: 29
KONDO, DORINNE
510 S HEWITT ST #306
LOS ANGELES CA 90013

APN: 5163021069
Tract: 63027 Block: Lot: 1 Arb: Unit: 31
DREIMANN, SAMANTHA
510 S HEWITT ST UNIT 302
LOS ANGELES CA 90013

APN: 5163021072
Tract: 63027 Block: Lot: 1 Arb: Unit: 34
WOOH, THOMAS
510 S HEWITT ST UNIT 405
LOS ANGELES CA 90013

APN: 5163021075
Tract: 63027 Block: Lot: 1 Arb: Unit: 37
ROBERT C & LEONORE S CAVALLERO TRUST
980 BAILEYANA RD
HILLSBOROUGH CA 94010

APN: 5163021042
Tract: 63027 Block: Lot: 1 Arb: Unit: 4
EISENBERG, BRUCE (ET AL)
510 S HEWITT STREET UNIT 109
LOS ANGELES CA 90013

APN: 5163021078
Tract: 63027 Block: Lot: 1 Arb: Unit: 40
FRIESL, MARCUS G
MOORE, TERRI J
510 S HEWITT ST UNIT 416
LOS ANGELES CA 90013

APN: 5163021081
Tract: 63027 Block: Lot: 1 Arb: Unit: 43
LUMAN, RICHARD H.
510 S HEWITT ST, 410
LOS ANGELES CA 90013

APN: 5163021084
Tract: 63027 Block: Lot: 1 Arb: Unit: 46
BELANGER, GENE
54 CORALWOOD
IRVINE CA 92618

APN: 5163021087
Tract: 63027 Block: Lot: 1 Arb: Unit: 49
HWANG, RAYMOND
510 S HEWITT ST. #503
LOS ANGELES CA 90013

APN: 5163021089
Tract: 63027 Block: Lot: 1 Arb: Unit: 51
FERGUSON, ANTHONY
BRADSHAW, JENNIFER JAMES
510 S HEWITT ST UNIT 507
LOS ANGELES CA 90013

APN: 5163021092
Tract: 63027 Block: Lot: 1 Arb: Unit: 54
HESTIA CAPITALS LLC
510 S HEWITT ST UNIT 513
LOS ANGELES CA 90013

APN: 5163021095
Tract: 63027 Block: Lot: 1 Arb: Unit: 57
CARROZZA, ROCCO J.
5020 COLDWATER CANYON #101
SHERMAN OAKS CA 91423

APN: 5163021044
Tract: 63027 Block: Lot: 1 Arb: Unit: 6
YIN, CHRISTOPHER T. (ET AL)
510 S HEWITT ST 113
LOS ANGELES CA 90013

APN: 5163021100
Tract: 63027 Block: Lot: 1 Arb: Unit: 62
JAMEHDOR, REZA
510 S HEWITT ST UNIT 504
LOS ANGELES CA 90013

APN: 5163021046
Tract: 63027 Block: Lot: 1 Arb: Unit: 8
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021079
Tract: 63027 Block: Lot: 1 Arb: Unit: 41
JONES THOMAS, PHILLIP A
PHILLIP A JONES THOMAS INTER VIVOS TRUST
510 S HEWITT ST UNIT 414
LOS ANGELES CA 90013

APN: 5163021082
Tract: 63027 Block: Lot: 1 Arb: Unit: 44
DRURY, JUSTIN
RUTHERFORD, VIVIAN
510 S HEWITT ST UNIT 408
LOS ANGELES CA 90013

APN: 5163021085
Tract: 63027 Block: Lot: 1 Arb: Unit: 47
YOKOYAMA, NOZOMI
YOKOYAMA, MIHO
510 S HEWITT ST UNIT 402
LOS ANGELES CA 90013

APN: 5163021043
Tract: 63027 Block: Lot: 1 Arb: Unit: 5
STEP UP WOMENS NETWORK
510 S HEWITT ST UNIT 111
LOS ANGELES CA 90013

APN: 5163021090
Tract: 63027 Block: Lot: 1 Arb: Unit: 52
YOUNG, KIM MING
YOUNG, HUI AI
1 WOODLAND DR
JOHNSTOWN NY 12095

APN: 5163021093
Tract: 63027 Block: Lot: 1 Arb: Unit: 55
COHEN, MICAH
COHEN, DAVID
6084 LAKE LINDERO DR
AGOURA HILLS CA 91301

APN: 5163021096
Tract: 63027 Block: Lot: 1 Arb: Unit: 58
GOLDSTEIN, ALLEN
23931 JENSEN DRIVE
WEST HILLS CA 91304

APN: 5163021098
Tract: 63027 Block: Lot: 1 Arb: Unit: 60
BROWNE, PETER M
BROWNE, ANNE S
4644 EL CAMINO CORTO
LA CANADA CA 91011

APN: 5163021101
Tract: 63027 Block: Lot: 1 Arb: Unit: 63
SAKAI, RICHARD W. & AMBER (ET AL)
C/O FRANCI S&ASSOCIATES
501 S BEVERLY DR 3RD FLR
BEVERLY HILLS CA 90212

APN: 5163021047
Tract: 63027 Block: Lot: 1 Arb: Unit: 9
CHANG, STEVEN
510 S HEWITT ST. 112
LOS ANGELES CA 90013

APN: 5163021080
Tract: 63027 Block: Lot: 1 Arb: Unit: 42
NOWAK, KENNETH A. JR. (ET AL)
6255 SUNSET BLVD #1007
LOS ANGELES CA 90028

APN: 5163021083
Tract: 63027 Block: Lot: 1 Arb: Unit: 45
FEINBERG, MARC I
510 S HEWITT ST # 406
LOS ANGELES CA 90013

APN: 5163021086
Tract: 63027 Block: Lot: 1 Arb: Unit: 48
JABLONSKI, CHRISTOPHER
510 S HEWITT ST UNIT 501
LOS ANGELES CA 90013

APN: 5163021088
Tract: 63027 Block: Lot: 1 Arb: Unit: 50
RANDALL, GARY L. (ET AL)
510 S HEWITT STREET #505
LOS ANGELES CA 90013

APN: 5163021091
Tract: 63027 Block: Lot: 1 Arb: Unit: 53
MORSETTE, DELMORE
7062 HAWTHORN AVE APT 102
LOS ANGELES CA 90028

APN: 5163021094
Tract: 63027 Block: Lot: 1 Arb: Unit: 56
MOORE, MARY S.
510 S HEWITT ST #516
LOS ANGELES CA 90013

APN: 5163021097
Tract: 63027 Block: Lot: 1 Arb: Unit: 59
MA, JOSEPH CHAN MAN
MA, JUNG YUN
510 S HEWITT ST UNIT 510
LOS ANGELES CA 90013

APN: 5163021099
Tract: 63027 Block: Lot: 1 Arb: Unit: 61
VADAKAN, TED (ET AL)
510 S HEWITT ST #506
LOS ANGELES CA 90013

APN: 5163021045
Tract: 63027 Block: Lot: 1 Arb: Unit: 7
XEBEC LLC
3010 OLD RANCH PKWY STE 470
SEAL BEACH CA 90740

APN: 5163021103
Tract: 63027 Block: Lot: 2 Arb: Unit: 117
KIM, DAVID C
KIM, MOLLY A
530 S HEWITT ST APT 117
LOS ANGELES CA 90013

APN: 5163021104
Tract: 63027 Block: Lot: 2 Arb: Unit: 118
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021107
Tract: 63027 Block: Lot: 2 Arb: Unit: 121
VALLE, JOSE R
530 S HEWITT ST APT 121
LOS ANGELES CA 90013

APN: 5163021110
Tract: 63027 Block: Lot: 2 Arb: Unit: 124
RISHEL, CHRISTIAN
530 S HEWITT ST #124
LOS ANGELES CA 90013

APN: 5163021113
Tract: 63027 Block: Lot: 2 Arb: Unit: 127
AMERIAN, NICOLE M
530 S HEWITT ST APT 127
LOS ANGELES CA 90013

APN: 5163021116
Tract: 63027 Block: Lot: 2 Arb: Unit: 130
KOO, CHERYL
1155 S GRAND AVE APT 2106
LOS ANGELES CA 90015

APN: 5163021119
Tract: 63027 Block: Lot: 2 Arb: Unit: 222
ROW, EUGENE
530 S HEWITT STREET 222
LOS ANGELES CA 90013

APN: 5163021122
Tract: 63027 Block: Lot: 2 Arb: Unit: 228
GREENE, ERIK
530 S HEWITT ST #228
LOS ANGELES CA 90013

APN: 5163021125
Tract: 63027 Block: Lot: 2 Arb: Unit: 318
FILIPEK, JOHN
FILIPEK, ZOFIA
1184 STARBRIGHT DR
CORONA CA 92882

APN: 5163021128
Tract: 63027 Block: Lot: 2 Arb: Unit: 321
MUKHERJEE, SANDEEP
530 S HEWITT ST #321
LOS ANGELES CA 90013

APN: 5163021131
Tract: 63027 Block: Lot: 2 Arb: Unit: 324
YOUN, BERT
KIM, MIYOUNG
530 S HEWITT ST APT 324
LOS ANGELES CA 90013

APN: 5163021134
Tract: 63027 Block: Lot: 2 Arb: Unit: 327
GROSSMAN, RICHARD
LYONS, LISA
2000 DE MILLE DR
LOS ANGELES CA 90027

APN: 5163021105
Tract: 63027 Block: Lot: 2 Arb: Unit: 119
MICALLEF, ALFRED M
MICALLEF, JANE E
4800 BRYANT IRVIN CT
FORT WORTH TX 76107

APN: 5163021108
Tract: 63027 Block: Lot: 2 Arb: Unit: 122
PRITCHETT, TODD
530 S HEWITT ST APT 122
LOS ANGELES CA 90013

APN: 5163021111
Tract: 63027 Block: Lot: 2 Arb: Unit: 125
AHLUWALIA, RAJEEV
530 S HEWITT ST APT 125
LOS ANGELES CA 90013

APN: 5163021114
Tract: 63027 Block: Lot: 2 Arb: Unit: 128
KAWAMINAMI, KENICHIRO
KAWAMINAMI, MASAKO E
530 S HEWITT ST APT 128
LOS ANGELES CA 90013

APN: 5163021117
Tract: 63027 Block: Lot: 2 Arb: Unit: 218
SOLORZANO, JOSE JESUS
530 S HEWITT STREET 218
LOS ANGELES CA 90013

APN: 5163021120
Tract: 63027 Block: Lot: 2 Arb: Unit: 224
YANG, JUN YONG
YANG, DONG MI
530 S HEWITT ST APT 224
LOS ANGELES CA 90013

APN: 5163021123
Tract: 63027 Block: Lot: 2 Arb: Unit: 230
GRECO, MATTHEW M. (ET AL)
530 S HEWITT ST. NO 230
LOS ANGELES CA 90013

APN: 5163021126
Tract: 63027 Block: Lot: 2 Arb: Unit: 319
KWAN, ELLENCE (ET AL)
530 S HEWITT STREET 319
LOS ANGELES CA 90013

APN: 5163021129
Tract: 63027 Block: Lot: 2 Arb: Unit: 322
PARK, KELLIE (ET AL)
5421 LIGURIAN DRIVE
SAN JOSE CA 95138

APN: 5163021132
Tract: 63027 Block: Lot: 2 Arb: Unit: 325
TSENG, TONY CHEEHAU
TSENG, JENNIFER SHO MEI
1905 N MAIN ST
LOS ANGELES CA 90031

APN: 5163021135
Tract: 63027 Block: Lot: 2 Arb: Unit: 328
WONG, ELLEN
530 S HEWITT ST APT 328
LOS ANGELES CA 90013

APN: 5163021106
Tract: 63027 Block: Lot: 2 Arb: Unit: 120
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021109
Tract: 63027 Block: Lot: 2 Arb: Unit: 123
GONZALEZ, DIANA MARIA
530 S HEWITT ST APT 123
LOS ANGELES CA 90013

APN: 5163021112
Tract: 63027 Block: Lot: 2 Arb: Unit: 126
SEELY, HANNAH & SCOTT D.
510 S HEWITT ST. 126
LOS ANGELES CA 90013

APN: 5163021115
Tract: 63027 Block: Lot: 2 Arb: Unit: 129
KIANG, ELIOT
8 STARGAZER
NEWPORT COAST CA 92657

APN: 5163021118
Tract: 63027 Block: Lot: 2 Arb: Unit: 220
JOHNSON, STEPHEN J. AND FRAN M. (ET AL)
530 S HEWITT ST. #220
LOS ANGELES CA 90013

APN: 5163021121
Tract: 63027 Block: Lot: 2 Arb: Unit: 226
DE MEDEIROS, BRUNO CARNEIRO
KANE, MARLENA ANNE
310 TOWNSEND ST APT 102
SAN FRANCISCO CA 94107

APN: 5163021124
Tract: 63027 Block: Lot: 2 Arb: Unit: 317
MITCHELL, CRAIG J. (ET AL)
530 S HEWITT ST. 317
LOS ANGELES CA 90013

APN: 5163021127
Tract: 63027 Block: Lot: 2 Arb: Unit: 320
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021130
Tract: 63027 Block: Lot: 2 Arb: Unit: 323
JOHNSTON, EVAN M. (ET AL)
530 S HEWITT STREET 323
LOS ANGELES CA 90013

APN: 5163021133
Tract: 63027 Block: Lot: 2 Arb: Unit: 326
IKEDA, MIHO
530 S HEWITT ST APT 326
LOS ANGELES CA 90013

APN: 5163021136
Tract: 63027 Block: Lot: 2 Arb: Unit: 329
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021137
Tract: 63027 Block: Lot: 2 Arb: Unit: 330
KIM, IRENE H
14115 REMINGTON ST
ARLETA CA 91331

APN: 5163021140
Tract: 63027 Block: Lot: 2 Arb: Unit: 419
DE LA TORRE, EDWARD
2755 WESETWOOD BL.
LOS ANGELES CA 90064

APN: 5163021143
Tract: 63027 Block: Lot: 2 Arb: Unit: 422
DUMAN, LESLIE A & MARILYN L (ET AL)
7567 OLIVE DRIVE
PLEASANTON CA 94588

APN: 5163021146
Tract: 63027 Block: Lot: 2 Arb: Unit: 425
HUYNH, CHI KIM
411 PIEDMONT AVE #204
GLENDALE CA 91206

APN: 5163021149
Tract: 63027 Block: Lot: 2 Arb: Unit: 428
REEDY, MICHAEL K. (ET AL)
530 S HEWITT ST. 428
LOS ANGELES CA 90013

APN: 5163021152
Tract: 63027 Block: Lot: 2 Arb: Unit: 517
GOBE, MARC
GOBE, MARIANNICK
250 W 90TH ST APT 18J
NEW YORK NY 10024

APN: 5163021155
Tract: 63027 Block: Lot: 2 Arb: Unit: 520
RITTNER, CARLOS
THE CARLOS RITTNER REVOCABLE TRUST 2007
530 S HEWITT ST APT 520
LOS ANGELES CA 90013

APN: 5163021158
Tract: 63027 Block: Lot: 2 Arb: Unit: 523
PAYAWAL, JONATHAN H
530 S HEWITT ST APT 523
LOS ANGELES CA 90013

APN: 5163021161
Tract: 63027 Block: Lot: 2 Arb: Unit: 526
BARBER, DENNIES L
THE DENNIES L BARBER TRUST
588 TAMARAC DR
PASADENA CA 91105

APN: 5163021164
Tract: 63027 Block: Lot: 2 Arb: Unit: 529
SAKAI, BENJAMIN
SAKAI, RICHARD W

APN: 5163021138
Tract: 63027 Block: Lot: 2 Arb: Unit: 417
PULLAFICO, ARTHUR T.
530 S HEWITT STREET #417
LOS ANGELES CA 90013

APN: 5163021141
Tract: 63027 Block: Lot: 2 Arb: Unit: 420
BRACEY, JACQUELINE
C/O CONTINENTAL CLOTHING
1617 COSOMO STREET STE 102
LOS ANGELES CA 90028

APN: 5163021144
Tract: 63027 Block: Lot: 2 Arb: Unit: 423
SYRACUSE, SHEILA K
SHEILA K SYRACUSE TRUST
530 S HEWITT ST APT 423
LOS ANGELES CA 90013

APN: 5163021147
Tract: 63027 Block: Lot: 2 Arb: Unit: 426
ESSARY, T SCOTT
530 S HEWITT ST #426
LOS ANGELES CA 90013

APN: 5163021150
Tract: 63027 Block: Lot: 2 Arb: Unit: 429
FOSSATI BELLANI, VITTORIO
FOSSATI BELLANI, MICHELA
2651 ELMDALE CT
PALO ALTO CA 94303

APN: 5163021153
Tract: 63027 Block: Lot: 2 Arb: Unit: 518
LEE, HYUNG HEE
PAIK, HYOUNG S
2510 TIFFANY PL
FULLERTON CA 92833

APN: 5163021156
Tract: 63027 Block: Lot: 2 Arb: Unit: 521
ZHANG, XIAO
530 S HEWITT ST APT 521
LOS ANGELES CA 90013

APN: 5163021159
Tract: 63027 Block: Lot: 2 Arb: Unit: 524
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021162
Tract: 63027 Block: Lot: 2 Arb: Unit: 527
LAM, SHEENA FUNG SANG
HAEFNER, KEITH A
530 S HEWITT ST APT 527
LOS ANGELES CA 90013

APN: 5163021165
Tract: 63027 Block: Lot: 2 Arb: Unit: 520
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021139
Tract: 63027 Block: Lot: 2 Arb: Unit: 418
WINTER, JOHN
315 3RD ST APT 4A
BROOKLYN NY 11215

APN: 5163021142
Tract: 63027 Block: Lot: 2 Arb: Unit: 421
SCHULTZ, CALEB
530 S HEWITT ST APT 421
LOS ANGELES CA 90013

APN: 5163021145
Tract: 63027 Block: Lot: 2 Arb: Unit: 424
MELTON, HOLLIS (ET AL)
530 S HEWITT ST #424
LOS ANGELES CA 90013

APN: 5163021148
Tract: 63027 Block: Lot: 2 Arb: Unit: 427
GRANT, TYLER G. (ET AL)
530 S HEWITT ST. #427
LOS ANGELES CA 90013

APN: 5163021151
Tract: 63027 Block: Lot: 2 Arb: Unit: 430
GLOSMAN, EUGENE B. (ET AL)
1148 MARILYN DR
BEVERLY HILLS CA 90210

APN: 5163021154
Tract: 63027 Block: Lot: 2 Arb: Unit: 519
GOBE FAMILY LIMITED PARTNERSHIP
C/O GWENAELLE GOBE
530 S HEWITT ST APT 519
LOS ANGELES CA 90013

APN: 5163021157
Tract: 63027 Block: Lot: 2 Arb: Unit: 522
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021160
Tract: 63027 Block: Lot: 2 Arb: Unit: 525
RADCHENKO, PETER
530 S HEWITT ST APT 525
LOS ANGELES CA 90013

APN: 5163021163
Tract: 63027 Block: Lot: 2 Arb: Unit: 528
LAM, LYDIA
530 S HEWITT ST #528
LOS ANGELES CA 90013

APN: 5163021038
Tract: 63027 Block: Lot: 3 Arb: Unit:
530 HEWITT REAL ESTATE, LLC
C/O TYSON SAYLES
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

TRACT: 67247

APN: 5163011031
Tract: 67247 Block: Lot: 2 Arb: Unit: 101
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011034
Tract: 67247 Block: Lot: 2 Arb: Unit: 104
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011037
Tract: 67247 Block: Lot: 2 Arb: Unit: 107
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011040
Tract: 67247 Block: Lot: 2 Arb: Unit: 110
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011043
Tract: 67247 Block: Lot: 2 Arb: Unit: 202
GHAFARI, SARA
3308 VIA VERDE CT
CALABASAS CA 91302

APN: 5163011046
Tract: 67247 Block: Lot: 2 Arb: Unit: 205
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011049
Tract: 67247 Block: Lot: 2 Arb: Unit: 208
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011052
Tract: 67247 Block: Lot: 2 Arb: Unit: 302
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011055
Tract: 67247 Block: Lot: 2 Arb: Unit: 305
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011058
Tract: 67247 Block: Lot: 2 Arb: Unit: 308
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011032
Tract: 67247 Block: Lot: 2 Arb: Unit: 102
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011035
Tract: 67247 Block: Lot: 2 Arb: Unit: 105
KRAUS, KARLA LOUISE
110 W C ST STE 1904
SAN DIEGO CA 92101

APN: 5163011038
Tract: 67247 Block: Lot: 2 Arb: Unit: 108
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011041
Tract: 67247 Block: Lot: 2 Arb: Unit: 111
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011044
Tract: 67247 Block: Lot: 2 Arb: Unit: 203
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011047
Tract: 67247 Block: Lot: 2 Arb: Unit: 206
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011050
Tract: 67247 Block: Lot: 2 Arb: Unit: 209
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011053
Tract: 67247 Block: Lot: 2 Arb: Unit: 303
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011056
Tract: 67247 Block: Lot: 2 Arb: Unit: 306
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011059
Tract: 67247 Block: Lot: 2 Arb: Unit: 309
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011033
Tract: 67247 Block: Lot: 2 Arb: Unit: 103
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011036
Tract: 67247 Block: Lot: 2 Arb: Unit: 106
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011039
Tract: 67247 Block: Lot: 2 Arb: Unit: 109
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011042
Tract: 67247 Block: Lot: 2 Arb: Unit: 201
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011045
Tract: 67247 Block: Lot: 2 Arb: Unit: 204
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011048
Tract: 67247 Block: Lot: 2 Arb: Unit: 207
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011051
Tract: 67247 Block: Lot: 2 Arb: Unit: 301
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011054
Tract: 67247 Block: Lot: 2 Arb: Unit: 304
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011057
Tract: 67247 Block: Lot: 2 Arb: Unit: 307
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011060
Tract: 67247 Block: Lot: 2 Arb: Unit: 401
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011061
Tract: 67247 Block: Lot: 2 Arb: Unit: 402
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011062
Tract: 67247 Block: Lot: 2 Arb: Unit: 403
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011063
Tract: 67247 Block: Lot: 2 Arb: Unit: 404
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011064
Tract: 67247 Block: Lot: 2 Arb: Unit: 405
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011065
Tract: 67247 Block: Lot: 2 Arb: Unit: 406
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011066
Tract: 67247 Block: Lot: 2 Arb: Unit: 407
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011067
Tract: 67247 Block: Lot: 2 Arb: Unit: 408
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011068
Tract: 67247 Block: Lot: 2 Arb: Unit: 409
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011069
Tract: 67247 Block: Lot: 2 Arb: Unit: 410
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011070
Tract: 67247 Block: Lot: 2 Arb: Unit: 501
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011071
Tract: 67247 Block: Lot: 2 Arb: Unit: 502
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011072
Tract: 67247 Block: Lot: 2 Arb: Unit: 503
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011073
Tract: 67247 Block: Lot: 2 Arb: Unit: 504
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011074
Tract: 67247 Block: Lot: 2 Arb: Unit: 505
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011075
Tract: 67247 Block: Lot: 2 Arb: Unit: 506
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011076
Tract: 67247 Block: Lot: 2 Arb: Unit: 507
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011077
Tract: 67247 Block: Lot: 2 Arb: Unit: 508
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011078
Tract: 67247 Block: Lot: 2 Arb: Unit: 509
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011079
Tract: 67247 Block: Lot: 2 Arb: Unit: 510
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011080
Tract: 67247 Block: Lot: 2 Arb: Unit: 601
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

APN: 5163011081
Tract: 67247 Block: Lot: 2 Arb: Unit: 602
ALAMEDA &FOURTH LLC
ATTN: MICHEL MINASSIAN
208 E 6TH ST
LOS ANGELES CA 90014

TRACT: MP6 87A

APN: 5163011014
Tract: MP6 87A Block: Lot: 1 Arb: Unit:
WOO, TAK K. (TR) P.W. WOO &SONS INC. DEFINED BENEFIT
TRUST
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011017
Tract: MP6 87A Block: Lot: 2 Arb: Unit:
WOO, TAK K. (TR) P.W. WOO &SONS INC. DEFINED BENEFIT
TRUST
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011017
Tract: MP6 87A Block: Lot: 3 Arb: Unit:
WOO, TAK K. (TR) P.W. WOO &SONS INC. DEFINED BENEFIT
TRUST
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011017
Tract: MP6 87A Block: Lot: 4 Arb: Unit:
WOO, TAK K. (TR) P.W. WOO &SONS INC. DEFINED BENEFIT
TRUST
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011017
Tract: MP6 87A Block: Lot: 5 Arb: Unit:
WOO, TAK K. (TR) P.W. WOO &SONS INC. DEFINED BENEFIT
TRUST
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011017
Tract: MP6 87A Block: Lot: 6 Arb: Unit:
WOO, TAK K. (TR) P.W. WOO &SONS INC. DEFINED BENEFIT
TRUST
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011017
Tract: MP6 87A Block: Lot: 7 Arb: Unit:
WOO, TAK K. (TR) P.W. WOO &SONS INC. DEFINED BENEFIT
TRUST
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011027
Tract: MP6 87A Block: Lot: 8 Arb: Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163011027
Tract: MP6 87A Block: Lot: 9 Arb: Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163011027
Tract: MP6 87A Block: Lot: 10 Arb: Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163011027
Tract: MP6 87A Block: Lot: 11 Arb: Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163011027
Tract: MP6 87A Block: Lot: 12 Arb: Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163011027
Tract: MP6 87A Block: Lot: 13 Arb: Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163011017
Tract: MP6 87A Block: Lot: 14 Arb: Unit:
WOO, TAK K. TR (P.W. WOO & SONS INC. DEFINED BENEFIT TRUST)
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011017
Tract: MP6 87A Block: Lot: 15 Arb: Unit:
WOO, TAK K. TR (P.W. WOO & SONS INC. DEFINED BENEFIT TRUST)
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

APN: 5163011021
Tract: MP6 87A Block: Lot: 16 Arb: 1 Unit:
CHAING, JUNG Y. & HOONAE ET AL
30150 AVENIDA CELESTIAL AVE
RAN. PALOS VERDES CA 90274

APN: 5163011017
Tract: MP6 87A Block: Lot: 16 Arb: 2 Unit:
WOO, TAK K. TR (P.W. WOO & SONS INC. DEFINED BENEFIT TRUST)
60 OCEAN AIRE DR.
RO PALOS VERDES CA 90274

TRACT: MR12 42

APN: 5163025001
Tract: MR12 42 Block: C Lot: 1 Arb: Unit:
HASHIMOTO, FRANCES K.
800 E 4TH ST
LOS ANGELES CA 90013

APN: 5163025004
Tract: MR12 42 Block: C Lot: 2 Arb: Unit:
TANGOR LLC
1188 CENTRE ST
NEWTON MA 02459

APN: 5163025001
Tract: MR12 42 Block: C Lot: 3 Arb: 1 Unit:
HASHIMOTO, FRANCES K.
800 E 4TH ST
LOS ANGELES CA 90013

APN: 5163025002
Tract: MR12 42 Block: C Lot: 3 Arb: 2 Unit:
HASHIMOTO, FRANCES K.
800 E 4TH ST
LOS ANGELES CA 90013

APN: 5163025004
Tract: MR12 42 Block: C Lot: 4 Arb: Unit:
TANGOR LLC
1188 CENTRE ST
NEWTON MA 02459

APN: 5163025002
Tract: MR12 42 Block: C Lot: 5 Arb: Unit:
HASHIMOTO, FRANCES K.
800 E 4TH ST
LOS ANGELES CA 90013

APN: 5163025004
Tract: MR12 42 Block: C Lot: 6 Arb: Unit:
TANGOR LLC
1188 CENTRE ST
NEWTON MA 02459

APN: 5163025003
Tract: MR12 42 Block: C Lot: 7 Arb: 1 Unit:
FRIEDMAN, JOEL (ET AL) (TRS) J & K FRIEDMAN TRUST
12-14-*5
800 E 4TH ST
LOS ANGELES CA 90013

APN: 5163025002
Tract: MR12 42 Block: C Lot: 7 Arb: 2 Unit:
HASHIMOTO, FRANCES K.
800 E 4TH ST
LOS ANGELES CA 90013

APN: 5163025004
Tract: MR12 42 Block: C Lot: 8 Arb: Unit:
TANGOR LLC
1188 CENTRE ST
NEWTON MA 02459

APN: 5163025005
Tract: MR12 42 Block: C Lot: 9 Arb: Unit:
SEATON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025007
Tract: MR12 42 Block: C Lot: 10 Arb: Unit:
COLYTON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025006
Tract: MR12 42 Block: C Lot: 11 Arb: Unit:
SEATON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025007
Tract: MR12 42 Block: C Lot: 12 Arb: Unit:
COLYTON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025008
Tract: MR12 42 Block: C Lot: 13 Arb: Unit:
SEATON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025008
Tract: MR12 42 Block: C Lot: 14 Arb: Unit:
SEATON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025008
Tract: MR12 42 Block: C Lot: 15 Arb: Unit:
SEATON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025008
Tract: MR12 42 Block: C Lot: 16 Arb: Unit:
SEATON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025009
Tract: MR12 42 Block: C Lot: 17 Arb: Unit:
SEATON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025008
Tract: MR12 42 Block: C Lot: 18 Arb: Unit:
SEATON INVESTMENTS LLC
264 S OAKHURST DR
BEVERLY HILLS CA 90212

APN: 5163025009
Tract: MR12 42 Block: C Lot: 19 Arb: Unit:
CAPITAL KCS LLC
1739 WINDSOR RD
SAN MARINO CA 91108

APN: 5163025008
Tract: MR12 42 Block: C Lot: 20 Arb: Unit:
CAPITAL KCS LLC
1739 WINDSOR RD
SAN MARINO CA 91108

APN: 5163025009
Tract: MR12 42 Block: C Lot: 21 Arb: Unit:
CAPITAL KCS LLC
1739 WINDSOR RD
SAN MARINO CA 91108

APN: 5163025008
Tract: MR12 42 Block: C Lot: 22 Arb: Unit:
CAPITAL KCS LLC
1739 WINDSOR RD
SAN MARINO CA 91108

APN: 5163025009
Tract: MR12 42 Block: C Lot: 23 Arb: Unit:
CAPITAL KCS LLC
1739 WINDSOR RD
SAN MARINO CA 91108

APN: 5163025008
Tract: MR12 42 Block: C Lot: 24 Arb: Unit:
CAPITAL KCS LLC
1739 WINDSOR RD
SAN MARINO CA 91108

APN: 5163024013
Tract: MR12 42 Block: D Lot: 2 Arb: Unit:
CHUN WU WANG AND LAN YU HUANG
816 EUCLID AVE
SAN GABRIEL CA 91776

APN: 5163024013
Tract: MR12 42 Block: D Lot: 4 Arb: Unit:
CHUN WU WANG AND LAN YU HUANG
816 EUCLID AVE
SAN GABRIEL CA 91776

APN: 5163024013
Tract: MR12 42 Block: D Lot: 6 Arb: Unit:
CHUN WU WANG AND LAN YU HUANG
816 EUCLID AVE
SAN GABRIEL CA 91776

APN: 5163024013
Tract: MR12 42 Block: D Lot: 8 Arb: Unit:
CHUN WU WANG AND LAN YU HUANG
816 EUCLID AVE
SAN GABRIEL CA 91776

APN: 5163024013
Tract: MR12 42 Block: D Lot: 10 Arb: Unit:
CHUN WU WANG AND LAN YU HUANG
816 EUCLID AVE
SAN GABRIEL CA 91776

APN: 5163024013
Tract: MR12 42 Block: D Lot: 12 Arb: 1 Unit:
CHUN WU WANG AND LAN YU HUANG
816 EUCLID AVE
SAN GABRIEL CA 91776

APN: 5163022003
Tract: MR12 42 Block: E Lot: 1 Arb: 1 Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022003
Tract: MR12 42 Block: E Lot: 1 Arb: 2 Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022003
Tract: MR12 42 Block: E Lot: 1 Arb: 3 Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022002
Tract: MR12 42 Block: E Lot: 1 Arb: 4 Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022001
Tract: MR12 42 Block: E Lot: 2 Arb: Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022001
Tract: MR12 42 Block: E Lot: 3 Arb: 1 Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022003
Tract: MR12 42 Block: E Lot: 3 Arb: 2 Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022003
Tract: MR12 42 Block: E Lot: 3 Arb: 3 Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022002
Tract: MR12 42 Block: E Lot: 3 Arb: 4 Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022022
Tract: MR12 42 Block: E Lot: 4 Arb: Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022005
Tract: MR12 42 Block: E Lot: 5 Arb: Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022023
Tract: MR12 42 Block: E Lot: 6 Arb: Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022006
Tract: MR12 42 Block: E Lot: 7 Arb: Unit:
DINERSTEIN, BERNARD (TR) DISCLAIMER "B" TRUST
UNDER DINERSTEIN FAMILY TRUST
DTD 6-28-1990
13152 HART ST
NORTH HOLLYWOOD CA 91605

APN: 5163022023
Tract: MR12 42 Block: E Lot: 8 Arb: Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022007
Tract: MR12 42 Block: E Lot: 9 Arb: Unit:
MILTON KOLL FAMILY, LLC (ET AL)
4343 VON KARMAN AVE.
NEWPORT BEACH CA 92660

APN: 5163022023
Tract: MR12 42 Block: E Lot: 10 Arb: Unit:
LIG 900, 910 AND 926 E. 4TH ST. 405-411 S. HEWITT ST., LLC
C/O DILIP K. BHAVNANI
35 N LAKE AVENUE STE. 720
PASADENA CA 91101

APN: 5163022007
Tract: MR12 42 Block: E Lot: 11 Arb: Unit:
MILTON KOLL FAMILY, LLC (ET AL)
4343 VON KARMAN AVE.
NEWPORT BEACH CA 92660

APN: 5163022009
Tract: MR12 42 Block: E Lot: 12 Arb: Unit:
ASSOCIATED SHOWER DOOR CO.
423 S HEWITT ST
LOS ANGELES CA 90013

APN: 5163022010
Tract: MR12 42 Block: E Lot: 13 Arb: Unit:
MILTON KOLL FAMILY, LLC (ET AL)
4343 VON KARMAN AVE.
NEWPORT BEACH CA 92660

APN: 5163022021
Tract: MR12 42 Block: E Lot: 14 Arb: Unit:
ASSOCIATED SHOWER DOOR CO., INC.
427 S HEWITT ST
LOS ANGELES CA 90013

APN: 5163022012
Tract: MR12 42 Block: E Lot: 15 Arb: Unit:
MILTON KOLL FAMILY, LLC (ET AL)
4343 VON KARMAN AVE.
NEWPORT BEACH CA 92660

APN: 5163022021
Tract: MR12 42 Block: E Lot: 16 Arb: Unit:
ASSOCIATED SHOWER DOOR CO., INC.
427 S HEWITT ST
LOS ANGELES CA 90013

APN: 5163022020
Tract: MR12 42 Block: E Lot: 17 Arb: Unit:
441 S HEWITT STREET LLC
701 E 3RD ST STE 330
LOS ANGELES CA 90013

APN: 5163022020
Tract: MR12 42 Block: E Lot: 18 Arb: Unit:
441 S HEWITT STREET LLC
701 E 3RD ST STE 330
LOS ANGELES CA 90013

APN: 5163022016
Tract: MR12 42 Block: E Lot: 19 Arb: Unit:
KENT, CLAUDE E & NANCY A
290 S MARENGO AVE
PASADENA CA 91101

APN: 5163022017
Tract: MR12 42 Block: E Lot: 20 Arb: Unit:
DONALD MILLER INC., A CALIF. CORP.
415 MOLINO ST.
LOS ANGELES CA 90013

APN: 5163022018
Tract: MR12 42 Block: E Lot: 21 Arb: Unit:
KENT, CLAUDE E & NANCY A.
442 COLYTON ST
LOS ANGELES CA 90013

APN: 5163022019
Tract: MR12 42 Block: E Lot: 22 Arb: Unit:
URTH DOWNTOWN DEVELOPMENT, LLC
ATTN: SHALLOM BERKMAN
451 S HEWITT ST
LOS ANGELES CA 90013

APN: 5163022018
Tract: MR12 42 Block: E Lot: 23 Arb: Unit:
KENT, CLAUDE E. & NANCY A.
442 COLYTON ST
LOS ANGELES CA 90013

APN: 5163022019
Tract: MR12 42 Block: E Lot: 24 Arb: Unit:
URTH DOWNTOWN DEVELOPMENT, LLC
ATTN: SHALLOM BERKMAN
451 S HEWITT ST
LOS ANGELES CA 90013

APN: 5163023001
Tract: MR12 42 Block: F Lot: 1 Arb: Unit:
SHASHOUA, SOAD
1200 E 5TH ST
LOS ANGELES CA 90013

APN: 5163023904
Tract: MR12 42 Block: F Lot: 2 Arb: 1 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023904
Tract: MR12 42 Block: F Lot: 2 Arb: 2 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023904
Tract: MR12 42 Block: F Lot: 2 Arb: 3 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023002
Tract: MR12 42 Block: F Lot: 3 Arb: 1 Unit:
TACHIBANA, ITSUO & FUSAKO (TRS) TACHIBANA REV LIV
TR, DTD 10-1-2010
1835 N DILLON ST.
LOS ANGELES CA 90026

APN: 5163023001
Tract: MR12 42 Block: F Lot: 3 Arb: 2 Unit:
CHO, KYUNG YOUN (WATA KYUNG YOUN KANG)
1015 E ADAMS BL
LOS ANGELES CA 90011

APN: 5163023903
Tract: MR12 42 Block: F Lot: 3 Arb: 3 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023904
Tract: MR12 42 Block: F Lot: 4 Arb: 1 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023904
Tract: MR12 42 Block: F Lot: 4 Arb: 2 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023904
Tract: MR12 42 Block: F Lot: 4 Arb: 3 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023903
Tract: MR12 42 Block: F Lot: 5 Arb: 1 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 5 Arb: 2 Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023904
Tract: MR12 42 Block: F Lot: 6 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 7 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 8 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 9 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 10 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 11 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 12 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 13 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

APN: 5163023900
Tract: MR12 42 Block: F Lot: 14 Arb: Unit:
CITY OF LOS ANGELES
DEPT. OF WATER & POWER - REAL ESTATE GROUP
111 N HOPE ST. RM. 1031
LOS ANGELES CA 90012

TRACT: MR13 87

APN: 5163015003
Tract: MR13 87 Block: Lot: 6 Arb: Unit:
FRIEDMAN, JOHN
KIMM, ALICE
2837 ANGUS ST
LOS ANGELES CA 90039

APN: 5163015003
Tract: MR13 87 Block: Lot: 7 Arb: Unit:
FRIEDMAN, JOHN
KIMM, ALICE
2837 ANGUS ST
LOS ANGELES CA 90039

APN: 5163013006
Tract: MR13 87 Block: Lot: 53 Arb: Unit:
FOC ELECTRONICS, INC.
ATTN: GIDEON KOTZER
555 S. LOS ANGELES STREET
LOS ANGELES CA 90013

APN: 5163013006
Tract: MR13 87 Block: Lot: 54 Arb: Unit:
FOC ELECTRONICS, INC.
ATTN: GIDEON KOTZER
555 S. LOS ANGELES STREET
LOS ANGELES CA 90013

APN: 5163013008
Tract: MR13 87 Block: Lot: 57 Arb: Unit:
BERDAN HOLDINGS LLC
501 SPECTRUM CIR
OXNARD CA 93030

APN: 5163014012
Tract: MR13 87 Block: Lot: 60 Arb: Unit:
HARMONY INVESTMENT LLC
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014003
Tract: MR13 87 Block: Lot: 63 Arb: Unit:
HARMONY INVESTMENT LLC
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014003
Tract: MR13 87 Block: Lot: 66 Arb: Unit:
HARMONY INVESTMENT LLC
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014004
Tract: MR13 87 Block: Lot: 69 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014004
Tract: MR13 87 Block: Lot: 72 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163013900
Tract: MR13 87 Block: Lot: 78 Arb: Unit:
COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
500 W TEMPLE ST RM 754
LOS ANGELES CA 90012

APN: 5163013900
Tract: MR13 87 Block: Lot: 81 Arb: Unit:
COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
500 W TEMPLE ST RM 754
LOS ANGELES CA 90012

APN: 5163014011
Tract: MR13 87 Block: Lot: 84 Arb: Unit:
HARRMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163013006
Tract: MR13 87 Block: Lot: 55 Arb: Unit:
FOC ELECTRONICS, INC.
ATTN: GIDEON KOTZER
555 S. LOS ANGELES STREET
LOS ANGELES CA 90013

APN: 5163013008
Tract: MR13 87 Block: Lot: 58 Arb: Unit:
BERDAN HOLDINGS LLC
501 SPECTRUM CIR
OXNARD CA 93030

APN: 5163014012
Tract: MR13 87 Block: Lot: 61 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. 61282
PASADENA CA 91116

APN: 5163014003
Tract: MR13 87 Block: Lot: 64 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014003
Tract: MR13 87 Block: Lot: 67 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014004
Tract: MR13 87 Block: Lot: 70 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014004
Tract: MR13 87 Block: Lot: 73 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163013900
Tract: MR13 87 Block: Lot: 79 Arb: Unit:
COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
500 W TEMPLE ST RM 754
LOS ANGELES CA 90012

APN: 5163013900
Tract: MR13 87 Block: Lot: 82 Arb: Unit:
COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
500 W TEMPLE ST RM 754
LOS ANGELES CA 90012

APN: 5163014011
Tract: MR13 87 Block: Lot: 85 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163013007
Tract: MR13 87 Block: Lot: 56 Arb: Unit:
BERDAN HOLDINGS LLC
501 SPECTRUM CIR
OXNARD CA 93030

APN: 5163014012
Tract: MR13 87 Block: Lot: 59 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014003
Tract: MR13 87 Block: Lot: 62 Arb: Unit:
HARMONY INVESTMENT LLC
C/O CECILIA W. SIU
P.O. 61282
PASADENA CA 91101

APN: 5163014003
Tract: MR13 87 Block: Lot: 65 Arb: Unit:
HARMONY INVESTMENT, LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014004
Tract: MR13 87 Block: Lot: 68 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014004
Tract: MR13 87 Block: Lot: 71 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163013900
Tract: MR13 87 Block: Lot: 77 Arb: Unit:
COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
500 W TEMPLE ST RM 754
LOS NAGELES CA 90012

APN: 5163013900
Tract: MR13 87 Block: Lot: 80 Arb: Unit:
COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
500 W TEMPLE ST RM 754
LOS ANGELES CA 90012

APN: 5163014011
Tract: MR13 87 Block: Lot: 83 Arb: Unit:
HARMONY INVESTMENT LLC
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014011
Tract: MR13 87 Block: Lot: 86 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014011
Tract: MR13 87 Block: Lot: 87 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014009
Tract: MR13 87 Block: Lot: 90 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014010
Tract: MR13 87 Block: Lot: 93 Arb: Unit:
HARMONY INVESTMENT
C/O CECILIA W. SIU
P..BOX 61282
PASADENA CA 91116

APN: 5163011027
Tract: MR13 87 Block: Lot: 137 Arb: Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163021001
Tract: MR13 87 Block: Lot: 161 Arb: Unit:
SHORHAM CAPITAL LP
PO BOX 17119
BEVERLY HILLS CA 90209

APN: 5163021002
Tract: MR13 87 Block: Lot: 164 Arb: Unit:
IWATA, GRANT K. & VICKI L.
1440 STAR RIDGE DR.
MONTEREY PARK CA 91754

APN: 5163021005
Tract: MR13 87 Block: Lot: 167 Arb: Unit:
HONDA, BOB M. & YOSHIYE (TRS) THE HONDA LIVING
TRUST DTD
6-18-86
2250 SILVER LAKE BLVD
LOS ANGELES CA 90039

APN: 5163021008
Tract: MR13 87 Block: Lot: 170 Arb: Unit:
WILSON, MARSHA ANN
LEWIS, REECE
11392 CHERRY ST
LOS ALAMITOS CA 90720

APN: 5163021010
Tract: MR13 87 Block: Lot: 173 Arb: Unit:
WILSON, MARSHA ANN
LEWIS, REECE
11392 CHERRY ST
LOS ALAMITOS CA 90720

APN: 5163021012
Tract: MR13 87 Block: Lot: 176 Arb: Unit:
LEWIS & ROTH
8302 W 3RD ST
LOS ANGELES CA 90048

APN: 5163021027
Tract: MR13 87 Block: Lot: 182 Arb: Unit:
GILL, ROBERTA E. (TR) THE ROBERTA E. GILL T/A DATED
9-27-91
11261 JURUPA RD.
MIRA LOMA CA 91752

APN: 5163014011
Tract: MR13 87 Block: Lot: 88 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014009
Tract: MR13 87 Block: Lot: 91 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163011027
Tract: MR13 87 Block: Lot: 135 Arb: 2 Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163011022
Tract: MR13 87 Block: Lot: 138 Arb: Unit:
CHAING, YUNG Y. & HOON A.
831 S ARDMORE AVE
LOS ANGELES CA 90005

APN: 5163021001
Tract: MR13 87 Block: Lot: 162 Arb: Unit:
SHORHAM CAPITAL LP
PO BOX 17119
BEVERLY HILLS CA 90209

APN: 5163021003
Tract: MR13 87 Block: Lot: 165 Arb: Unit:
IWATA, GRANT K. & VICKI L.
1440 STAR RIDGE DR.
MONTEREY PARK CA 91754

APN: 5163021030
Tract: MR13 87 Block: Lot: 168 Arb: Unit:
SANCHEZ, RICHARD A. & ELVIRA C.
451 HEWITT ST
LOS ANGELES CA 90012

APN: 5163021008
Tract: MR13 87 Block: Lot: 171 Arb: Unit:
WILSON, MARSHA ANN
LEWIS, REECE
11392 CHERRY ST
LOS ALAMITOS CA 90720

APN: 5163021011
Tract: MR13 87 Block: Lot: 174 Arb: Unit:
ARRINDELL, RICHARD (ET AL)
8212 TALBERT COVE
AUSTIN TX 78749

APN: 5163021012
Tract: MR13 87 Block: Lot: 178 Arb: Unit:
HAMES, KELLY ET AL
1001 E FIRST ST. #9
LOS ANGELES CA 90012

APN: 5163021027
Tract: MR13 87 Block: Lot: 183 Arb: Unit:
GILL, ROBERTA E. (TR) THE ROBERTA E. GILL 1991 T/A
9-27-91
11261 JURUPA RD.
MIRA LOMA CA 91752

APN: 5163014009
Tract: MR13 87 Block: Lot: 89 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SIU
P.O. BOX 61282
PASADENA CA 91116

APN: 5163014010
Tract: MR13 87 Block: Lot: 92 Arb: Unit:
HARMONY INVESTMENT LLC.
C/O CECILIA W. SUI
P.O. BOX 61282
PASADENA CA 91116

APN: 5163011027
Tract: MR13 87 Block: Lot: 136 Arb: Unit:
MUTUAL TRADING CO., INC.
431 S. CROCKER ST.
LOS ANGELES CA 90013

APN: 5163021001
Tract: MR13 87 Block: Lot: 160 Arb: Unit:
SHORHAM CAPITAL LP
PO BOX 17119
BEVERLY HILLS CA 90209

APN: 5163021001
Tract: MR13 87 Block: Lot: 163 Arb: Unit:
SHORHAM CAPITAL LP
PO BOX 17119
BEVERLY HILLS CA 90209

APN: 5163021004
Tract: MR13 87 Block: Lot: 166 Arb: Unit:
IWATA, GRANT K. & VICKI L.
1440 STAR RIDGE DR.
MONTEREY PARK CA 91754

APN: 5163021030
Tract: MR13 87 Block: Lot: 169 Arb: Unit:
SANCHEZ, RICHARD A. & ELVIRA C.
451 HEWITT ST
LOS ANGELES CA 90012

APN: 5163021009
Tract: MR13 87 Block: Lot: 172 Arb: Unit:
WILSON, MARSHA ANN
LEWIS, REECE
11392 CHERRY ST
LOS ALAMITOS CA 90720

APN: 5163021011
Tract: MR13 87 Block: Lot: 175 Arb: Unit:
ARRINDELL, RICHARD (ET AL)
8212 TALBERT COVE
AUSTIN TX 78746

APN: 5163021015
Tract: MR13 87 Block: Lot: 179 Arb: Unit:
GILL, ROBERTA E. (TR) THE ROBERTA E. GILL T/A DATED
9-27-91
11261 JURUPA RD
MIRA LOMA CA 91752

APN: 5163021032
Tract: MR13 87 Block: Lot: 186 Arb: Unit:
MOLINO STREET LOFTS LLC
C/O KOR REALTY GROUP
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021032
Tract: MR13 87 Block: Lot: 187 Arb: Unit:
MOLINO STREET LOFTS LLC
C/O KOR REALTY GROUP
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021033
Tract: MR13 87 Block: Lot: 190 Arb: Unit:
MOLINO STREET LOFTS LLC
C/O KOR REALTY GROUP
5750 WILSHIRE BLVD STE 500
LOS ANGELES CA 90036

APN: 5163021034
Tract: MR13 87 Block: Lot: 194 Arb: Unit:
KAUFMAN,CAROL
513 MOLINO ST
LOS ANGELES CA 90013

APN: 5163018001
Tract: MR13 87 Block: Lot: 227 Arb: Unit:
AKITA, JOE
AKITA, MAE
13034 KESWICK ST
NORTH HOLLYWOOD CA 91605

APN: 5163018001
Tract: MR13 87 Block: Lot: 228 Arb: Unit:
AKITA, JOE
AKITA, MAE
13034 KESWICK ST
NORTH HOLLYWOOD CA 91605

APN: 5163018002
Tract: MR13 87 Block: Lot: 229 Arb: Unit:
1003 4TH PLACE LLC
C/O ZDI INC
3100 DONALD DOUGLAS LOOPN STE 107
SANTA MONICA CA 90405

APN: 5163018002
Tract: MR13 87 Block: Lot: 230 Arb: Unit:
1003 4TH PLACE LLC
C/O ZDI INC
3100 DONALD DOUGLAS LOOPN STE 107
SANTA MONICA CA 90405

APN: 5163018002
Tract: MR13 87 Block: Lot: 231 Arb: Unit:
1003 4TH PLACE LLC
C/O ZDI INC
3100 DONALD DOUGLAS LOOPN STE 107
SANTA MONICA CA 90405

APN: 5163018002
Tract: MR13 87 Block: Lot: 232 Arb: Unit:
1003 4TH PLACE LLC
C/O ZDI INC
3100 DONALD DOUGLAS LOOPN STE 107
SANTA MONICA CA 90405

APN: 5163018003
Tract: MR13 87 Block: Lot: 233 Arb: Unit:
ZDI MATEO LLC
3100 DONALD DOUGLAS LOOPN STE 107
SANTA MONICA CA 90405

APN: 5163018003
Tract: MR13 87 Block: Lot: 234 Arb: Unit:
ZDI MATEO LLC
3100 DONALD DOUGLAS LOOPN STE 107
SANTA MONICA CA 90405

TRACT: MR24 81

APN: 5163015024
Tract: MR24 81 Block: E Lot: 13 Arb: Unit:
BINFORD BUILDING LLC

TRACT: PM2000-1711-A

APN: 5163016011
Tract: PM2000-1711-A Block: Lot: A Arb: Unit:
MERCO GROUP LLC
721 TERMINAL STREET BLDG 1
LOS ANGELES CA 90021

APN: 5163016013
Tract: PM2000-1711-A Block: Lot: C Arb: Unit:
MERCO GROUP LLC
761 TERMINAL STREET 2ND FLR
LOS ANGELES CA 90021

APN: 5163016014
Tract: PM2000-1711-A Block: Lot: D Arb: Unit:
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LOS ANGELES CA 90021

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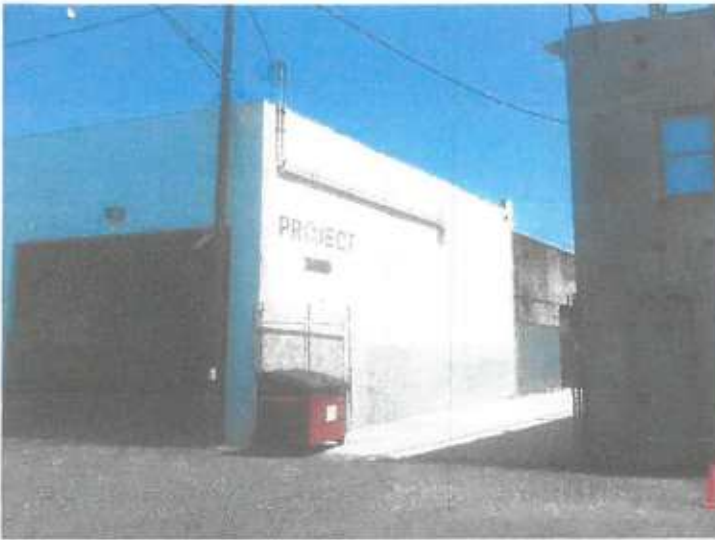
List

Copies

428 S. Hewitt St.

Abutting List

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2 Wilson Marsha A / Lewis Reece 11392 Cherry St Los Alamitos, CA 90720	4 Shorham Capital P.O. Box 17119 Beverly Hills, CA 90209	5 Iwata Grant K & Vicki L 1440 Star Ridge Dr Monterey Park, CA 91754
6 Honda Yoshiye / Honda Trust 2250 Silver Lake Bl Los Angeles, CA 90039	19 LIG 900 910 & 926 E St 4 th 405 411 S Hewitt St LLC C/O Dilip K Bhavnani 35 N Lake Ave, #720 Pasadena, CA 91101	22 Associated Shower Door Co PO Box 250127 Glendale, CA 91225
Jacek Ostoya 6527 Olympic Pl Los Angeles, CA 90035	TMG Solutions, Inc. 6733 Sepulveda Bl, #265 Los Angeles, CA 90045	Historic Cultural Neighborhood Council Attn: Brian Kito 307 E. 1 st St Los Angeles, CA 90012
Community Redevelopment Agency Of the City of Los Angeles 354 S. Spring St., #800 Los Angeles, CA 90013	Director of Planning City of Vernon 4305 Santa Fe Ave. Vernon, CA 90058	L A Unified School Dist. 305 S. Grand Ave., 6 th Flr. Los Angeles, CA 90071
State of CA – Cal Trans Property Development 100 S. Main St. 10th Flr. Los Angeles, CA 90012		



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428 S Hewitt Street

Site Photos

December 2013

GOLD GRENADE
explosive ideas

6527 Olympic Place LA 90035 t: 415 269 3060





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428 S Hewitt Street

Site Photos

December 2013

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explosive ideas

6527 Olympic Place LA 90035 t: 415 269 3060





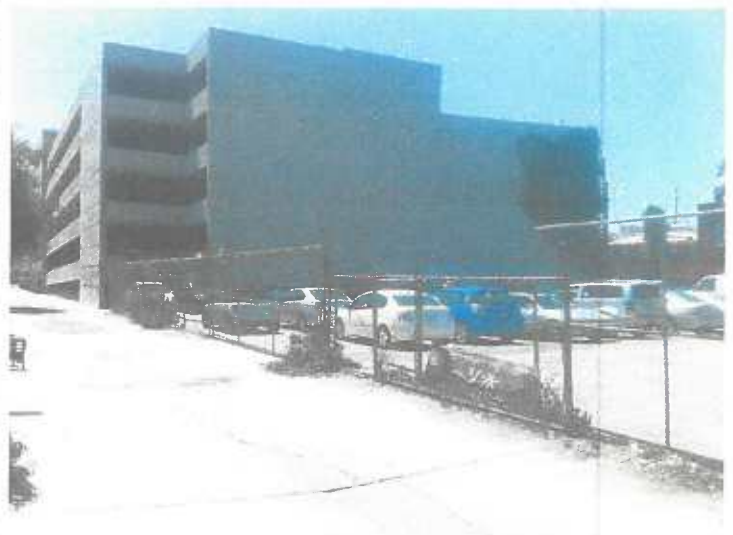
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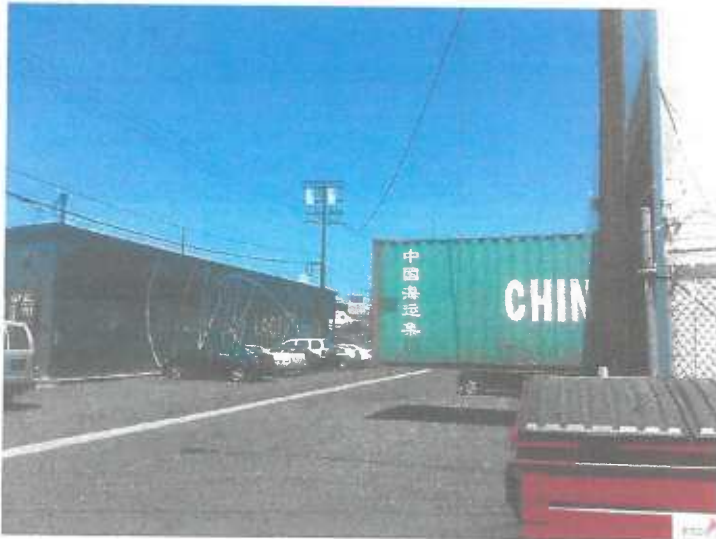
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24

428 S Hewitt Street

Site Photos

December 2013

GOLD GRENADE
explosive ideas

6527 Olympic Place LA 90035 t: 415 269 3060





25



26



27



28



29



30

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Site Photos

December 2013

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explosive ideas

6527 Olympic Place LA 90035 t: 415 269 3060





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428 S Hewitt Street

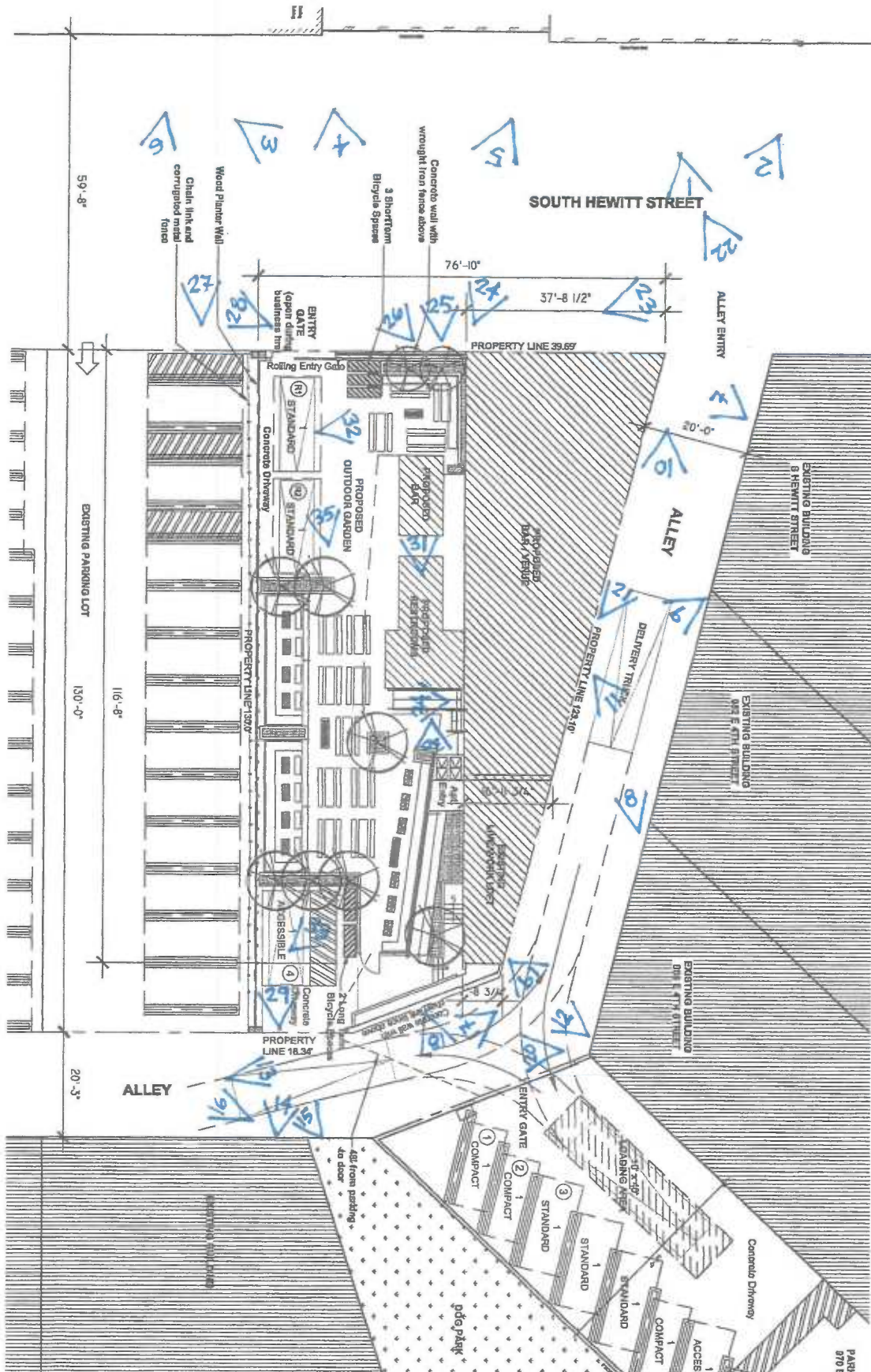
Site Photos

December 2013

GOLD GRENADE
explosive ideas

6527 Olympic Place LA 90035 t: 415 269 3060





428 S Hewitt Street

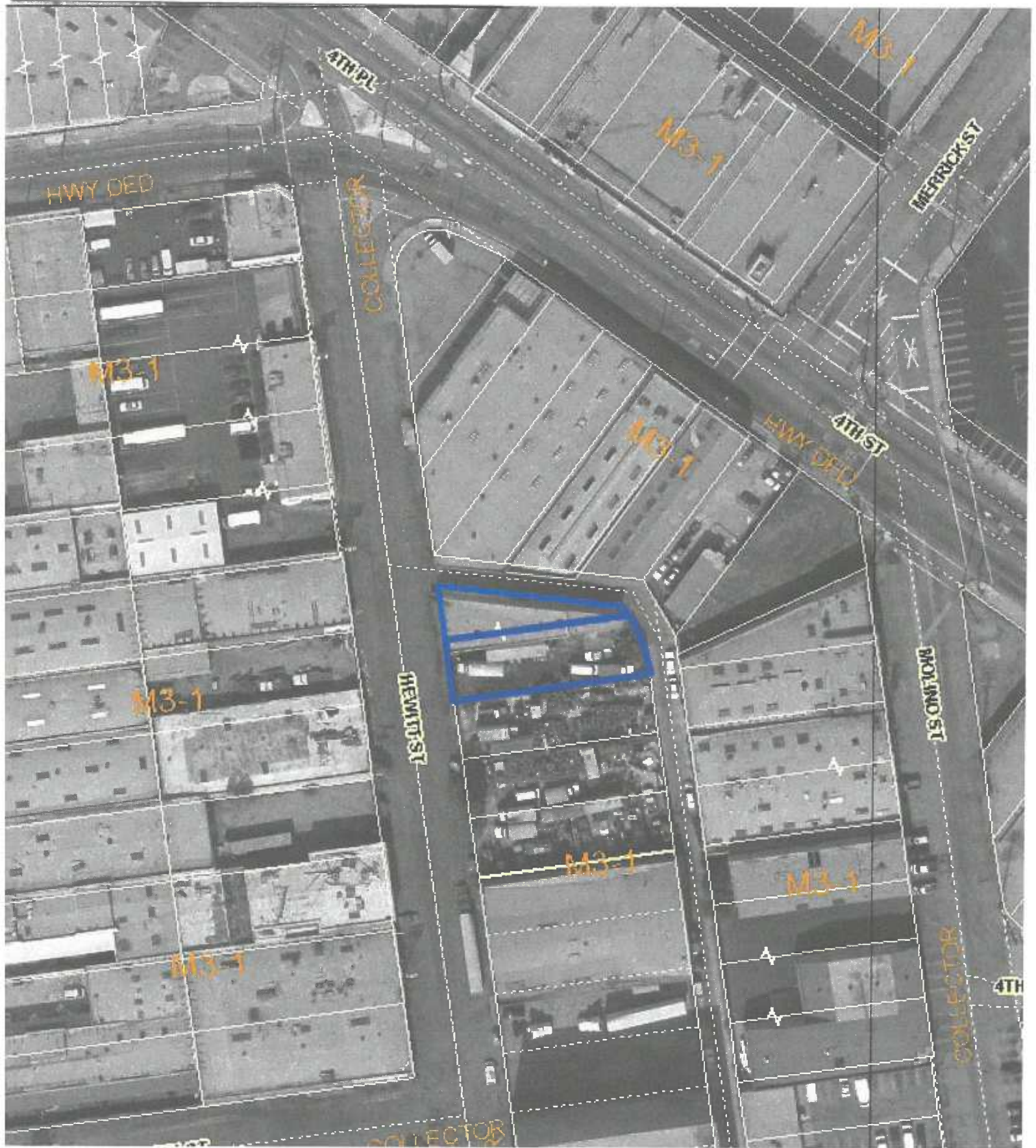
Photo Index Plan

December 2013

GOLD GRENADE
exploration ideas

6527 Olympic Place LA 90035 t: 415 269 3060







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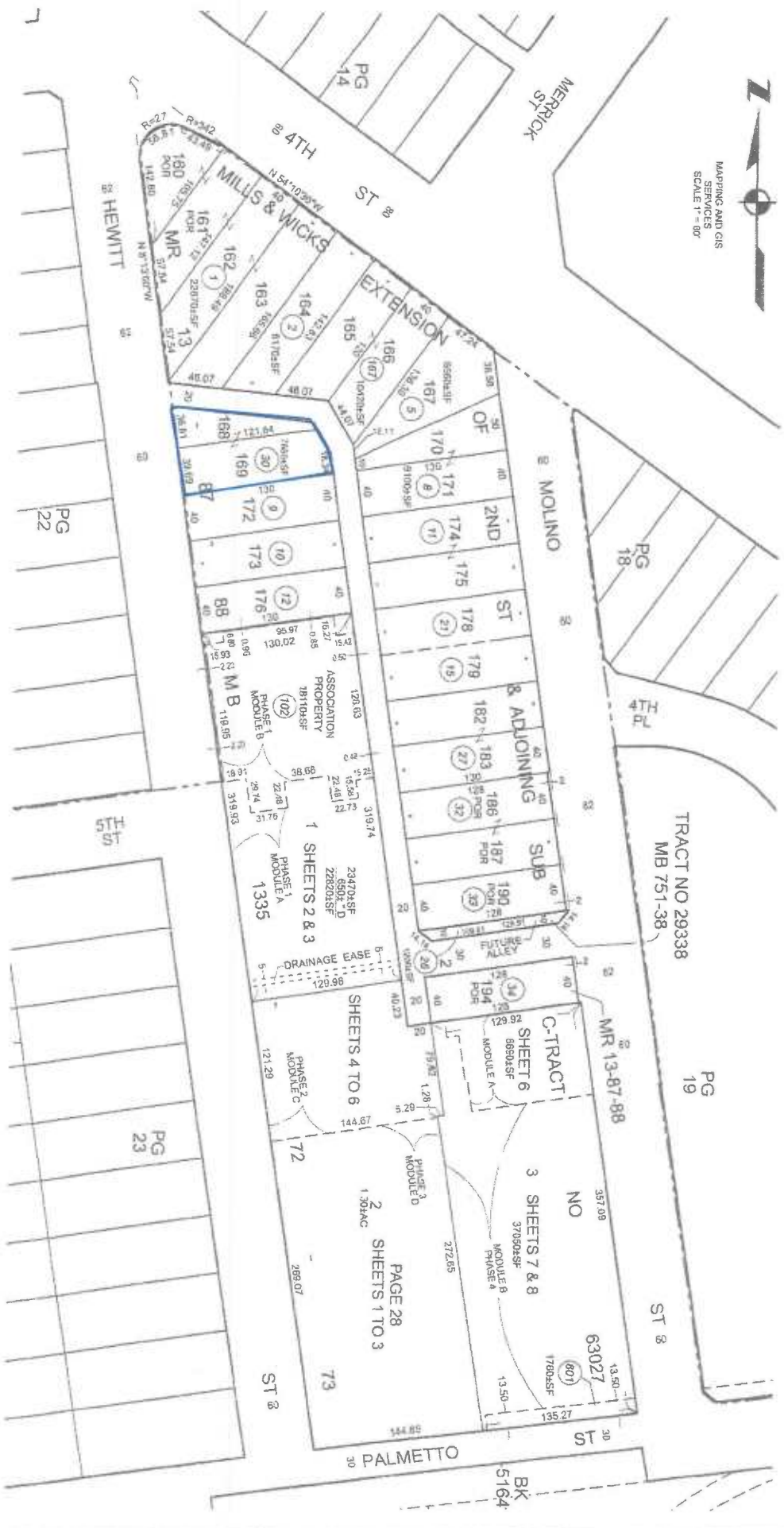
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COUNTY OF LOS ANGELES
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MAPPING AND GIS
SERVICES
SCALE 1" = 80'



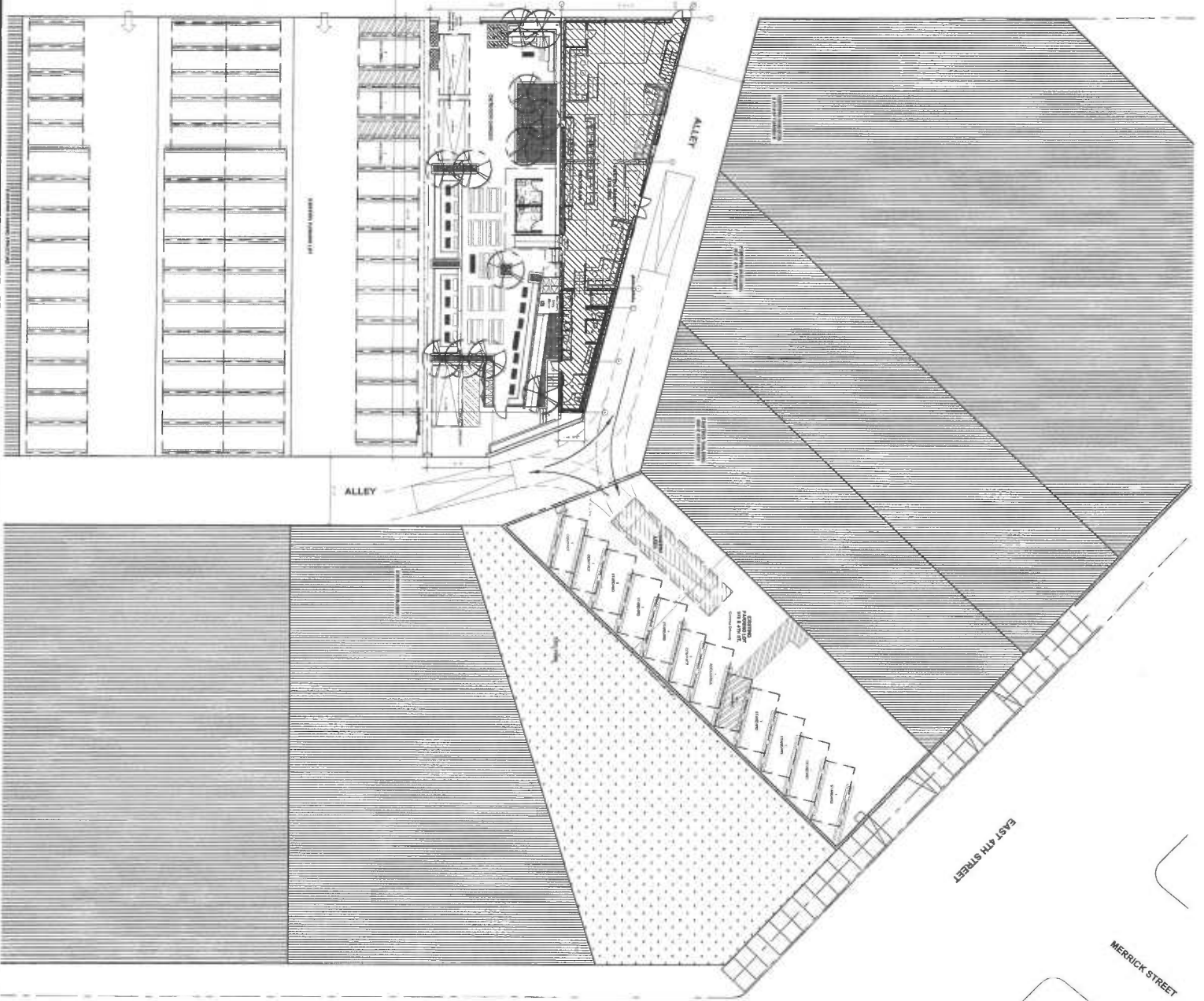
2014



PAGE 28
SHEETS 1 TO 3

BK 5164

SOUTH HEWITT STREET



ALLEY

ALLEY

EAST 4TH STREET

MERRICK STREET

MOLINO STREET

PLOT PLAN



A

428 A.D.

428 S Hewitt Street
Los Angeles, CA 90013

OSTOVA : a + d

ARCHITECTS
+ DESIGNERS

427 Olympic Blvd, Los Angeles, CA 90006
Tel: 213.290.0200 Fax: 213.291.0700
Group SHS, llc
428 S Hewitt Street
Los Angeles, CA
90013

PROJECT NUMBER: 1004

DATE: 06/02/14

NO.	REVISIONS AND PROBLEMS	DATE
1	T1 Plan Check Submittal	06.02.2014

SITE PLOT PLAN

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

DATE: 06/02/14

PROJECT: 428 S HEWITT STREET

CLIENT: SHS, LLC

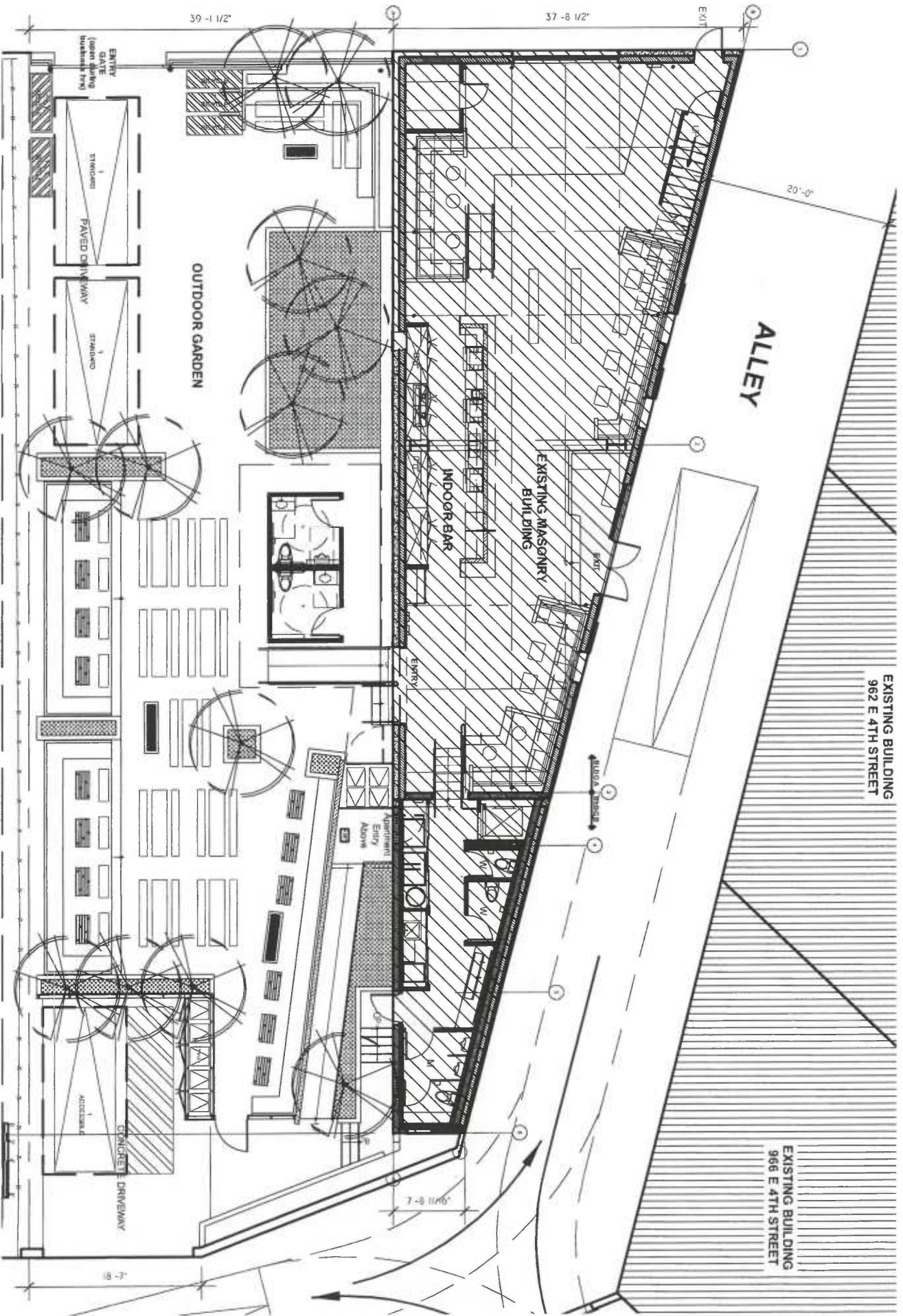
SCALE: AS SHOWN

PROJECT NO: 1004

11/14/14

11/14/14

A1.1



CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

July 9, 2014

Tim Krehbiel (A)(O)
Group SHS, LLC
428 South Hewitt Street
Los Angeles, CA 90013

Jacek Ostoya (R)
Gold Grenade A+D
166 South Vista Street
Los Angeles, CA 90036

CASE NO. 2013-4132(CUB)(ZV)
CONDITIONAL USE/ZONE VARIANCE
428 South Hewitt Street
Central City North Planning Area
Zone : M3-1
D. M. : 127.5A215
C. D. : 14
CEQA : ENV 2013-4133-MND
Legal Description: Lots 168-169, Mills
and Wicks Extension of Second Street
and Adjoining Subdivision

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

a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a new bar with live entertainment in the M3-1 Zone; and

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby APPROVE:

a Zone Variance:

- to permit the provision of three off-site parking spaces by lease in lieu of by covenant, as required by Section 12.21-A,4(g) of the Code, and
- to permit the provision of a loading space off-site in lieu of on-site, as required by Section 21.21-C,6 of the Code,

upon the following additional terms and conditions:

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. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.



There shall be no live entertainment in the outdoor or exterior portion of the premises. Background music in the beer garden shall be limited so as to not be audible beyond the perimeter of the beer garden except as allowed by the Municipal Code.

12. Live music shall be permitted only in the interior portion of the venue and then only after 10:00 p.m.
13. No pool tables or coin operated electronic, video or mechanical amusement devices shall be maintained on the premises.
14. These conditions of approval shall be retained on the property at all times and shall be produced immediately upon the request of the Zoning Administrator, Police Department or Department of Building and Safety.
15. No parking variance has been requested or approved herein, except to permit off-site parking for three required stalls by lease in lieu of a covenant. Parking shall otherwise be provided in conformance with the Municipal Code to the satisfaction of the Department of Building and Safety. [ZA Note: Use of land for the proposed beer garden may be in conflict with Exhibit "A" of Case No. ZA 2010-1705(ZAD); no modification of that prior Exhibit "A" has been requested or granted herein.]
16. The applicant shall be responsible for maintaining the area adjacent to the premises over which he/she has control free of litter, including the sidewalk and any parking area used specifically by patrons.
17. All exterior lighting shall be installed such that the light is directed onto the subject site. Lighting shall be adequate to identify anyone in front of the building at night. Lighting shall be shielded from any residential uses.
18. No pay phone shall be maintained on the exterior of the location.
19. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
20. Prior to the utilization of the zoning entitlements granted herein a landscape plan prepared by either a landscape architect, landscape designer, or architect shall be prepared to the satisfaction of the Zoning Administrator with said plan illustrating the number, type, and location of plants within the beer garden area, and irrigation of same.
21. There shall be no patron ingress or egress from the public alleyway to the subject premises, including beer garden. Use of the alley gates shall be limited to service vehicles and service personnel only.
22. The applicant owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and

- criminal activity on the subject premises and any accessory parking areas over which they exercise control, including insuring that no activities associated with narcotics sales, use or possession, gambling or prostitution occur.
23. Prior to the utilization of the zoning entitlements granted herein a security plan shall be submitted to the satisfaction of the Los Angeles Police Department, and said submittal may be in the form of a security plan provided by AEGIS Security and Investigations dated April 22, 2014. Any modifications to that plan by the LAPD shall be considered as conditions to this grant as though written herein.
 24. Within six months of the initiation of alcohol sales, all employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers (STAR)". Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all staff.
 25. Prior to the utilization of the zoning entitlements granted herein a parking tram shuttle plan shall be submitted to the satisfaction of the Department of Transportation. Said plan shall consider and illustrate in map form the location of the tram shuttle stops, and routes of travel, and also define all hours of operation, number of involved vehicles, time and schedule of service. The plan shall provide statements of compliance with State vehicle code and municipal ordinance including all necessary permits, licenses, and insurance. A copy of the plan shall be submitted to the Zoning Administrator for retention in the case file.
 26. Any food service/catering trucks associated with the subject use shall comply with the State of California Motor Vehicle Code and Municipal Code.
 27. All licenses, permits and conditions shall be posted in a conspicuous location at the facility. Additionally, a copy shall be provided to all employees who shall sign an acknowledgment form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators or any other City agency upon request.
 28. The authorization granted herein for the sale of alcohol is for a period of **three (3) years** from the effective date of this grant. Thereafter, this authorization shall become null and void and a new request to continue the sale of alcohol will be required.
 29. Within **18 months** from the effective date of this determination, the applicant shall file a Plan Approval application with a notice of public hearing provided to all adjoining property owners, tenants and persons otherwise notified of the instant determination, including; the Council Office, the Neighborhood Council, the Vice Unit of the LAPD, and ABC. The purpose of the application shall be to review the operation of the facility and the effectiveness of the conditions. The Zoning

Administrator reserves the right to either increase or decrease hours of operation and to increase the length of the grant should be evidence presented at the required public hearing warrant such modifications.

30. All of the mitigation measures identified in Environmental Clearance Case No. ENV 2013-4133-MND as listed below shall be considered conditions of this instant action.

a. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and- Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl - Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

b. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- The project shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

c. Public Services (Police)

The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

d. Utilities (Local Water Supplies - Restaurant, Bar, or Nightclub)

- Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms. as appropriate.
- Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute. Install/retrofit and utilize only restroom faucets of a self-closing design. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

e. Utilities (Solid Waste Recycling)

- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

f. Utilities (Solid Waste Disposal)

All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

31. Prior to the issuance of any permits relative to this matter, 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 Development Services Center 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.

Within 30 days of the effective date 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 Development Services Center 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.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not

utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after JULY 24, 2014, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

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

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

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 plans submitted therewith, and the statements made at the public hearing on May 6, 2014, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The site is a roughly triangular 7,650 square-foot property located on the east side of Hewitt Street and bordered on the north and east by an alley. It is improved with an existing joint artist in residence unit converted from a 1,516 square-foot warehouse in a three-story plus mezzanine and basement structure at the northeast corner of the site, along with a seismically separated existing 3,930 square-foot two-story structure at the northwest corner of the site. The second floor of this structure will continue to be used as part of the joint artist in residence unit, while the ground floor will become a part of the indoor bar. One accessible parking space is located off the alley to the east of the site, and two standard tandem parking spaces are located in the garden patio area off of Hewitt Street for the use of the residential unit.

The project is a bar serving a full line of alcoholic beverages and having a large outdoor "beer garden". The interior bar will host live music acts inside on select nights. Food service is proposed to be provided by food catering trucks. According to the applicant, once past the oversized metal gate that frames the entrance to the outdoor beer garden, guests will experience the garden space, from the lush canopy of trees and greenery to the many lounge seating areas. Table seating will be to the left immediately next to a vintage Airstream trailer re-purposed into a bar. The food vendors will have permanent water and power hookups as they need. Whereas the front part of the beer garden will be focused on dining seating and access to the bar and food trucks, the back of the garden will be more of a garden oasis. Lounge seating arranged in "U" shapes around the perimeter are anticipated to foster conversation. At the center of the space will be traditional beer garden tables and benches organized around the traditional center chestnut tree.

On April 23, 2014, the applicant held an open house at 8 pm, and provided information about the project for the benefit of the local residents. An informational meeting for the Barker Block HOA, 530 South Hewitt Street (Case No. VTT-63027-M1), and the Molina Lofts, 500 and 530 Molino Street (Case No. VTT-60507-CC) was held on April 28, 2014.

The applicant submitted sound reports conducted by Los Angeles Air Balance Company, dated April 23, 2014 and May 13, 2014. It indicates that sound levels in the alley immediately adjacent to the subject premises with a band playing would be approximately 77.0 dB, or a loudness slightly higher than highway traffic at 30 mph. The sound level at the Barker Block would be approximately 71 dB, which the consultant qualified saying "that the nearby restaurant [Urth Café] was the deciding factor and changed the sound measurement accordingly. This sound level would be lower than highway traffic at 30 mph.

Security Plan

The applicant submitted a "Security Survey and Venue Security Plan" prepared by AEGIS Security & Investigations, dated April 22, 2014. The plan notes that valet parking would be available at a remote lot at Alameda Street and 5th Street, approximately two blocks from the subject property, with the valet queue being capable of holding six to seven vehicles. There is also unrestricted parking along Hewitt Street. The applicant has volunteered to install signage at the Urth Café parking lot stating "Parking for Urth Café Customers Only. Violators will be towed at Owners Expense."

The plan proposes to have installed architectural lighting on Hewitt Street and the alley north of the subject property, with floodlighting on the alley east of the subject property.

The plan states that "While rock shows in a large concert venue with big name bands has a higher probability of crowd control issues, the 428AD space is designed for intimate local shows. These kind [sic] of shows can be compared to smaller rooms (as opposed to the main stage) at the Key Club, House of Blues, or Viper Room in Hollywood". The applicant argues that as such, there is very little threat to operations or to the surrounding community. The applicant indicates that the outdoor space will be frequented by those enjoying a trendy "hangout".

Further the applicant has stated that, "live music will be available only in the interior portion of the venue after 10 p.m., and the ramp connecting the interior portion of the venue with the garden will be equipped with architectural improvements that reduce the sound transmission from the interior.

The plan states that "Security guards will be posted nightly at the Hewitt St garden door and the alley door. A floater will be responsible for patrolling the exterior of the property and the security supervisor will be responsible for patrolling the interior of the property. Two guards will be working the day shift of Saturday and Sunday, one at the door and one in the garden ... Additionally, Friday and Saturday nights, an additional guard will be posted to the stage in the interior space. The security guards will be in contact with management and servers by dedicated radio/walkie-talkies and surveillance kits ... Management has given the security term authority and discretion to handle situations in accordance with best practices. This includes enforcement of all the following rules/regulations:

- "Proper ID checks at both entrances to include screening for fraudulent and expired IDs. All guests must possess a valid ID and be 21 years old at the time of entry.
- "Intoxicated or otherwise impaired guests are to be screened by management prior to entry.
- "No outside food or drinks are permitted. They can be finished and thrown away entering.
- "No drinks from 428AD are allowed outside the venue.
- "No gang attire (excessive red or blue, dew rags, etc). No baggy clothing.
- "Intoxication - If someone attempts to gain entry and is under the influence of drugs or is clearly overly intoxicated, be respectful and tell them the state law says that we can not let them in and tell them they are welcome tomorrow. If they have friends, inform the friends.
- "If someone is overly intoxicated inside the venue, tell them they need to follow you to the nearest exit to speak with you and use the same technique to walk them out.
- "Anyone who starts to get argumentative or fight should be walked out...If there are multiple parties, walk them out to opposite ends of the property."

Previous zoning related actions on the site/in the area include:

Subject Property

Building Permit No. 10014-10000-04711 - On June 11, 2012, a permit was issued for a change of use from a warehouse to an artist joint living/working quarters and to construct two stories containing 750 square feet of additional floor area. not open to the public. "Comply with department order effective date February 20, 2010."

Case No. ZA 2010-1705(ZAD) - On January 21, 2011, the Zoning Administrator approved the conversion, use and maintenance on an existing 5,381 square foot industrial building to one artist and artisans joint living/working quarters with an addition of 750 square feet for bedroom and bathroom areas, and having ten on-site parking spaces.

Surrounding Property

Case No. VTT-63027-M1 - On December 17, 2010, the Deputy Advisory Agency approved a Modification to permit 314 artist in residence condominiums and two commercial condominiums, or 310 artist in residence condominiums and three commercial condominiums, at 530 South Hewitt Street.

Case No. ZA 2009-4129(ZAD)(ZAA) = On October 28, 2010, the Zoning Administrator approved the conversion of an industrial building into six joint living and work quarters at 962, 966 and 970 East 4th Street, across the alley from the subject property.

Case No. VTT-60507-CC - On May 27, 2004, the Deputy Advisory Agency approved 95 units of joint living and work quarters for artist and artisans with 95 parking spaces at 437 and 500 Molino Street.

Case No. ZA 2003-6888(ZAD) - On May 27, 2004, the Zoning Administrator approved 95 units of joint living and work quarters for artist and artisans with 95 parking spaces at 437 and 500 Molino Street.

Hewitt Street, adjoining the property on the west, is a designated Collector Street, dedicated a width of approximately 60 feet, and improved with an asphalt roadway for the full width of the right-of-way and a center line v-gutter.

Alley, adjoining the property on the north and east, is dedicated a width of 20 feet and improved with an asphalt roadway and center line gutter.

APPLICANT'S OVERALL STATEMENTS

Applicant's 1st Statement

BACKGROUND

Located in the Arts District of downtown Los Angeles on a former industrial railroad spur, the proposed project at 428 S. Hewitt Street ("428") draws you in with its industrial features, intimacy and surprise. With a nod to the former metal shop and warehouse space that once occupied the building, it brings excitement and expression to the vibrant neighborhood of creative entrepreneurial businesses and eclectic retail shops and galleries that make up the Arts District. It is a musical and libation oasis in the middle of an urban jungle.

428 is a modern designed full service bar and large outdoor beer garden that will also host live music acts inside on select nights. We are creating the easy, solicitous feel of a neighborhood pub with an expansive outdoor garden that takes advantage of our fine southern California weather. Inexplicably, there are no proper beer gardens in Los Angeles. 428 will be a traditional beer garden with a food component by providing space inside the garden property for food truck parking. We will partner with a long time food truck operator to manage that aspect of the business. The interior will have an intimacy for socializing and experiencing live music now missing in downtown, while the outdoor beer garden will offer a relaxing oasis amidst the urban grit of downtown. 428 is an amicable place for the local and the citizen of the world, for the established artist to mingle with the newest up-and-comer, for embracing the new and respecting what has lead before, for fun and unpredictability.

The partners in 428 have created a vision and design that has an immediate visceral impact and at the same time uses it's space in a comfortable, versatile manner that

enhances all experiences. Jacek Ostoya, known in the SF Bay Area for his successful bar and restaurant designs (Air Bar, Oakland; Apartment 24, Nua, Harlot and Novela in San Francisco), Paul Oberman, LA art director and creator of Hollywood's Kung Pao Kitty, and Tim Krehbiel, long-time Arts District resident and creative urban aesthete, are creating a true "first of its kind" hybrid venue that will simultaneously feel like a comfortable neighborhood bar, intimate live music venue, unique event space, and lush outdoor beer garden pouring your draft favorites and hosting a rotating schedule of LA's finest food trucks.

The location will provide a dual-space venue that offers table service, a full-service bar, outdoor lounge and dining tables, outdoor draft beer bar and enclosed on-site food trucks. In addition, the versatile stage design will host occasional live music performances.

To bolster our customer draw, 428 has partnered with a well-respected music industry tastemaker and a highly successful band manager/promoter, Larry Little, to spearhead the music program and events at the space for targeted crowd exposure and an eye towards longevity. Our intent is to provide a comfortable outdoor garden for eating and drinking but also, on select nights, to give deserving up and coming artists exposure through live performances to help further their career success and build solid relationships so they return again. It will be the place to discover that next big buzz band.

Each of the Co-Founders comes with the ability to create a successful venue in Los Angeles, but when you combine these talents they become an unstoppable force. The bottom line: 428 is committed to the continued growth and revitalization of the Arts District neighborhood by being an interactive and supportive partner to the arts, business and residential communities.

DESIGN

Beauty in most things is how they are experienced, so the intent with 428 is to draw upon familiar iconography and form but present them in new and unexpected ways, subverting the rituals and traditions associated with familiar symbols, and hopefully creating something unexpected yet beautiful. 428 will embody the spirit of an open-air German biergarten and the soul of a favorite, nostalgic music venue presented with a modern twist. The design of 428 takes inspiration from its 1920's brick warehouse building, a kind typically found in this area of industrial and former railroad buildings in downtown LA. The most current life of the space as a metal shop serves as a jumping off point for the raw, industrial edged design.

Once past the oversized metal gate that frames the entrance to the outdoor beer garden, guests will immediately feel the inviting nature of the garden space, from the lush canopy of trees and greenery to the many lounge seating areas perfect for relaxed conversation. Table seating will be to the left immediately next to the vintage Airstream trailer repurposed into a draft beer bar. This outdoor bar will serve a unique offering of draft beers, including some from a local Arts District brewery. Directly across from the beer bar will be a choice offering from the finest and most popular food trucks in LA, on a rotating schedule. We plan to capitalize on the popularity of food trucks in an innovative, mutually beneficial way; for a percentage of their gross sales the food vendors will have a dedicated paved parking spot within the property at the front of the beer garden, accessed by fully opening

the large main garden entry gate, with permanent water and power hook-ups as they need. The gate can be partially closed to allow only pedestrians in while enclosing the truck within the garden proper. This offers the food vendors a place to park for the entire night with no other food competition, access to a captive clientele that can also purchase alcohol with their meal, a variety of seating options for comfortable dining; basically all the benefits of a brick and mortar restaurant. We in essence out-source food service, there by deriving all the benefits of food service yet taking on none of the headaches or costs. We have a full time food truck vendor who will coordinate the food truck schedule and manage this aspect of the business, including minimization of any potential impacts from the food trucks to ensure compatibility with the neighborhood.

Whereas the front part of the beer garden will be focused on dining seating and access to the bar and food trucks, the back of the garden will be more of a garden oasis. Comfortable lounge seating arranged in U shapes around the perimeter will foster conversation. At the center of the space will be traditional beer garden tables and benches organized around the traditional center chestnut tree. At the back of the garden patrons will find a gas-lit fire pit for gathering around on chillier nights. A turtle pond will also add a touch of serenity to the space with the sound of falling water. All of these garden elements will be located under a canopy of lush trees, bamboo and strings of raw bulb outdoor lights.

MUSIC

Los Angeles is one of the world's top trendsetters, constantly evolving, adapting and re-imagining its possibilities. It is home to all levels of creative players and considered today a hub for the art, music and film worlds: The Arts District is already steeped in the art and film scenes and with 428 we intend to establish a downtown cornerstone of the Los Angeles music scene.

Luckily, no other venue in LA is attempting this new hybrid live music/beer garden paradigm we envision for 428. There are indeed live music venues in LA but none with a beer garden element or food truck component. The Arts District in particular has few live music venues to speak of, apart from NOLA's restaurant for jazz bands and Villains Tavern that hosts mostly bluegrass bands. The closest to 428's concept is the eclectically designed One-Eyed Gypsy that hosts live music best described as Americana. It is a good-sized bar with a proper stage and viewing space but no outdoor area. With the amount of residents in the area increasing every year in countless loft projects, built or in development, the need for a large outdoor gathering space for socializing, with a proper stage for enjoying live music, is growing. Our project is exactly why the Arts District was created.

No other venue of this nature can compete with our music director's connections and relationships in the music business, not to mention his reputation as tastemaker in the indie music scene, and no other venue has the in-house live show recording infrastructure we are planning for 428. The opportunity to plan strategic branding partnerships with cable TV & web channels for broadcasting content filmed at 428 adds a new dimension to the project. The ability to get compelling, edited live performances and interviews for video shoots, label use, fashion shows, TV/Film premier parties, etc. is another avenue to promote the Brand, and yet another draw for talented musicians to play at 428. We plan on hosting regular musician residencies once a week for a month to help build their

reputations as live performers. Giving talented bands an entire month helps build word-of-mouth promotion as well as co-branding opportunities with liquor companies, magazines, radio stations and corporate sponsors. And as we help foster success for deserving artists, we in turn build relationships that will help create a unique, mutually beneficial music scene while strengthening the Arts in the area.

Part of 428's appeal will also be the look, feel and amenities of a proper upscale music venue but with an outdoor component that draws people to the space regardless if they are aware of what is happening inside the bar. People will come to the beer garden to socialize and relax, grab a bite to eat from a top food truck and then discover a new buzz band as an added bonus to the night. Local residents will make this a regular destination for food and drinks, and music fans from all over LA will be drawn to the unique live music offerings. We are positioning 428 to compete and stay relevant for decades to come by combining great design, VIP service, relevant live music contacts, back-of-house amenities, video capture/broadcast technology, versatile layout, and support of artists. In short, we are setting out to create a new Los Angeles institution.

Overall, 428 brings a different point of view to the neighborhood but strengthens the draw and attractiveness of this part of downtown.

Applicant's Letter to the Neighbors

To start, we would like to introduce ourselves. We are the Owners and Operators of the proposed Beer Garden, located at 428 S. Hewitt St.

We purchased the building in 2001, with the goal of forming a creative public destination. This process has taken many years and gone through many incarnations. When we moved in, our building was dilapidated and devoid of windows. We have created a space which has not only housed a thriving Jewelry company, a high end design and fabrication studio, but also our home.

Needless to say we have seen many changes to this neighborhood. It has gone from a ghost town to a thriving destination. This is proved out by the endless parade of development.

We understand that there is a lot of tension over the congestion and what types of projects come into our community.

With that said, I would like to address an email which was circulated by Brandon Patterson and included an excerpt written by Russell Roney.

It appears that there are a lot of misconceptions about the spirit and intent behind the creation of our project. There are several details in Mr. Roney's statement, which are not accurate.

Firstly, We are not a Nightclub. We have not applied for a nightclub dance license and we do not have the right to operate a Nightclub venue. Our space is a boutique venue, which

is designed to feature up and coming artists. Music will be presented as specialized curated showcase performances.

Second, our seating is as follows: 55 interior, 190 exterior as is clearly stated on the notice of public hearing that was sent by the department of public planning.

Lastly, we have addressed the issue of parking in the only way possible at this time. We have secured the nearest available lots and a valet will receive patron's cars in front of the building. Patrons leaving our establishment will be shuttled back to their vehicle, thus mitigating congestion on South Hewitt. In addition, we have been in contact with the owners of Urth Café and have proposed making our parking lot available during the day, to mitigate the impact of the heavy lunch time Urth Café parking requirements.

To be clear. The Beer Garden component of our project is public. There are no velvet ropes, no guest lists, and no cost to enter. If there is a special event inside, the patio remains open to the neighborhood. Furthermore the facility will also be available for POP UP art installations, spoken word events, and other neighborhood functions.

We have enlisted the services of a professional security company, that will be responsible for on-site security, In addition they will be circulating the neighborhood to make sure that we keep things "Clean and Safe".

To alleviate fear and misconceptions, we would like to invite you to an impromptu open house next Wednesday at 8:00 p.m.. Hopefully you will stop by and we will have a chance to meet and answer your questions. There will be security plans and sound test reports. Jeff Zisner, of AEGIS Security, will be available to answer questions as well.

This is an open invitation to Brandon Patterson, Russell Roney, and all of our neighbors, at the Barker Block, to come and join us for some snacks and clear accurate information.

Applicant's Letter to the Police Department (Officer Maria Crescenzo -30697)

Let me see if I can clear up some of the issues, raised by our neighbors.

1. Sound --- We have conducted sound tests, prepared by a certified test company, and those tests indicate zero impact to the Barker Block Lofts. Tests were done down Hewitt and down the alley.
2. Security --- We have retained a professional security company and they have prepared a security plan (attached), which mitigates issues with the neighbors, in the following ways: We have a dedicated security person patrolling the exterior and alley. As part of security policy, no patrons of our establishment will be allowed to exit down the alley. At the end of every night, all security personnel will be dispatched into the neighborhood, to monitor all activity of our exiting patrons. Their main responsibility will be safety and to monitor interaction with the Barker Block building. We will be supplying exterior lighting and a very comprehensive camera system. If anything, our end of the street will be more secure than it has been.

3. Parking --- currently Urth Café uses most of the street parking. To mitigate the parking issue, we have secured a parking lot with 50 spaces, on Seaton St. We will be supplying a valet to that lot. Fortunately that lot will be available during the day and we will offer it to Urth Café customers, with the hopes of actually lightening the parking load in front of Barker Block.

We have gone to great lengths to identify our impact to the neighborhood and feel that our measures will be very effective. Please take a moment to review the attached security plan and I think you will see a very sound set of policies. The company we are using has a very good reputation and if you would like, I could arrange a call with the owner of the company to field any questions.

One question I have, regarding your email. Can you clarify what you mean by "letter of recommendation"? Is this a letter of recommendation, with the caveat that we have a meeting in the near future, regarding police concerns?

Applicant's Letter to the Zoning Administrator

After reading through our letters and emails, it occurred to me that they all seem to speak to precedent, density of like usages, and things like number of support letters.

I think that it is important to address the spirit of our project.

This project is born from the Arts District. The Principals have believed in this neighborhood for a j very long time.

Tim Krehbiel and Bridget Vagedes have resided at the project location since 2001. They have always had a vision for this neighborhood and very strong ties to their neighbors.

I, Paul Oberman, have been involved in the neighborhood since 1990. I founded a public space called Spanish Kitchen, which facilitated photography, film production, and theater. Our adjacent space was the first gallery space at Traction and Third. This is all documented on the Wiki page about the Arts District.

I think what I am trying to say is that we genuinely care about this neighborhood and the people in it.

With regards to this project, we have worked very hard to reach out and address the concerns of our neighbors. We have presented at LARABA twice and we have presented to the Barker HOA. In addition we held an Open House for concerned neighbors, where our Head of Security was available to answer questions.

When sound was voiced as a concern, we did interior sound tests, using live amplified bands. When exterior sound concerns came up, we conducted another test, with 150 people in our garden.

Neighborhood security was always one of our biggest concerns. To address this, we hired a professional security company to do an entire security plan for our project. I insisted that

there be security personnel dedicated to monitoring the outside streets and safety of our neighbors.

Although our location in an Enterprise Zone entitles us to reduced parking requirements, we heard the concerns of the neighborhood and leased a parking lot.

We are working diligently to be part of the vibrant future of this rapidly expanding community.

The Arts District is going to be one of the most densely populated (and pedestrian orientated) communities in the country. Establishments like ours will be an invaluable resource to residents who don't want to get in their car every time they leave their house.

Thanks for taking the time to read through this.

LETTERS FROM GOVERNMENTAL AGENCIES

Los Angeles Police Department, Michael A. Oreb Captain, Commanding Officer, Central Community Police Station - May 12, 2014

The Los Angeles Police Department, Central Area Vice Unit, received written correspondence from the Office of Zoning Administration advising that Applicant, Group SHS, LLC is applying for a Type 48 License, authorizing the sale of beer, wine, and distilled spirits for consumption on the licensed premise. The premise is located at 428 South Hewitt Street, Los Angeles, CA 90013, ZA Case Number: ZA-2013-4132- CUB-ZV. The Department is in opposition of this applicant's request. (emphasis added). In recent years the downtown area of Los Angeles has undergone an extensive revitalization effort. As part of this overall effort, the Los Angeles Police Department has been supportive of applications as long as the proposed use of such locations would not likely burden emergency services and cause unnecessary disruption to the residential community. The primary concern with this request is that this project is located in a residential community.

Introducing an additional ABC license location to this area would be disruptive to the community and would result in the degradation of quality of life for the community. Additionally, it would create a hardship for the many residents whom reside in the area by creating traffic issues due to insufficient parking spaces, increased noise and increased pedestrian traffic. The Department does not believe that this use constitutes a public necessity or convenience.

If permitted, it is opined that the activities associated with this location would act to further burden police resources as well as cause an increase in crime. (emphasis added)

If you have any further questions regarding this matter, please contact Sergeant II John Vasquez, Officer-in-Charge, Central Area Vice Unit, at (213) 972-1273.

LARABA, Los Angeles River Artists and Business Association, Deborah Meadows, President - Support March 4, 2014

On behalf of the Los Angeles River Artists and Business Association ("LARABA"), I offer this letter of support for the above noted entitlement case filed for the Master Conditional Use Permit.

Our Land Use Committee recommended to our entire board resulting in a unanimous vote for the passage of this CUP because the bar is a suited fit for the neighborhood, the owners are long time residents who contribute to a sense of place, the music venue and beer garden will be a unique addition, and they are working hard to expand parking.

We strongly support this project and urge you to approve the requested Conditional Use Permit.

LARABA, Los Angeles River Artists and Business Association, Deborah Meadows, President - Suspension of Support - March 14, 2014

On behalf of the Los Angeles River Artists and Business Association ("LARABA"), I sent the letter of support for the above noted entitlement case filed for a Conditional Use Permit and that letter is included below. LARABA suspends its support for this project based on lack of adequate information because, I am sorry to write that we have received incomplete, possibly misleading information from the city. LARABA's Land Use Committee co-chair was led to believe the public notices have gone out on this project after, she writes me, she sent three messages to the project manager who was told by the city that mailings had gone out. Based on this lack of information, LARABA board members voted in support of this project. We now have learned that the public notices have not gone out before our April 7th meeting. As I write, I still do not know the Zoning hearing date for this case - why?

After the Arts District's controversial Cedd Mosses' bar situation, LARABA decided that the surrounding neighborhood MUST be notified by a letter from the city officially stating what the applicant was asking for and hearing date, and further that LARABA would only consider a motion of support after it had the opportunity to hear voices from the surrounding community. In this case we made a decision before the community had been officially notified. It appears that several neighbors would like to voice their concerns now that they have been notified of the project.

To do the right thing means LARABA must first listen to and respond to the community input (if any) consider any mitigation measures and LARABA will re vote on our support.

Lastly, LARABA asks that the public notices and process be more clear and available to our neighbors and not get slipped through at the last possible minute or made difficult for even those closely following a project to learn information. Whatever company is authorized by LA City in combination with city offices have not been adequate means to inform the public, and the Mike Feuer, LA City attorney is copied in here with LARABA's concerns on this matter of adequate public notices. The Arts District will see many more

projects coming through, and LARABA supports businesses and artists, so we need an adequate way of becoming informed on matters.

LARABA, Los Angeles River Artists and Business Association, Deborah Meadows, President - Support - May 5, 2014

On behalf of the Los Angeles River Artists and Business Association ("LARABA"), I send the following. LARABA has met with and heard from residents on the above case in tonight's meeting and have decided to re-send our letter of support for the above project that we temporarily suspended. You might remember in my last letter I wrote:

"After the Arts District's controversial Cedd Mosses' bar situation, LARABA decided that the surrounding neighborhood MUST be notified by a letter from the city officially stating what the applicant was asking for and hearing date, and further that LARABA would only consider a motion of support after it had the opportunity to hear voices from the surrounding community."

Please include our letter in tomorrow's Zoning Hearing as:

"On behalf of the Los Angeles River Artists and Business Association ("LARABA"), I offer this letter of support for the above noted entitlement case filed for the Master Conditional Use Permit."

Our Land Use Committee recommended to our entire board resulting in a passing vote for the passage of this CUP because the bar is a suited fit for the neighborhood, the owners are long time residents who contribute to a sense of place, the music venue and beer garden will be a unique addition, and they are working hard to expand parking.

We support this project and urge you to approve the requested Conditional Use Permit.

LETTERS AND EMAIL IN SUPPORT OF THE PROJECT

Sample of Unique/Not Form Letters of Support

Laura Velkei - Support - April 19, 2014

I'm a resident and property owner at Barker Block, a Board Member of LARABA (Los Angeles River Artists" and Business Association), Treasurer of the Arts District Community Council and newly elected Board Member of the Historic Cultural Neighborhood Council here in the Arts District. I'm writing to express my full support of the CUB for 428 Hewitt Beer Garden.

In late March, the LARABA Land Use Committee (LUC) of which I am a member, had a 2 hour meeting with the applicant going over the many potential pluses and minus' of their establishment. In addition, subsequent to the presentation, I and one of my colleagues attended a meet and greet at the establishment where music was being played and where attendees mingled in the proposed beer garden. The event was designed to simulate a typical evening and to let people know about the project.

We left as the event was in full swing and hovered in different areas of the street to gauge potential sound issues. We heard almost nothing from the location and continued to walk the street listening for ambient noise bleed. We also noticed very little in terms of parking congestion despite approx. 200 people in attendance and this was on top of a very busy evening for neighboring business Urth Café.

We stopped near the Barker garage which is adjacent to the Urth parking lot and heard nothing from the venue. We did however hear the opera music emanating from Urth. We then moved to the entrance of the 510 Building of Barker Block and the only sound that was heard were the Urth Café patrons and opera music. Finally, we followed the Barker Block FB page and not a single entry was made about noise or parking or anything to do with 428 Hewitt. There were however numerous complaints about the loud opera music.

The LARABA LUC was concerned about making sure that the applicant had ample time to disseminate information about the project so LARABA brought it to the community early in April and will be allowing the applicant to present again in May. The applicants asked to be added to Barker's HOA March agenda but were told that the agenda was "too busy" and they were only just recently added on for April 27th. To try and assuage the misinformation, the applicant has created a special event to invite the residents of Barker specifically to see what they have to look forward to as our neighborhood grows. Unfortunately the Barker HOA Board has refused to disseminate the invitation to the Barker community at large despite numerous requests from the applicant and residents supporting the project. This gives the majority of the residents at Barker wildly inaccurate information. In addition, not a single Barker resident filing a complaint attended the April 7th LARABA meeting where the applicant made their 3rd presentation. It is also clear that the individual who posted the "information" was woefully negligent in their assessment and clearly did not even bother to read the notice.

The project is NOT a nightclub but a finely curated indoor music venue where emerging artists and attendees can see acts in small and intimate arena. The indoor space is approximately 2217' and seats approximately 50.

The beer garden is 3123', seats 190 and is designed for the public to enjoy the neighborhood over a beer or cocktail and hang out with friends. It is separate from the music venue making it possible for the public to continue to enjoy the beer garden free of charge while a performance is in progress.

The applicant has further secured the required parking but being residents of the neighborhood they chose to go further than most. The venue will provide a valet service and attendees will take a "tram" to their car location. The tram will be shuttling not just 428 patrons, but Urth, Barker and other patrons as a service to the neighborhood.

The LARABA LUC voted to support the project for all the reasons listed above with one abstention. While the LARABA Board voted to support the project per the committee's recommendation, it is my understanding that we will re-vote on May 5th as we discovered that the mandated notifications had gone out just after our meeting flying in the face of our normal procedure which is to vote AFTER notifications have gone out. We hope for the same outcome of unanimous support.

Tim and Bridget have taken an old industrial Building and turned it into a unique home. Their building has been in numerous commercials throughout the years and is widely recognized as iconic architecture in the Arts District. Bridget is a prominent jewelry designer and Timothy is an architect and SCIArc graduate. What makes them different from many trying to capitalize on the success of the Arts District is that they are 2 of the people that helped CREATE its uniqueness and this has been a lifelong dream that is finally being realized. This is their home of 14 years and will continue to be even when the beer garden is in place.

I cannot say enough good things about the project or its applicants. I have known the applicants for 5 years and they are the epitome of the character we would like to continue to foster in the neighborhood.

I wholeheartedly request that the Zoning Administrator approve this project.

California State University, Los Angeles, Dr. David R. Diaz, Dir, Urban Studies Program - Support - May 1, 2014

I strongly support the development of the Beer Garden and venue located at 428 Hewitt in the City's Art's District. The CUB request is both reasonable and appropriate for this project. The applicant addresses all major and other related issues in a competent and enlightened fashion.

In relation to urban revitalization in this zone of the City, this is an important and essential addition to both the district and the cultural vitality of downtown. The orientation of this project, quality music and a social space meets an unmet need in this district. All major cities have numerous music venues within respective communities. Ironically, the Arts District is deficient in this regard. This district is in the midst of a 'third wave' of intensive residential development. Thus, the project is strategically located to advance the goals of a compact city, a venue that is attractive, friendly and within walking distance of a significant number of residential units. It is important that this district increase public social spaces, in close proximity to what will most likely be an increase in approximately 1,000 new residential units by the end of the decade.

The structure is appropriately zoned for this type of use. The specific uses, music, food, a bar, an outdoor patio and a substantial amount of on-site parking constitutes an excellent land use in the Arts District.

In fact, the impressive level of parking associated with this project is almost unprecedented in the last fifteen years for any new project of this type in the Arts District. There maybe only one or two, which most likely solely rely on leashed parking. This project "includes parking" which is a significant plus for the city and this neighborhood.

The structure is a wonderful brick building, which the owners have actively renovated and restored during their tenure. It is a structure that needs to be protected and is appropriate for an active use site. The immediate and surrounding neighborhood has experienced

significant development in the last decade, which has enhanced and transformed the Arts District. This project is a welcomed addition to this urban renaissance.

Fundamentally, the Arts District needs a qualitative music venue. This type of land use is long overdue in this district. Urban planning, especially in cultural districts encourages and celebrates all forms of culture and interactive social uses. This area has restaurants, art galleries, coffee houses, specialty stores, along with commercial and a limited level of low scale industrial uses. There is NO quality music venue.

Another factor is the reality that the Arts District is rapidly approaching the density of the Pico Union, Westlake districts. They are among the highest densities among any cities in this country. In terms of this specific project in relation to its location, is that it is strategically situated to offer a quality social experience 'within walking distance' to what will eventually be over 1,000 housing units.

This is what this city should support and it is what it needs in this type of dense residential districts. This reduces traffic congestion, enhances pedestrian activity, increases support for other local businesses, and celebrates the vitality of urban lifestyles.

At minimum, a mile radius from this project, approximately 2,500 people can walk in a reasonable time-frame for a quality social evening. They can combine dinner, some shopping and evening entertainment without the stress of driving in this city. That is one of the diamonds of this project.

In relation to parking and circulation, the fact that this project offers on-site and adjacent parking is a deal the city cannot refuse. Few, if any future projects will cede this level of parking in the Arts District in relation to this type of usage. For instance, the highly successful Angel City Brewery, offers less than half of this projected level of parking.

There is no question that parking is an issue in the Arts District. Conversely, this is NOT unique to any location in the downtown zone of this city. The reality is that parking is NOT a mega issue in dissuading strong patronage to all types of social venues in downtown. Angelinos just accept and cope, and have continued to pour into the Arts District and downtown since the mid-1990s.

The project will not constitute a major nor minor level of noise related problems. All music will be performed inside the venue. The patio area will be for patrons, with possibly ambient music. This is normal and acceptable levels of noise in a city like Los Angeles.

In fact, ALL international cities celebrate the street and people in outdoor spaces. Montreal, Seattle, San Francisco, Boston, Portland, Vancouver and other cities offer similar venues 'the right to construct additional space into the sidewalk and street' to encourage pedestrian and social activity. The proponents could have readily incorporated this into the design of the venue, and I would strongly support that request. However, they have decided that outdoor social spaces will be contained within the site and away from the street.

There is no legitimate issue related to patrons interacting in a patio area. This is normative in any commercial zone oriented to restaurants, music and art.

I do find a contradictory, and somewhat hypocritical sense of the one issue local opponents have narrowly focused on, noise. A vast majority of the minuscule number of those questioning this project on noise issues live in a building that "is vested to have a substantially larger space for live entertainment and in a complex in which patio patronage is allowable" within the middle of a dense residential development. Translation, after reading and agreeing to ALL terms of the purchase of a condo, each of these individuals has agreed to accept NOISE LEVELS far, far higher than this project. The patio area where they live is surrounding by high rise building mass, essentially an internal echo chamber.

Expressing 'concern' over an abstract noise issues, hundreds of feet from their respective residence fundamentally fails to acknowledge their legal acceptance of far higher, and longer term noise issues in the complex where they purchased their space. If they were ever, truly concerned about people talking in a patio space and/or late evening entertainment, they would have refused to purchase their unit.

At least that would seem to be a rational assumption, given the attention, to what is essentially a 'non-environmental impact' in relation to the Hewitt project.

On a fundamental urban living focus, this venue is a welcomed addition to both the Arts District and the downtown revitalization strategy. The sector of LA needs more live entertainment spaces. This is essential for zones in which thousands of local residents do not need a car to arrive at their respective destination. They can walk, ride a bike, or take a cab. This venue serves the entire downtown zone, from USC, Chinatown, the central loft district, ELA and the immediate neighborhood. It is close to a substantial residential base. Culture in all its forms is a significant component of the regional economy. Music and evening experiences are what any international city celebrates.

The project at 428 Hewitt Street is an admirable contribution to the culture of our city. The developers have adequately, and in relation to parking, impressively addressed all major land use concerns of the City Planning, Building and Safety, and conform with Community Plan goals and objectives for this area.

I strongly support the approval of this application.

Los Angeles Downtown Arts District Space, Jonathan Jerald, Sec. - Support - May 6, 2014

I spoke briefly at the hearing this morning but I would like to expand a little on my reasons for supporting this project. I am, a 20 year resident and stakeholder in the Arts District and co-founder of Los Angeles Downtown Arts District Space, a 501 (c)(3) non-profit dedicated to preserving the Arts District as a true creative community LADAD Space is a recent recipient of an NEA grant I also serve on the board of the Los Angeles River Artists and Business Association, the 21 year-old community betterment association of the Arts District, that has voted its unanimous support for 428 Hewitt.

LADAD Space, with the support of the Southern California Institute of Architecture and LARABA, has hosted a series of community charettes over the past decade to explore

strategies that preserve the tone and character of the community in the face of the challenges posed by development. More than a hundred people, including property owners, developers and artist residents, participated in the most recent, about a year ago. The consensus favored projects that contribute to the cultural and economic vitality of our M3-zoned community. In particular, home-grown projects that capitalize on the cultural roots of the Arts District were favored. A large majority also expressed a desire for a more vital night-life scene that features live music. This is a community that has nurtured talents as diverse as Meshell Ndegeocello and the Red Hot Chili Peppers. Creating a venue that encourages emerging musicians would do much to restore this community as a significant incubator for new talent. 428 Hewitt could be that place.

For decades, Tim and Bridget have been the heart of the community, hosting private events at 428, including artists receptions, wedding receptions and memorial services. They have opened their home to artists and other community members. down on their luck and in one memorable instance, they provided a home for a dying artist

It would be the cruelest of ironies if local property owners such as Tim and Bridget, who have contributed so much the rejuvenation of the community and dedicated so much to sustain it as a true arts district, were to be denied an opportunity to prosper because the area has grown into a more comfortable residential environment due, in large part, to their efforts.

There is no venue comparable to the one proposed by Tim and Bridget anywhere In the Arts District. If we are to retain the best of the character and culture that gave the Arts District its name, it will only be through the efforts of stakeholders such as Tim and Bridget and projects such as they propose.

As to the concerns of a few neighbors, It is difficult to fathom why anyone in search of peace and quiet would chose to live in an M3 zone in the middle of Los Angeles. What. were they expecting.

Thoreen & Ritter, Brian Thoreen - Support - May 7, 2014

I have live(d) and worked in the Arts District for over 13 years now. Most of that time has been spent as a direct neighbor of Tim Krehbiel and Bridget Vagedes,

I write this letter with strong support for the proposed bar located at 428 S. Hewitt because I believe in Tim and Bridget and their, commitment to this, vibrant community. None surpasses their interest in maintaining and advancing the unique and lively personality of this area.

Of all the projects that have been approved, built and muscled through the bureaucracy in this neighborhood I can assure you that this one truly has the peoples interests at heart.

I have sat here and watch them over extend themselves to make sure that any impact be a positive one. If were not for a small vocal minority there efforts would, be welcomed with open arms. This minority has demonized these efforts based solely on misinformation and unwillingness to accept something that they cannot control.

While I welcome the changes in the Arts District, some good and some bad, there is a very important reason we have all chosen to live here instead of Santa Monica. The ability to live and work in a manufacturing area and exist in a community of like-minded people is what makes this area great.

Please do not let this vocal minority who were sold a bill of goods by their Realtors diminish, this neighborhoods ever-evolving potential be what its intended to be.

Other Letters in Support

- On April 29, 2013, Gabrielle Newmark wrote an e-mail in support of the application, stating that "The music venue and beer garden that they are proposing will add to this community's uniqueness an offer a place for musicians to express the artistic creativity in an acoustic setting."
- On April 29, 2013, Jason Murakawa and Steve Neilsen wrote an e-mail in support of the application, stating that "[they] feel 100% confident that bridget [sic] and timothy [sic] [the property owners] will uphold their standards as well as ours for the concern of our street and the art district neighborhood."
- On April 29, 2013, Mark Helf wrote an e-mail in support of the application, stating that "In addition to securing the required parking, they have also acquired 55 additional parking spaces to help alleviate parking issues. They have a comprehensive security plan. They have also completed the first phase of sound testing confirming that noise bleed from the music venue does not bleed outside the building."
- April 29, 2013, Thuc Nguyen wrote an e-mail in support of the application, stating that "I hear that the owners have intelligently considered things like parking, noise and security and want to keep everything safe and sustainable for the street and surrounding areas' residents and visitors, as they live here too."
- On April 29, 2013, Yuval Bar-Zimmer wrote an e-mail in support of the application, stating that "Promoting business that support the arts and add cultural amenities to the growing constituencies is a critical aspect of the revitalization efforts...We have just recently opened '57' a sophisticated restaurant that has a live music venue as part of the program. This was all accomplished with Live/work lofts above and around this venue. (CUB ZA 2011-3218 CUB). With the guidance of conditions of approval as to mitigating any sound leakage, we have now launched yet another successful venue that supports local musicians. I believe that the application in front of you represents a similar contribution to the livelihood of the neighborhood and another boost for the Arts community."
- On April 24, 2014, Donald Miller wrote an e-mail in support of the application, stating that "they would sustain the unique qualities that originally drew us to this area of the city many years ago."

- On April 23, 2014, Laura Sperrazza wrote an e-mail stating that on Colyston Street they get spillover traffic from Urth Café, and there is no available street parking or garages on surrounding streets. Since the proposed project will be a "live music venue, with proposed hours of operation 7 days a week, until 2 a.m., [t]he noise from bands and the addition of hundreds of patrons will greatly impact the livability of our neighborhood."

Form Letter Type 1 - Support - Approximately 39 Copies - Many multiples

I'm a resident and owner at _____ and reside within the impact zone. I'm writing to express my full support of the CUB for 428 Hewitt Beer Garden.

I believe this project exemplifies the spirit, tone and community o-f the Arts District and will be a welcome addition to the neighborhood.

Tim and Bridget have taken an old industrial Building and turned it into a unique home. Their building has been in numerous commercials throughout the years and is widely recognized as iconic architecture in the Arts District. Bridget is a prominent jewelry designer and Timothy is an architect and SCIArc graduate. What makes them different from many trying to capitalize on the success of the Arts District is that they are 2 of the people that helped CREATE its uniqueness and this has been a lifelong dream that is finally being realized. This is their history of 14 years and will continue to be even when the beer garden is in place and they are the epitome of the character we would like to continue to foster in the neighborhood.

In addition to securing the required parking, they have also acquired 55 additional parking spaces to help alleviate parking issues. They have a comprehensive security plan. They have also completed the first phase of sound testing confirming that noise bleed from the music venue does not bleed outside of the building. I am confident that their 14 year commitment to the neighborhood ensures they will work to resolve any issues that might arise

I whole heartedly request that the Zoning Administrator approve this project.

Form Letter Type 2 - Support - Approximately 19 Copies - Many multiples

I'm a Business Owner here in the Arts District and my company is located within the impact zone. I'm writing to express my full support of the CUB for 428 Hewitt Beer Garden.

I believe this project exemplifies the spirit, tone and community of the Arts District and will be a welcome addition to the neighborhood.

Tim and Bridget have taken an old industrial Building and turned it into a unique home. Their building has been in numerous commercials throughout the years and is widely recognized as iconic architecture in the Arts District. Bridget is a prominent jewelry designer and Timothy is an architect and SCIArc graduate. What makes them different from many trying to capitalize on the success of the Arts District is that they are 2 of the people that helped CREATE its uniqueness and this has been a lifelong dream that is

finally being realized. This is their home of 14 years and will continue to be even when the beer garden is in place and they are the epitome of the character we would like to continue to foster in the neighborhood.

In addition to securing the required parking, they have also acquired 55 additional parking spaces to help alleviate parking issues. They have a comprehensive security plan. They have also completed the first phase of sound testing confirming that noise bleed from the music venue does not bleed outside of the building. I am confident that their 14 year commitment to the neighborhood ensures they will work to resolve any issues that might arise.

I wholeheartedly request that the Zoning Administrator approve this project.

Form Letter Type 3 - Support - Approximately 70 Copies - Many multiples

I am a stakeholder here in the Arts District. I'm writing to express my full support of the CUB for 428 Hewitt Beer Garden.

I believe this project exemplifies the spirit, tone and community of the Arts District and will be a welcome addition to the neighborhood.

Tim and Bridget have taken an old industrial Building and turned it into a unique home. Their building has been in numerous commercials throughout the years and is widely recognized as iconic architecture in the Arts District. Bridget is a prominent jewelry designer and Timothy is an architect and SCIArc graduate. What makes them different from many trying to capitalize on the success of the Arts District is that they are 2 of the people that helped CREATE its uniqueness and this has been a lifelong dream that is finally being realized. This is their home of 14 years and will continue to be even when the beer garden is in place and they are the epitome of the character we would like to continue to foster in the neighborhood.

in addition to securing the required parking, they have also acquired 55 additional parking spaces to help alleviate parking issues. They have a comprehensive security plan. They have also completed the first phase of sound testing confirming that noise bleed from the music venue does not bleed outside of the building. I am confident that their 14 year commitment to the neighborhood ensures they will work to resolve any issues that might arise. I wholeheartedly request that the Zoning Administrator approve this project.

Form Letter Type 4 - Support - Approximately 14 Copies

My name is _____ and I reside at _____. I would like to offer my support for the purposed (sic) beer garden located at 428 S. Hewitt St. I feel that their project would be a benefit to the neighborhood and I look forward to their opening.

ZA Note: In addition to the letters identified above, there was a packet of approximately 60 other letters and statements in support of the application. They were not sorted into the above groups, but an inspection of them identified many to be duplicates of those already counted.

LETTERS AND EMAIL IN OPPOSITION TO THE PROJECT - Approximately 28 SUBMITTALS - ZA excerpts from a sample of those submitted

Leonard Hill - Opposed - April 2, 2014

- I have no problem with the operation of the proposed restaurant.
- ... no compelling public interest that would be served by allowing loud music and boisterous crowds to regularly impact the surrounding neighbors until 2AM as the applicant has requested. Please limit the hours of operation to 11:00 a.m. to 11:00 p.m. as is required by Section 12.23-A 23 of the Code

Dorinne Kondo - Opposed - April 15, 2014

- I am dismayed , as I think the noise and the parking issues would disturb the quality of live in what is really a quiet residential community on Hewitt.

Charlie Wright - Opposed - April 15, 2014

- Our street is very crowded, and at maximum can support residents, the patrons of the Urth Café (located across the street from 428 Hewitt) and the customers of the local cross-fit gym. These businesses are closed by midnight and do a nice job keeping their sidewalks clean.

Drew Baker - Opposed - April 15, 2014

- The Arts District does not need more bars and late night activities. It is still dealing with the influx of new condos, construction and restaurants. The last thing we need is people drinking and loud music playing late into the night. We already have Villains Tavern, which can be heard for blocks!

Fabyolla Shen - Opposed - April 15, 2014

- A large bar and nightclub will not improve the quality of life for the residents of the Arts District and the daily influx of people to the nightclub will benefit only the owner of the establishment without doing any good for the neighborhood or the people who have already significantly invested in it.

Dave Koga - Opposed - April 15, 2014

- Opening a music venue directly adjacent to a large residential building like the Barker Block is reason enough to stop the project.

- ... the proposed beer garden has no on site parking. The traffic implications of a nightly influx of a couple hundred cars into a neighborhood that is ill equipped to handle the volume ... is ... another strike against the plan.
-

Sue Moore - Opposed - April 15, 2014

- The proposed 428 AD bar and nightclub ... would seat 450 people ... making it the largest bar in the Arts District. There would be live music many night of the week, and the bar is slated to be open until 2:00 a.m. every night.
 - There is no parking on site, and developers of the project were unable to find available lots to lease nearby.
-

Liesel Hlista - Opposed - April 16, 2014

- Even if they "Shuttle" people over, consumers will just park on the street to not deal with the shuttle and many won't know about the shuttle ore even want to use it.
-

Ian Stewart - Opposed - April 16

- ... inebriated patrons roaming the streets ...
 - ... rise in vandalism, violence, and lewd acts ...
 - ... welcoming a "frat-bro" vibe
-

Lisa Biaglotti - Opposed - April 23, 2014

- ... unreasonable to have an outdoor area that serves alcohol and food until 2 a.m. surrounded by residents.
 - ... the alleyway (behind the premises) will raise noise levels and heighten security concerns.
 - ... already highly trafficked alley ...
 - ... unreasonable to expect valet parking or trolley shuttling from several blocks away as viable solutions to traffic ...
-

Oren Rosenthal - Opposed - April 30, 2014

- The scope and nature of the venue is entirely incompatible with its proposed location. Many residents and visitors in the area walk through the street at all hours of the day. Adding a large bar to this area would pose undue risk to those pedestrians by increasing traffic substantially, especially if the drivers had been drinking earlier...parking on and around the proposed site is already very difficult. Adding hundreds of additional vehicles into the mix would make matters a lot worse. The proposed valet solution is not feasible...The noise level is also a serious concern...it strains credulity to believe that a beer garden with live music can contain

the noise level it emits. Further, the venue owners will be unable to control their patrons once they leave the facility late at night

Richard Grossman - Opposed May 2, 2014

- The proposed operation's proximity to the condos, its scale - with 55 patrons indoors and 190 outdoors, - the lack of on-site parking for the club, the plan to have a shuttle to ferry customers to and from distant lots, the operating hour extending until 2 am, and the fact that live music will be played several nights a week all contribute to my belief that the quality of life, peace, and safety of residents of the Barker Block, as well as property values of the condos, will be adversely affected in the extreme.
-

Eve Sheedy - Opposed - May 2, 2014

- ... NO on-site parking for the project.
 - ... need for a valet and shuttle seems to be a bit contradictory with the sales pitch that this is just a "neighborhood place". ...
 - Approving a new project without parking is simply irresponsible.
-

Elyse Klein - Opposed - May 4, 2014

- The Environmental Impact Report for the project mentions that there are "potentially significant impacts" with regards to noise, public services and safety, as well as hazardous waste disposal and water management, all of which I agree with.
-

Sheila Syracuse - Opposed - May 5, 2014

- ... would devalue my property
 - Parking and pedestrian activity on Hewitt is a mess
 - Street can't serve exiting businesses
 - Shuttle is no guarantee that patrons will use
 - Are the current businesses at 428 Hewitt legal?
-

Tommy Wooh - Opposed - May 23, 1040

- ... insufficient parking ...
 - ... connected alleyway creates a platform for sound problems ...
 - ... playing music outdoors in speakers until 2AM would be problematic with nearby tenants.
-

MF Design Group, Terri Moore - Opposed - Undated

- I do not feel that a late night bar and live music venue is compatible with the other businesses on Hewitt Street and the park that is to be built in the near future.
- I don't believe that valet parking or shuttle busses will effectively mitigate the (parking) situation.
- There are no other businesses open this late in the immediate surrounding area. ... 8 a.m. to 2 a.m. daily.
- ... sound does travel ...
- The residents of the building also currently have a decorative display in front of their building which encroaches on the public right-of-way, prohibiting cars from parking in front of the building.

Sara Schroeder - Opposed - Undated

- I am against the ... Project ...
- ... Hewitt Street ... (is) a very dense residential section of the Arts District
- This (hours of operation and outdoor service in beer garden) is unacceptable.
- Traffic is already a huge problem ...
- This (parking) is a huge issue.
- To my knowledge, the owners live and will continue to live on the 3rd floor -rooftop - of this building.

Tova Bonem - Opposed - Undated

- Adverse affect
- ... too close to Barker Block
- ... no kitchen is planned for the venue the operator intends to depend on food trucks to provide nourishment to offset the alcohol something they have no control over. Food truck will idle in the alley also causing noise, fumes, food droppings, trash that will be left on City property to be cleaned up by whom?
- Noise - ... there is nothing in place to keep the operators from extending the music to the outside portion of the venue and operating until 2AM causing noise issues for our residents.
- Parking and Traffic - the venue has NO parking!
- Access - the venue has no access for vendor to make their deliveries
- Community vs Bar joints - a bar will not satisfy (neighborhood needs).
- Strain on resources - Our number one goal is the safety and well being of our homeowners
- Second and Third Floor - ... what are the plans for those floors

In summary, a live music venue serving alcohol from 8:00 a.m. - 2am with NO parking access for vendors/deliveries is NOT the right fit for our neighborhood.

Marcus G Friest - Opposed – Undated

- Operating hours/Noise
- Traffic
- Parking
- Building Issue
- ... I do not feel that the proposed live music venue project fits within the primarily residential neighborhood.

PUBLIC HEARING

A Notice of Public Hearing was sent to nearby property owners and/or occupants residing near the subject site for which an application, as described below, had been filed with the Department of City Planning. All interested persons were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project.

The hearing was held by an Associate Zoning Administrator from the Office of Zoning Administration who acted under Case No. ZA 2013-4132(CUB)(ZV) and CEQA No. ENV 2013-4133-MND. The hearing was held on Tuesday, May 6, 2014 at approximately 9:30 a.m. in Room 1020 of Los Angeles City Hall, 200 North Spring Street, Los Angeles, CA 90012.

The subject site was identified as being located at 428 South Hewitt Street and being within Council District No. 14, and the Central City North Plan Area. The property is zoned M3-1.

The applicant is Group SHS, LLC and they are represented as Jacek Ostoya.

The issues before the Zoning Administrator were requests made:

1. Pursuant to Section 12.21-W,1 of the Los Angeles Municipal Code, a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a new restaurant with live entertainment seating 55 patrons indoors and 190 patrons outdoors, with hours of operation from 8 a.m. to 2 a.m. daily, on a 7650 square-foot lot in the M3-1 Zone; and
2. Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance to;
 - a. permit the provision of three off-site parking spaces by lease in lieu of by covenant, as required by Section 12.21-A,4(g) of the Code, and to
 - b. permit the provision of a loading space off-site in lieu of on-site, as required by Section 21.21-C,6 of the Code;
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. The environmental document was among the matters considered at the hearing. Prior to opening the matter to public testimony, the Zoning Administrator briefly reviewed the file noting its substantial mass involving many statements from the applicant and letters of support and opposition to the project. Plans, maps, and photos were also reviewed. After this review was completed, the matter was opened to testimony and the following points were considered.

Applicant's Presentation Outline

- 130 letters of support from AD residents. 18 support from the Barker Block vs. the 17 opposition. Statements of support at Public Hearing.
- LARABA letter of support.
- Council District 14, Councilman Huizar, support.
- The main concern from opponents at Public Hearing was noise, specifically from the outdoor garden space. Our sound tests, with approximately 150 people and "background" music playing, showed ZERO noise impact at all locations adjacent to the Barker Block residence and acceptable decibel levels at AIR units directly behind in alley. Previous sound test of live band music playing inside of the building showed ZERO noise impact at Barker Block and minimal sound detection at neighboring AIR units. These results indicate no basis for limiting hours of service.
- No sensitive uses within a 1500 foot radius of project, except for the Barker Lofts.
- Comparison of Arts District alcohol serving establishments reveals no restrictions on hours of service; all establishments serving until 2AM every day. In particular, one of the most recent full-line CUBs, Zinc Café/Bar Molino, includes a patio with outdoor service, which is the same distance to Molino Lofts as this proposed use is to Barker Block. The other most recent full-line CUB, Tilt/82 Arcade Bar with a 48 license, includes a patio with outdoor service and is approved for live music entertainment (bands and DYs). This establishment is in close proximity to sensitive uses like multi-family residences, 3 churches and 2 schools, multiple alcohol establishments on the same street and no restriction on hours of service including the outdoor space.
- To sum up - We are only asking that you grant us conditions, which are consistent with other establishments in the area. The current business landscape is very specific and we only want to compete on the same field.

Project Architect

- We are seeking a Type 48 license. This license does not mandate the selling of food.
- The premises does not have a kitchen.

- We will be relying of food trucks for food service to our patrons.
- There will be one catering truck. In a sense we are out-sourcing our kitchen needs.
- Live entertainment will only be presented in the in-doors portion of our proposed venue.
- There will be no amplification of the music being played inside to the outside "garden".
- Our site is located in an Enterprise Zone and we are required to provide only 5 parking spaces.
- Bicycle parking will meet the requirement for our 5th parking space.
- We will be using a parking valet service. We also plan to incorporate a tram feature to ferry patrons from the subject site to our remote parking lots secured to us be a lease arrangement.
- We have a security plan prepared. It will require one security officer to be dedicated to street patrol.
- Noise is not an issue. We have had a noise analysis conducted and shows no problems. Our live noise test reveal sound levels no greater than the ambient sound in the area.
- There is a large parking structure adjacent to our site, and this plus our proposed interior landscaping in the "garden" will be effective noise buffers.
- This is a 24-hour a day lifestyle neighborhood. This is a prime location for our proposed activity. We are seeking approval for 10 years but would prefer a 25 year grant.

Speakers in Support

- This building is an architectural gem. The applicants are the best of the best. They have hosted numerous events. Sound issues will be resolved.
- The applicant has addressed all noise and parking issues satisfactorily. There are a 1,000 new residential units on line for this area. This will be the only music venue in the area. There is no street seating proposed.
- I have lived in this area since 1977. I am doing a documentary on the Arts District. This is a unique area. The applicants are very much a part of the District. This venue will provide space for a developing Arts District social life.

- I live in the American Hotel. The neighborhood is being rehabilitated. Artists have made it a civilized area. I support gentrification, but it should be in concert with the established area character.
- I am an active supporter of the Arts District. People are supportive of this project and the surrounding area. The project will maintain neighborhood character.
- I support the new wave of condo residents. We moved into our locale because of the character of the area. With this project we get people who will keep that established character. I don't want to see them, the applicants, move out.
- This project will bring value to the neighborhood. Other alcohol uses live in harmony with residents. Music is key to the success of the venue.
- We need project to create a "critical mass of development" to secure the neighborhood's future.
- The proposed use will benefit the neighborhood. It will maintain the neighborhood character. The project will have zero impact on the Barker Block
- These applicant will bring aesthetic value to the neighborhood.

Speakers in Opposition

- We will hear the sounds from the beer garden. I have 3 windows and a door that face the site and can view the garden. Noise is the biggest issue. I would like to see the premises close at 11:00 p.m. on weekdays, and 12:00 Midnight on weekends.
- Noise is the biggest issue. Please see my letter to the file.
- Barker Block wants the permit hours of operation limited to 11:00 on weekdays and 2:00 a.m. on weekends. We want the security to control loitering and "hanging out". Please note the driveway pattern.
- I am from the Barker Block. I am against the application. This is a transitional neighborhood. I want my quiet. There are little children in the area that will be impacted by late night noise. They want quiet evenings. I'm not sure what a 24-hour neighborhood is. I could hear the band playing while I was in the jewelry store. The parking structure is an open design and is not a barrier to noise. Neighbors resisted the establishment of a liquor store 3-blocks away.
- People will walk and drive in the alley. Asking to be open to 2:00 a.m. is excessive. The nearby Urth Café closes at 11:00 p.m. on weekdays and 12:00 Midnight on Friday and Saturday. I am not totally opposed to the applicant's request.
- Sound is the big concern. Any testing between 9:00 and 11:00 will have sound masked by ambient noise in the area. The test should be conducted after 11:00. It should also involve 200 people drinking outside in the garden. This is not a 24-hour

neighborhood. The area is quiet after 11:00 p.m. I want the beer garden closed at 11:00 p.m.

- This is not a 24-hour neighborhood. I live in Barker Block and I face the alley. I want the hours of the proposed use to be limited to those used by Urth Café. Traffic will need to be controlled.
- I live in Barker Block. I face the alley. I moved here because it was quiet. I am concerned about noise. A recent party held outside was noisy. Please restrict the application to shorter hours of operation than those requested by the applicant. People walk their dogs in the alley and I am aware of this activity.

Los Angeles Police Department

- There are many nearby residences that will potentially be affected by this proposed use. The parking lot to the south of the Urth Café will be redeveloped. There are unpermitted special events. We have received noise complaints and pedestrian complaints. We have numerous issues with the application. We request an extension of time of at least 2-weeks to allow us to meet with the applicant before preparing our letter to the file.

Project Architect

- This is M3-1 zoning. Many 24-hour uses are allowed as a matter of right. We can conduct heavy industrial activities within this zoning. By allowing this project to go forward the city will help to establish the 24-hour nature of the area as well as to promote mixed land uses. The nature of our project is an inside component and an outside one as well. People tend to go out at night. The beer garden will drive this enterprise. This is a neighborhood bar. The market place will determine the actual hours of operation. The alley is a public roadway.

Prior to issuing this Letter of Determination, the decision maker has considered all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

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

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

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic

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

- 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.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- 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.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- Alcohol may only be served to patrons who are seated at a table or seated at the bar. Patrons shall not be served while standing or while waiting to be seated.
- 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 checkout station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated

findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

- 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.**

Applicant

The proposed project will enhance the built environment in the surrounding neighborhood and will provide a service this is beneficial to the community because this case pertains to a request for a Conditional Use Permit (Beverage) for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and live music entertainment in a proposed new bar and music venue with an adjacent fully enclosed outdoor beer garden to be located in a space that currently operates as a metal machine shop and storage facility. The proposed project is located in an M3-1 zone, the ZI-2317 Central Industrial Redevelopment Project and the ZI- 2129 East Los Angeles State Enterprise Zone; commonly referred to as The Arts District.

The proposed project will be located in an area, and on a street, that has been increasingly zoned and designated for commercial uses. The re-purposing of the former warehouse building and yard into a high- end industrial designed public space will add to the overall revitalization of the area in a way that respects its industrial manufacturing history and continues the current renewal of the neighborhood in a unique and appropriate fashion. The proposed land use will be compatible with the existing uses in the area and with the changing urban landscape in the Arts District.

The proposed project is a public convenience because it will serve the needs of workers and residents within the community. With the increased amount of daytime workers in the numerous commercial businesses located in this area as well as with the amount of residents currently living in various loft projects nearby (i.e. Barker Block Lofts, Molina Street Lofts) or soon to be completed loft/retail projects (One Santa Fe), having a public gathering space serving alcoholic and non-alcoholic beverages and food, plus providing talented musical entertainment, in a convenient location is a necessity. Moreover, the proposed project will contribute to the walkability of the area since it can be easily reached by walking or public transit. The area currently has very few eating establishments, pubs or bars for residents to enjoy and even fewer that provide live musical entertainment. The added amenity of an enclosed outdoor public garden space will be a special addition for the community.

These findings pertain to a request for a Conditional Use Permit (Beverage) for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and live music entertainment in a proposed new bar and music venue with an adjacent fully enclosed outdoor beer garden to be located in a space that currently operates as a metal machine shop and storage facility. The proposed project is located in an M3-1 zone, the ZI-2317 Central Industrial Redevelopment Project and the ZI-2129 East Los Angeles State Enterprise Zone; commonly referred to as The Arts District.

The proposed project will be located in an area, and on a street, that has been increasingly zoned and designated for commercial uses. The re-purposing of the former warehouse building and yard into a high-end industrial designed public space will add to the overall revitalization of the area in a way that respects its industrial manufacturing history and continues the current renewal of the neighborhood in a unique and appropriate fashion. The proposed land use will be compatible with the existing uses in the area and with the changing urban landscape in the Arts District.

The proposed project is a public convenience because it will serve the needs of workers and residents within the community. With the increased amount of daytime workers in the numerous commercial businesses located in this area as well as with the amount of residents currently living in various loft projects nearby (i.e. Barker Block Lofts, Molina Street Lofts) or soon to be completed loft/retail projects (One Santa Fe), having a public gathering space serving alcoholic and non-alcoholic beverages and food, plus providing talented musical entertainment, in a convenient location is a necessity. The area currently has very few eating establishments, pubs or bars for residents to enjoy and even fewer that provide live musical entertainment. The added amenity of an enclosed outdoor public garden space will be a special addition for the community.

Zoning Administrator

The applicant is seeking approval of a request for a Conditional Use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a new bar with live entertainment seating 55 patrons indoors and 190 patrons outdoors, with hours of operation from 8 a.m. to 2 a.m. daily, on a 7,650 square-foot lot in the M3-1 Zone.

There has been strong support and opposition regarding the project. The concerns of those opposed revolve largely around noise potential, late night disruptions, and increased parking problems. Those in support point to the applicants' long term involvement with the community, the proposed use of a parking shuttle service, the results of a noise study showing no impacts, and a security plan prepared by an outside consultant. Nonetheless, the use is unusual in nature with its combination of inside outside venue, use of a food truck, use of a parking shuttle service and arguments that they, the applicant and use, will have no noise impacts and will provide adequate security coverage.

The proposed project will be located in an area, and on a street, that has been increasingly improved for commercial uses. The re-purposing of the former

warehouse building and yard into a high-end industrial designed public space has high potential to add to the overall revitalization of the area in a way that respects its industrial manufacturing history and continues the current renewal of the neighborhood. If security, noise impacts, and parking work out as planned, this intensification of use over that which is existing could be done in a unique and appropriate fashion. Some have argued that the proposed land use will be compatible with the existing uses in the area and with the changing urban landscape in the Arts District.

The Zoning Administrator has fashioned a series of conditions aimed at insuring success of security, parking and noise control, and has limited the use to a short life span in concert with an 18-month plan approval for review of conditions, the purpose of which is to examine the impacts of the use as approved on the surrounding community and to either increase the limitations of those conditions or to liberalize them based on the evidence brought forward. The time frames while tight are not unusual, and given the unusual nature of the proposed use, is reasonable and allows the applicant a reasonable time to work out the daily details of the operation, and for those concerned with potential negative impacts of the use on their homes to experience the degree of those impacts whatever they may be.

The proposed project will serve the needs of workers and residents within the community. With the increased amount of daytime workers in the numerous commercial and industrial businesses located in this area as well as with the amount of residents currently living in various loft projects nearby (i.e., Barker Block Lofts, Molina Street Lofts) or soon to be completed loft/retail projects (One Santa Fe), having a public gathering space serving alcoholic and nonalcoholic beverages and food, plus providing musical entertainment, in a convenient location is beneficial. The concerns of the Zoning Administrator revolve around noise, parking, and security. The area currently has very few eating establishments, pubs or bars for residents to enjoy and even fewer that provide live musical entertainment. The added amenity of an enclosed outdoor garden space could be a special addition for the community. Thus, as conditioned, 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.

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.**

Applicant

The proposed project's location, size and operations will be compatible with adjacent uses and development of the community and will not be materially detrimental to the surrounding neighborhood because the project will be located in an M3-1 zone, and all of the adjacent properties have the identical zoning. The surrounding land uses are mostly commercial uses, including a café, coffee roasting facility, gym, post-production house, design firms, retail stores restaurants and parking. The proposed use is compatible with the immediately adjacent properties

which largely consist of other commercial uses and parking areas. The sale of alcoholic beverages in conjunction with a beer garden and music venue at this location will provide a convenient amenity for the community at large. The proposed use conforms with the other few commercial establishments that serve alcoholic beverages in the Arts District. Moreover, the proposed use is a permitted use in the M3 zoning district.

The proposed use will not be detrimental to any existing uses, including any residential uses. The closest residential uses are the Barker Block Lofts to the south on Hewitt Street and the Molino Street Lofts to the southeast on Molino Street. Both of these residential uses are buffered from the subject property by commercial buildings, a parking lot adjacent to subject property used for Urth Café parking and multi-story parking structures used by both loft building developments.

Noise will be minimized from the garden space by a long, tall stand of bamboo and trees surrounding the outdoor space. Indoor noise, from live musical entertainment in particular, will be minimized by the physical nature of the building being a stand-alone structure a good distance away from residential uses and constructed with thick masonry walls, three of which have added layers of thick cement. Bass traps and sound attenuating panels will be used at interior walls to minimize sound transmission to the exterior. The two access/exit doors will be closed during business hours with the addition of sound curtains at the interior. The south wall facing the nearby residential uses has no windows or openings save for the one entry to the garden space at ground level. The second story of the building acts as a sound buffer above. In addition, the nearest residential uses are buffered from the subject property as noted in the preceding paragraph.

The proposed project is located within the Central Industrial Plan area, a former redevelopment area which is now overseen by the CRA/LA as the successor agency. The proposed project shall conform to the following criteria stipulated in the Central Industrial Plan: Promote community revitalization, promote the goals and objectives of the plan, be compatible with and appropriate for the uses in the vicinity, and meet required design and location criteria.

Both the Central City North Community Plan and the Central Industrial Plan are silent with regards to new alcohol sales and hours of operation. In such cases, the Zoning Administrator must interpret the intent of the Plans. The sale of alcoholic beverages within the proposed beer garden and music venue will provide a desired service and amenity to patrons of the surrounding commercial and residential community. As such, it is consistent with numerous provisions of the applicable plans, including the Central Industrial Plan mandate to "Provide a high quality of life for those who live and work in the Project Area."

Zoning Administrator

Surrounding properties are zoned M3-1 and are improved with industrial uses and parking lots. The properties directly to the north across from the alley are zoned M3-1 and are improved with a toy importing business storage and distribution center, a

creative office space, and a light manufacturing storage facility with a dedicated asphalt paving parking lot that would serve as the loading space for the project. The properties to the east across the alley are zoned M3-1 and improved with the Saslow dog park and an import business storage and distribution center and joint living and work quarters. The property to the south abutting the subject site is zoned M3-1 and is improved with asphalt paving for use as a dedicated parking lot for Urth Café. The properties to the west across South Hewitt Street are zoned M3-1 and are improved with a gym and a creative office space, with a dedicated asphalt paved parking lot in between the two uses. Farther south on Hewitt Street is a condominium project with 314 artist-in-residence condominiums and two commercial condominiums, or 310 artist-in-residence condominiums and three commercial condominiums (VTT-63027-M1), at 530 South Hewitt Street. The "Arts District" is slowly transforming from industrial uses to residential uses.

Conditions have been crafted to insure that the proposed use can be conducted compatibly with the surrounding community. At the public hearing, the applicant stated that the doors from the interior portion of the premises to the garden portion would be kept close at all times except when being used as access. A condition has been incorporated into this approval which precludes the applicant from using the alley gates to provide patron access. In addition, the Zoning Administrator has required a professionally prepared landscape plan to be submitted to his satisfaction. A security plan has been required to be submitted to the satisfaction of the LAPD, and that a travel / shuttle plan accessing the remote parking lots be submitted to the satisfaction of the Department of Transportation. Proposed outdoor flood lighting will have to be installed in such a fashion as to not shine on adjacent or nearby properties.

Given this surrounding land use and zoning pattern and observations made about the changing nature and character of the area, it can be determined that the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

Applicant

The proposed project will conform with the purpose, intent and objectives of the General Plan because there are eleven elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of code requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the LA Municipal Code.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The proposed project is located within the Central City North

Community Plan and has a land use designation as Industrial. The Central City North Community Plan allows uses which are compatible with the existing artist community and the existing industrial base. The proposed use would support both of those uses, while retaining the industrial zoning.

The proposed project is also located within the Central Industrial Plan area, a former redevelopment area which is now overseen by the CRA/LA as the successor agency. The Central Industrial Plan permits appropriately designed and properly located commercial facilities within Industrial areas, including commercial uses as mixed uses in industrial mixed use developments. The proposed project shall conform to the following criteria stipulated in the Central Industrial Plan: Promote community revitalization, promote the goals and objectives of the plan, be compatible with and appropriate for the uses in the vicinity, and meet required design and location criteria.

Both the Central City North Community Plan and the Central Industrial Plan are silent with regards to new alcohol sales and hours of operation. In such cases, the Zoning Administrator must interpret the intent of the Plans. The sale of alcoholic beverages within the proposed beer garden and music venue will provide a desired service and amenity to patrons of the surrounding commercial and residential community. As such, it is consistent with numerous provisions of the applicable plans, including the Central Industrial Plan mandate to "Provide a high quality of life for those who live and work in the Project Area."

The applicant is requesting to operate from 8:00 a.m. Monday - Sunday (with NO alcohol sales) in order to open the outdoor beer garden space to the neighborhood and serve coffee beverages and different food options from on-site food trucks so that patrons may enjoy the outdoor garden during morning breakfast hours. There are currently very few public outdoor eating and drinking spaces serving the community. California State alcohol regulations allow alcohol sales from 6am to 2am the following day. Applicant is requesting beer sales starting at 12:00 Noon Monday - Friday to offer lunch options to the neighborhood, with alcohol sales starting at 10:00 a.m. on Saturday and Sunday to offer weekend brunch beverage options. There are currently no establishments within the 1000' radius of proposed project that serve alcoholic beverages. Thus, the proposed hours will positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment.

The project includes a live music venue inside the existing building so applicant is requesting alcohol sales to end at 1:30 a.m., as allowed under California State alcohol regulations, to allow adequate time for musicians and performers to play their sets, allow for setup and breakdown between performers and space out musician start times to allow for patron conversations and socializing in between performers. The 1:30 a.m. closing time will not significantly affect any residents in the area as all nearby residential properties and other sensitive uses are buffered from the project site by other commercial buildings (not operating during project evening/night hours) and parking lots and/or parking structures and by secondary highways and/or alleys.

Zoning Administrator

The proposed project is located within the Central Industrial Plan area, a former redevelopment area which is now overseen by the successor agency to the CRA/LA. The proposed project shall conform to the following criteria stipulated in the Central Industrial Plan: Promote community revitalization, promote the goals and objectives of the plan, be compatible with and appropriate for the uses in the vicinity, and meet required design and location criteria.

The Central City North Community Plan's Goal 2 is "a strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district," and its:

- Objective 2-1 is "to conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services."
- Objective 2-2 is "to attract uses which strengthen the economic base and expand market opportunities for existing and new businesses."
- Objective 3-2 is "encourage the continued development and maintenance of the artists-in-residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate," and
 - o Policy 3-2.1 is "support the existing artists-in-residence in Central City North as a cultural resource for the community."

The proposed project will fulfill these Goals, Objectives and Policies. The project is not located in any specific plan area.

The issue of alcoholic beverage sales is not specifically addressed in the Plan Text. In such cases, the Zoning Administrator must interpret the intent of the Plans. Given the content of the Conditions and limitations imposed by the Zoning Administrator, including the limited term of three years, surrounding properties should be protected from predictable impacts of the proposed accessory use.

Thus, it can be determined that the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

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

Applicant

The proposed use will not adversely affect the welfare of the pertinent community because the subject project will be located within an M3-1 zone in an area already

designated for commercial uses and surrounded mostly by other commercial uses, as well as being located in a State Enterprise Zone which designates this type of use as an appropriate and desirable development. The project building is a stand-alone structure located on the corner of two alleys and, as such, does not share any common ... walls with other buildings. It is also bounded on all sides by commercial properties. The nearest residential uses are buffered from the project by a parking lot and two parking structures. The enclosed music venue and beer garden offering on-site sale of alcoholic beverages will not adversely affect the economic welfare of the community because it will enhance the subject property development by providing a service for the community, create a space for residents and workers to gather, and provide entertainment during evenings and weekends which creates a local destination spot where currently none exist within a 1000' radius. Thus, the proposed project will positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment.

Zoning Administrator

The applicant is seeking to operate from 8:00 a.m. to 2:00 a.m. daily. A key portion of the request is the use of an open, outdoor beer garden space in the neighborhood that will also serve coffee and other beverages and different food options from the food trucks for patrons to consume in the outdoor garden during morning breakfast hours. This use is unusual and has not been seen before by this Zoning Administrator. The applicant would also be able to serve alcoholic beverages during those hours as well. Lastly it was never made clear if the applicant sought to be limited to just beer and wine service in the "garden". While the space is referred to as a beer garden, the applicant request in the Notice of Public Hearing is for a full line service with no differentiation between indoors and out as to full line vs. just beer and wine.

It has been observed by staff and others that there are currently very few public outdoor eating and drinking spaces serving the community. California State alcohol regulations allow alcohol sales from 6:00 a.m. to 2:00 a.m. the following day. The applicant is requesting beer sales starting at 12:00 Noon Monday - Friday to offer lunch options to the neighborhood, with alcohol sales starting at 10:00 a.m. on Saturday and Sunday to offer weekend brunch beverage options. While these details are interesting, they cannot be imposed by the Zoning Administrator. The Zoning Administrator can address the hours of the business, but not the hours of alcoholic beverage sales. The Zoning Administrator cannot regulate the hours of alcoholic beverage sales, that is within the jurisdiction of the State of California.

The Zoning Administrator has limited the late night hours of the business in an attempt to impose reasonable regulations that will both allow for successful conduct of the business and to give those fearful of noise and disruption problems emerging, some certainty as to the peaceful and quiet enjoyment of their homes.

Staff has observed that there is currently no on-sale establishments within a 1,000-foot radius of proposed project that serve alcoholic beverages, however there are residential uses in relative close proximity to the subject site. It has been argued

that the applicant's proposed hours would positively impact the financial health of the property and improve the economic vitality of the area via increases in taxable revenue and local employment. This may be true, but the primary concern here has to be peace and quiet, and security and parking.

The project includes a live music venue inside the existing building. The applicant is requesting alcohol sales to end at 1:30 a.m., as allowed under California State alcohol regulations, to allow adequate time for musicians and performers to play their sets, allow for setup and breakdown between performers and space out musician start times to allow for patron conversations and socializing in between performers. It has been argued that the 1:30 a.m. stopping of service time would not significantly affect any residents in the area as all nearby residential properties and other sensitive uses are buffered from the project site by other commercial buildings and parking lots and/or parking structures and by secondary highways and/or alleys.

The applicant will have an 18-month time period in which to demonstrate that this is true. In an effort to protect surrounding residential uses, live entertainment is only permitted indoors; further, use of the outdoor patio area have more restrictive hours of use than the interior areas of the venue. Should the 18-month operation prove to be not harmful to the residential uses, the applicant can as a part of the Plan Approval proceedings seek an expansion of hours of use.

Thus, the determination can be made that the proposed use 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.**

Applicant

The granting of the application will not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages in the area, giving consideration to applicable State laws and to the California Dept. of Alcoholic Beverage Control's guidelines for undue concentration because according to the California State Department of Alcoholic Beverage Control licensing criteria, there are no active licenses within a 1000' radius of the subject property. The proposed bar and beer garden is a desirable use in a commercial area under served for such uses.

Zoning Administrator

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 2 on-sale and 1 off-sale licenses are allocated to subject Census Tract No. 2060.31. There are currently 23 on-site and 9 off-site licenses in this Census Tract.

A search of the Department of Alcoholic Beverage Control website indicates that no license has been applied for at the subject address.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

(1) Type 20 Off-Sale Beer and Wine Only

As reported by the Los Angeles Police Department, within Crime Reporting District No. 159, which has jurisdiction over the subject property, a total of 251 crimes were reported in 2013, compared to the citywide average of 180 crimes and the high crime reporting district average of 216 crimes for 2010.

In 2013, there were 22 Narcotics, 2 Liquor Law, 10 Public Drunkenness, 1 Disturbing the Peace, 11 Disorderly Conduct, and 9 DWI related arrests. 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.

Although LAPD statistics suggest an over concentration of liquor license in the Census Tract, it should be understood that the subject Census Tract is a very large one in comparison with other Census Tracts, and thus it can be seen that the number of licenses could easily exceed the number allocated. Further, the allocation is based on the industrial nature of the Census Tract, and this Census Tract is slowly changing from an industrial character to a mixed residential/commercial character, which would justify a higher number of licenses allocated to it. Further, there are no current licenses within 1,000 feet of the subject premises.

The crime statistics suggest that this Reporting District is in a high crime area. The numbers of crimes themselves suggest the influence of the adjacent Skid Row on the crime numbers. Thus, the raw data is not truly indicative of the crime situation in the Reporting District.

The AEGIS security report notes that the Arts District is a "small pocket in a relatively volatile neighborhood which is known for higher than average crime rates. It would stand to reason that crimes taking place with the Arts District are not necessarily resulting from residents or customers of local businesses but rather resulting from the adjacent higher crime areas."

Thus, 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,

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.**

Applicant

The granting of the application will not detrimentally affect nearby residentially zoned areas and uses because the only residential uses located within a 1 000-foot radius of the project site are two loft projects; the Molino Street lofts and Barker Block lofts. The sale of alcoholic beverages at the subject property will not adversely affect these uses because it will be an upscale, neighbor-friendly inclusive outdoor garden with indoor bar and entertainment currently lacking in this area of the City. All nearby residential properties and other sensitive uses are buffered from the project site by other commercial buildings and parking lots and/or parking structures and by secondary highways and/or alleys.

Noise will be minimized as explained in finding 2 above. The closest residential uses are buffered from the subject property by commercial buildings, a parking lot adjacent to subject property and multi- story parking. Traffic in the immediate vicinity will be minimized due to location of the project being directly south of 4th Street, a Secondary Highway and major thoroughfare through the Arts District which will be the most likely route taken to the site from other parts of the city. To minimize parking impact on the neighborhood the project is in negotiations to secure via private leases 33 self parking spaces on surrounding surface lots; one directly across from project site, one just north of the site on S. Hewitt Street, another around the corner at 798 East 4th Place and one across the alley adjacent to project site which we have signed a lease with already for 3 of our required spaces. The project is also working with the Molino Street Loft development to use 25-50 spaces in their parking structure as overflow parking during evening hours, to be accessed via valet parking service contracted with the project. So by providing parking within a short distance of the project site there will be less traffic spilling over into the rest of the neighboring area.

Zoning Administrator

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

LACo Dept of Public Social Services	813 East 4th St.
LADWP Substation Regional Center	1212 Palmetto St.

Saslow Dog Park

across the alley from the
subject property

Nearby residentially zoned properties in the area of the City involved appear to be physically buffered from the subject use by both structures and distance, and it has been argued that the requested use will not detrimentally affect them.

The project is located on a property that includes a residential use, and nearby residential uses include 314 artist-in-residence condominiums and two commercial condominiums, or 310 artist-in-residence condominiums and three commercial condominiums at 530 South Hewitt Street, and six joint living and work quarters at 962, 966 and 970 East 4th Street, across the alley from the subject property.

The applicant argues that the proposed use will act as an amenity to these identified residential uses by providing an eating and drinking establishment to serve them.

The applicant and their supporters, many of whom live within these nearby residential developments have argued that the proposed use is far enough away, and buffered from, the residential uses that the proposed use will not impact them.

In addition to limiting hours of operation for the business the Zoning Administrator has conditioned the project so as to prohibit after hours use of the premises, and to require that any indoor music shall not be audible beyond the perimeter of the building, and that the background music in the garden shall not exceed the sound level permitted by the Municipal Code.

Further, the applicant shall be responsible for maintaining the area adjacent to the premises over which he/she has control free of litter, including the sidewalk and any parking area used specifically by patrons, that any exterior lighting shall be installed such that the light is directed onto the subject site. Lighting shall be adequate to identify anyone in front of the building at night. Lighting shall be shielded from any residential uses, and that no pay phone shall be maintained on the exterior of the location. These conditions will protect residential uses in the vicinity.

The nearest sensitive use is the Saslow Dog Park across the alley from the proposed use. It is not likely that the proposed use will negatively impact the dog park. An article found in the file indicates that the County of Los Angeles Department of Environmental Health has recently issued guidelines to allow dogs in outdoor eating areas, so that users can walk across the alley and find food and alcoholic beverages after having a romp with Rover.

There are no premises serving alcoholic beverages for on-site consumption within 1,000 feet of the proposed use.

In light of this and the conditions fashioned and imposed by the Zoning Administrator on the proposed project, it can be determined that 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.

VARIANCE FINDINGS

In order for a variance to be granted, all five of the legally mandated findings delineated in City Charter Section 562 and Municipal Code Section 12.27 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- 7. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

OFF-SITE PARKING

Applicant

The strict application of the provisions of the zoning ordinance would result in practical difficulties or necessary hardships inconsistent with the general purposes and intent of the zoning regulations because three of the five of the required parking spaces for this project must be located off-site and secured via a covenant as per LAMC 12.26 E 5 but the only available parking lots within the acceptable distance are private property whose owners do not wish to sign parking covenants and prefer to offer the project private lease instead.

Zoning Administrator

The applicant is seeking approval of a request for a variance to permit the provision of three off-site parking spaces by lease in lieu of by covenant, as required by Section 12.21-A,4(g) of the Code.

Three of the required parking spaces for this project must be located off-site, within 750 feet of the property and secured via a covenant, but the only available parking lots within the acceptable distance are private property whose owners do not wish to sign parking covenants and prefer to offer the project private lease instead. Further, the property is essentially built out, and there is no space available on the property to provide the three extra parking spaces.

In a prior grant issued to the property, Case No. ZA 2010-1705(ZAD), the Zoning Administrator approved an Exhibit "A" which depicted a total of 10 on-site parking stalls upon the property for the use of the approved Joint Living and Work Quarters unit and the balance of industrial/manufacturing space upon the property. The proposed configuration to convert the existing parking lot area into a beer garden will conflict with the conditions of approval or approved exhibit of that prior entitlement. The applicant is advised that a plan approval application pursuant to Case No. ZA 2010-1705(ZAD) may be required in order to consider a revised Exhibit "A" associated with that entitlement in order to resolve any conflicts with the proposed beer garden plan.

Thus, the strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

OFF-SITE LOADING ZONE

Applicant

The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations because the project seeks to develop an existing open lot into a public outdoor beer garden in conjunction with a music venue in an adjacent building, a use allowed in M3 zones. The project is providing for LAMC required 2 on-site parking spaces for a single live/work quarter as well as one on-site accessible parking space. To add the required additional loading space on-site, in addition to the parking spaces already provided on-site, would further reduce space for the public garden and render the beer garden concept impractical as there would be little space left for seating and landscaping necessary to make the public garden inviting and usable. The applicant seeks to create the best possible public garden space with the remaining outdoor area as there are few public gathering spaces for socializing within the neighborhood. Applicant will provide a much desired service and amenity to patrons of the surrounding commercial and residential community.

Inasmuch as the entire project will not be detrimental to the character of the development in the neighborhood and will contribute to its rehabilitation to a more active economic and social use, it can be deemed that the approval of the proposed variance is in conformity with the public necessity, convenience, general welfare and good zoning practice.

Zoning Administrator

The applicant seeking approval of a request for a variance to permit the provision of a loading space off-site in lieu of on-site, as required by Section 21.21-C,6 of the Code.

The project seeks to develop an existing open lot into an outdoor beer garden in conjunction with a music venue in an adjacent building, a use allowed in M3 Zones. The project is providing for LAMC required two on-site parking spaces for a single joint live/work quarters as well as one on-site accessible parking space.

To add the required additional loading space on-site, in addition to the parking spaces already provided on-site, would further reduce space for the beer garden and render the beer garden concept impractical as there would be little space left for seating and landscaping necessary to make the garden inviting and usable. The applicant seeks to create the best possible garden space with the remaining outdoor area as there are few gathering spaces for socializing within the neighborhood.

Applicant will provide a much desired service and amenity to patrons of the surrounding commercial and residential community.

8. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity,**

OFF-SITE PARKING

Applicant

There are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity in that the project is located in an Enterprise Zone, the downtown Arts District, and as such is a neighborhood in new development and transition. There are no public parking lots with LADBS, approved parking covenants within an acceptable distance to the project so any parking available needs to be secured with private lot owners via a private lease so as to fulfill Planning Department's parking requirements. The project is of a size that only fits four on-site parking spaces and two of those will be designated for a single residence located on-site, thus leaving only one accessible space available for the project on-site plus bicycle spaces.

Zoning Administrator

The subject property is a roughly triangular parcel which is essentially built out. To convert the ground floor and adjacent parking area into bar and lounge uses requires the addition of more parking and a loading zone. There is no room on the subject property to include the new parking spaces and the loading zone, without demolition of part of the building, which would also impact the second floor artist in residence unit. Other properties in the vicinity are regularly shaped, and are evidently able to provide any necessary parking, as evidenced by the conversion of an industrial building into six joint living and work quarters at 962, 966 and 970 East 4th Street, across the alley from the subject property. The property at 530 South Hewitt Street is also a regular property, and is also able to park 314 artist-in-residence condominiums and two commercial condominiums, or 310 artist-in-residence condominiums and three commercial condominiums on the property. Thus, there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

OFF-SITE LOADING ZONE

Applicant

There are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity in that the project is an irregular site located in an enterprise zone, the downtown Arts District, and as such is a neighborhood in new

development and transition. To allow for the most public garden space we are requesting a variance to allow for the loading space to be located behind subject property across an alley in an adjacent parking lot from which we have leased 3 required parking spaces. As seen on the included plot plan the location of the proposed loading space is easier for delivery vehicles to enter and exit from the alley than what could be achieved with an on-site loading space, making deliveries to the site that much more safe. The distance from the proposed loading space to the service entry of the project is only 48 feet across a paved seldom used alley way so even though the loading area is not on-site it is still very near the service entrance and conforms with the spirit of the code. Additionally, deliveries to the beer garden/music venue project that will utilize the proposed loading zone will only occur two to three times per week and only during morning to 3:00 p.m. hours which do not significantly overlap with public operating hours.

Zoning Administrator

To allow for the most garden space the applicant is requesting a variance to allow for the loading space to be located behind subject property across an alley in an adjacent parking lot from which they have leased three parking spaces.

As seen on Exhibit "A," it can be argued that the location of the proposed loading space is easier for delivery vehicles to enter and exit from the alley than what could be achieved with an on-site loading space, making deliveries to the site that much more safe.

The distance from the proposed loading space to the service entry of the project is only 48 feet across a paved seldom used alley way so even though the loading area is not on-site it is still very near the service entrance and conforms with the spirit of the code.

Additionally, deliveries to the beer garden/music venue project that will utilize the proposed loading zone will only occur two to three times per week and only during morning to 3 p.m. hours which do not significantly overlap with public operating hours. Thus, there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

9. **The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.**

OFF-SITE PARKING

Applicant

The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or

unnecessary hardships is denied to the property in question. The variance is necessary so that the project can fulfill the parking requirements for a public assembly occupancy similar to a business at 451 South Hewitt Street, the Urth Café, located on the same block as proposed project and whose parking requirements are met via a private lease for a lot located next door to proposed project. We have reached an agreement for an additional fifteen spaces at 798 East 4th Place within 750' of the project but this lot owner is only willing to lease spaces on a month to month basis.

We continue to seek out and negotiate for additional parking and are confident we can find additional spaces by the time of our public hearing.

Zoning Administrator

The variance is necessary so that the project can fulfill the parking requirements for a public assembly occupancy similar to a business at 451 South Hewitt Street, the Urth Café, located on the same block as proposed project and whose parking requirements are met via a private lease for a lot located next door to proposed project. The applicant has reached an agreement for an additional 15 spaces at 798 East 4th Place, within 750 feet of the project, but this lot owner is only willing to lease spaces on a month to month basis. Thus, the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

OFF-SITE LOADING ZONE

Applicant

The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but -which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question because the project of converting an empty lot to a landscaped public garden will improve the aesthetic character of the neighborhood while at the same time adding a viable use to the area. The allowable use of converting an existing empty lot to a public gathering space is an allowable use in the M3 zone and applicant only seeks to make the proposed space viable by moving one parking requirement to an adjacent property, which the applicant will lease for proposed loading use. The project has already completed a significant improvement to the street exterior of the building with the addition of windows to what was an otherwise blank concrete facade. The addition of a garden area in the surface parking portion of the property will complete the improvement of the appearance and condition of the overall property, as long as there is sufficient area to develop said garden space by allowing proposed variance to move 400 valuable square feet of loading space off-site to make better use of the remaining space.

Zoning Administrator

The project of converting an empty lot to a landscaped garden will improve the aesthetic character of the neighborhood while at the same time adding a viable use to the area. The allowable use of converting an existing empty lot to a gathering space is an allowable use in the M3 Zone and applicant only seeks to make the proposed space viable by moving one parking requirement to an adjacent property, which the applicant will lease for proposed loading use.

The project has already completed a significant improvement to the street exterior of the building with the addition of windows to what was an otherwise blank concrete facade.

The addition of a garden area in the surface parking portion of the property will complete the improvement of the appearance and condition of the overall property, as long as there is sufficient area to develop said garden space by allowing proposed variance to move 400 valuable square feet of loading space off-site to make better use of the remaining space.

10. **The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

OFF-SITE PARKINGApplicant

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. because granting of this variance is only for 3 required parking spaces secured via a private lease and will not adversely affect the public welfare since the other private lease parking for the other business on the same street as proposed project has had no noticeable negative affect on the area. In fact, the use of these parking lots has helped ease parking congestion on neighborhood streets. The 3 spaces we seek are already built and available adjacent to proposed project site.

Zoning Administrator

Granting of this variance is only for three required parking spaces secured via a private lease and will not be materially detrimental to the public welfare since the other private lease parking for the other business on the same street as proposed project has had no noticeable negative affect on the area. In fact, the use of these parking lots has helped ease parking congestion on neighborhood streets. The three spaces that the applicant seeks are already built and available adjacent to proposed project site. Thus, the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

OFF-SITE LOADING ZONE

Applicant

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located because this variance does not change the aesthetic character of the area, as there is already an existing parking lot at the proposed loading space, and it will not be materially detrimental to the public welfare as there are already vehicles using the existing alley and parking lot but it will enhance the economics and livability of the area by allowing the public garden area of the project to be of suitable size to accommodate the proposed use.

Per LAMC 12.27, zone variances are allowed for loading spaces. The granting of variances as they relate to loading spaces is permitted per LAMC 12.21 -C6(a); "...when the lot is occupied by a use... in which the building covers less than the total buildable area, a suitable loading space must be provided, but it need not comply with all the provisions of this section if its location, size and means of access are approved by the Department of Building and Safety."

Further, applicant has consulted with and shown the plot plan to LADBS Department of Transportation and their conclusion was that the proposed variance for off-site loading area was an acceptable solution to LAMC requirement and would be approved by Department of Transportation.

Zoning Administrator

Granting of the variance will not change the character of the area, as there is already an existing parking lot at the proposed loading space, and there are already vehicles using the existing alley and parking lot.

Staff has cited Section 12.21-C,6(a) of the Code, the granting of zone variances is permitted:

"...when the lot is occupied by a use...in which the building covers less than the total buildable area, a suitable loading space must be provided, but it need not comply with all the provisions of this Section if its location, size and means of access are approved by the Department of Building and Safety."

The applicant has consulted with LADBS and the Department of Transportation, and their conclusion was that the proposed variance was an acceptable solution. Thus, the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.

11. **The granting of the variance will adversely affect any element of the General Plan.**

OFF-SITE PARKINGApplicant

The granting of the variance will not adversely affect any element of the General Plan because granting of this variance is in keeping with the General Plan in that parking is provided as required and these spaces are located in a parking lot that needs to be maintained as parking for the foreseeable future for the residences located on the site.

OFF-SITE LOADING ZONEApplicant

The granting of the variance will not adversely affect any element of the General Plan because the project will be located in an M3-1 zone, and all of the adjacent properties have the identical zoning. The surrounding land uses consist of commercial uses as well as a significant number of residential lofts and Artists and Artisans Joint Living and Working Quarters uses. The proposed variance of a loading zone offsite on an adjacent property is compatible with the neighborhood and is an allowable use in the M3 zoning district.

The proposed use will not be detrimental to any existing uses, as the project demonstratively contributes to the development and revitalization of the neighborhood and the granting of the proposed variance only enhances the project. The existing surface parking lot adjacent to the subject building is proposed as a garden green space that will add a needed visual and functional respite for the neighborhood amid the concrete parking lots and structures. As such, it is consistent with numerous provisions of the General and Community plans, including the Central Industrial Plan mandate to "Provide a high quality of life for those who live and work in the Project Area."

Zoning Administrator

The proposed project is located within the Central Industrial Plan area, a former redevelopment area which is now overseen by the successor agency to the CRA/LA. The proposed project shall conform to the following criteria stipulated in the Central Industrial Plan: Promote community revitalization, promote the goals and objectives of the plan, be compatible with and appropriate for the uses in the vicinity, and meet required design and location criteria.

The Community Plan's Goal 2 is "a strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district," and its:

- Objective 2-1 is "to conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services."

- Objective 2-2 is "to attract uses which strengthen the economic base and expand market opportunities for existing and new businesses."
- Objective 3-2 is "encourage the continued development and maintenance of the artists-in-residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate," and
 - o Policy 3-2.1 is "support the existing artists-in-residence in Central City North as a cultural resource for the community."

The proposed project will fulfill these Goals, Objectives and Policies. The project is not located in any specific plan area.

The issue of parking and loading spaces are not specifically addressed in the Plan Text. In such cases, the Zoning Administrator must interpret the intent of the Plans. Given the content of the Conditions and limitations imposed by the Zoning Administrator, including the limited term of five years, surrounding properties should be protected from predictable impacts of the proposed accessory use.

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

ADDITIONAL MANDATORY FINDINGS

12. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
13. On April 2, 2014, a Mitigated Negative Declaration (ENV 2013-4133-MND) was prepared for the proposed project. The recommendation contained a mitigation measure, identified as XVII-80, which required the installation, use and maintenance of a wastewater holding tank, large enough to hold three times the projected daily wastewater flow for the project. This mitigation measure was recommended to address a potential impact on wastewater treatment requirements of the applicable Regional Water Quality Control Board.

The project proposes to convert an industrial/manufacturing space and its associate parking lot into a bar and lounge, featuring live entertainment and a large outdoor lounge space. Although the project proposes a more intensive use than presently exists, and it is anticipated that wastewater generation will be greater as a result of the proposed use, such increase does not rise to the level of an impact on wastewater treatment requirements, nor does a wastewater holding tank address the impact category. Wastewater within the City of Los Angeles is treated regionally, and for the subject property, would be treated at the Hyperion Treatment Plant. After treatment, wastewater is discharged either into an outflow or sent into injection wells. is not anticipated to generate wastewater flows which would exceed

wastewater treatment requirements. As such, the finding that the proposed use, a bar and lounge with live entertainment, will result in a potentially significant impact unless mitigated with regard to wastewater treatment requirements is more appropriately no impact, and no mitigation measure is required as a result.

The rationale for the implementation of a holding tank is to allow the wastewater generated during the day to be discharge during off-peak (i.e. nighttime) hours. The peak period of activity for the proposed use is anticipated to be in the evening, so the impact being addressed by this mitigation measure is moot. In addition, the project is located within an industrial area having a wastewater infrastructure designed to handle much larger flows, and Condition No. 30d (or XVII-60 in the MND) will minimize the overall wastewater generation of the proposed use.

On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

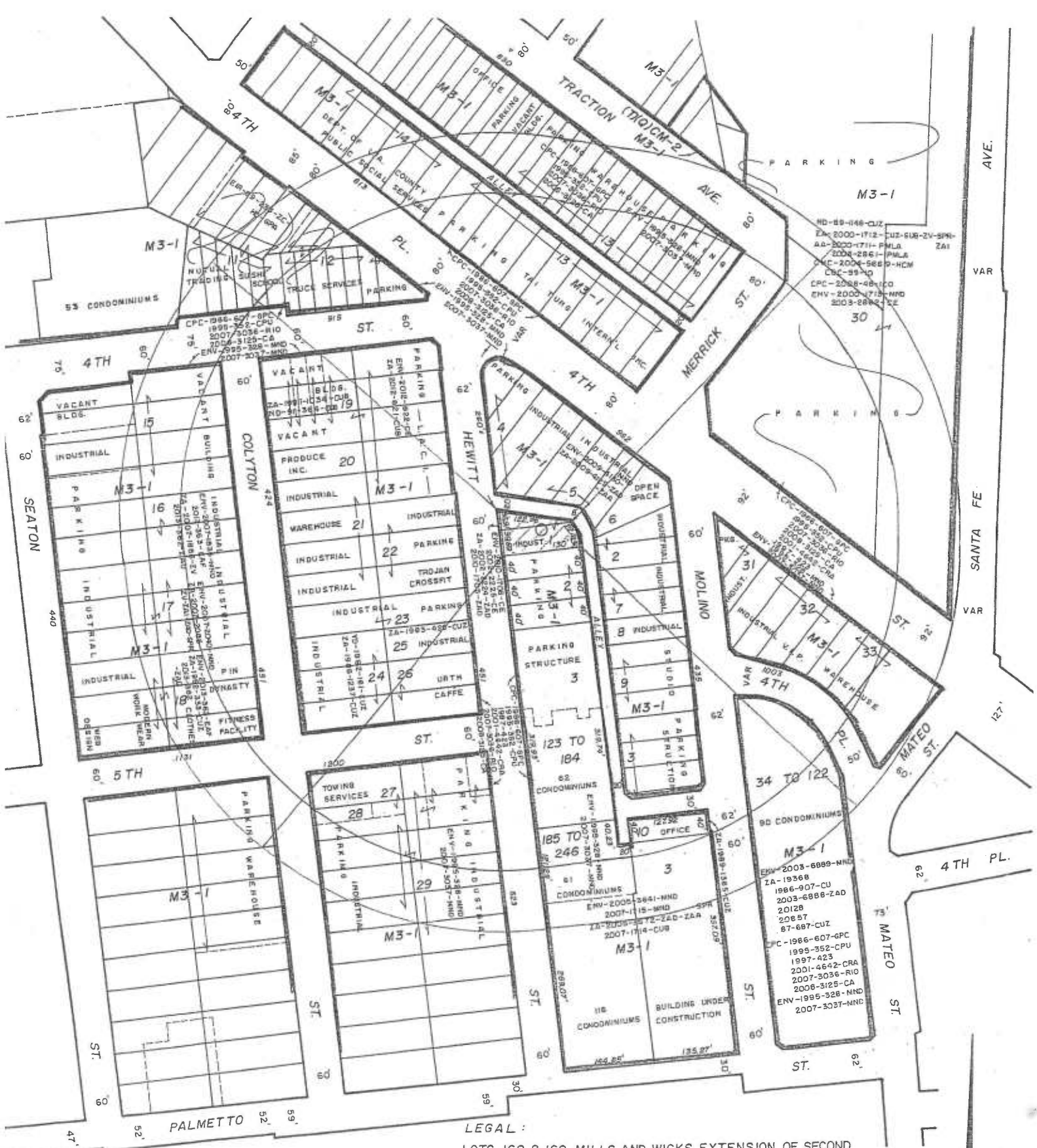
Inquiries regarding the matter shall be directed to Michael O'Brien, Planning Staff for the Office of Zoning Administration at (213) 978-1346.



ALBERT LANDINI
Associate Zoning Administrator

AL:MOB:Imc

cc: Jose Huizar, Councilmember,
Fourteenth District
Adjoining Property Owners



LEGAL :
 LOTS 168 & 169, MILLS AND WICKS EXTENSION OF SECOND ST. AND ADJOINING SUBDIVISION M.R. 13-87/88

CONDITIONAL USE - A.B. ON SITE

CASE NO.
 DATE SEPT. 30, 2013
 D.M. 127.5A 215, 127.5A 217
 126 A 215, 126A 217
 SCALE 1" = 100'
 USES FIELD

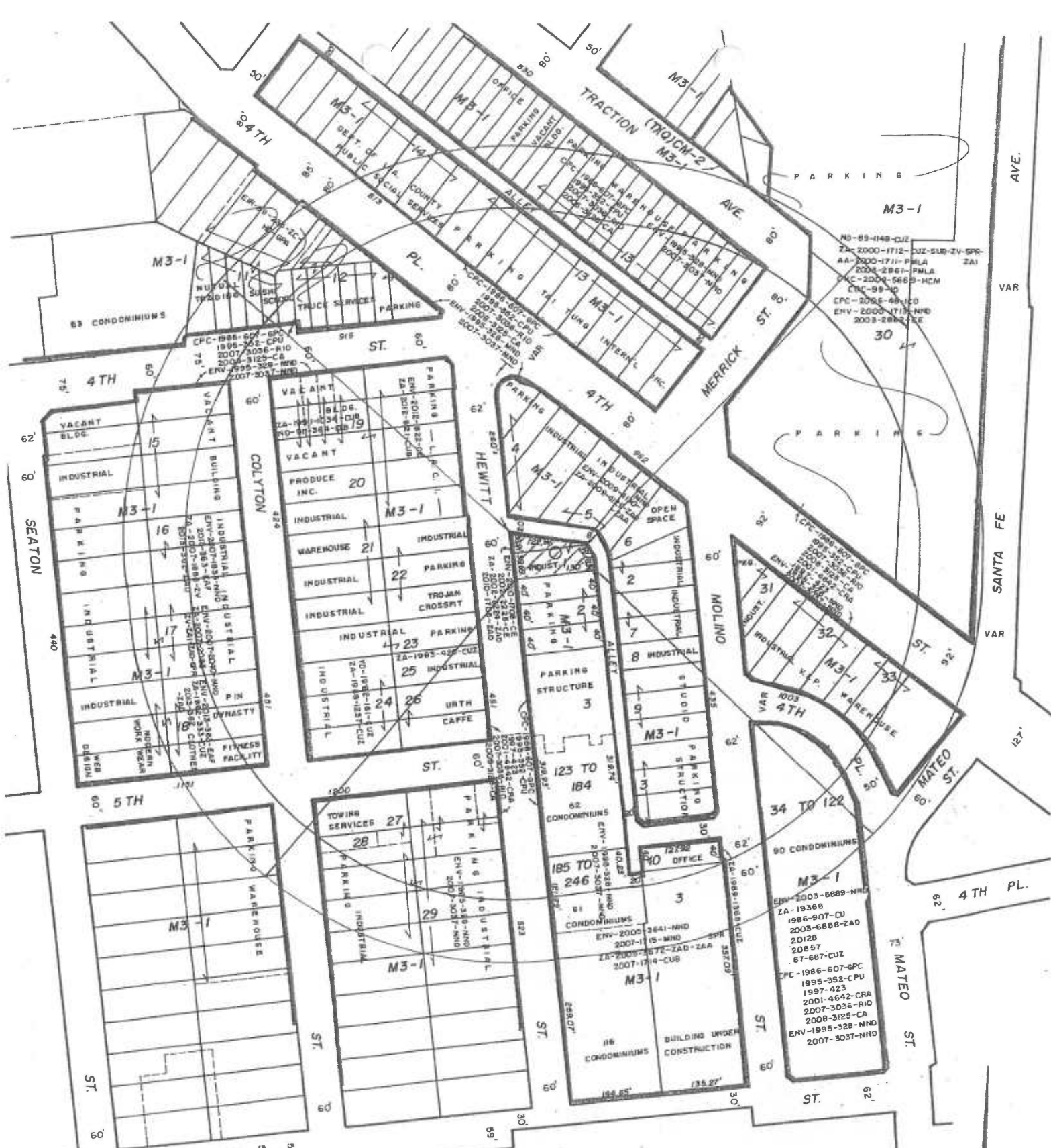
T.B.
 PAGE 634 GRID H-5
 C.D. 14 C.T. 2060.31
 P.A. 110 CCN

- LEGEND
- [B] ON-SITE CONSUMPTION OF BEER AND/OR WINE
 - [C] ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGE
 - [A] OFF-SITE CONSUMPTION OF BEER AND/OR WINE
 - [△] OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGE

TMG SOLUTIONS, INC.
 6733 SEPULVEDA BLVD. #265
 LOS ANGELES, CA 90045
 (310) 337-7290

0.18 AC.

NORTH



ZA 2013-4132

LEGAL :
 LOTS 168 & 169, MILLS AND WICKS EXTENSION OF SECOND
 ST. AND ADJOINING SUBDIVISION M.R. 13-87/88

CONDITIONAL USE - A.B. ON SITE

CASE NO.
 DATE SEPT. 30, 2013
 D.M. 127.5A 215, 127.5A 217
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TMG SOLUTIONS, INC.
 6733 SEPULVEDA BLVD. #265
 LOS ANGELES, CA 90045
 (310) 337-7290

0.18 AC.

NORTH



428 A.D.
 428 S Hewitt Street
 Los Angeles, CA
 90013

MASTER LAND USE PERMIT APPLICATION

PROJECT DATA

- ASSESSOR'S PARCEL NUMBER: 5165-021-030
- APPLICANT: Group SHS, LLC, 428 S Hewitt Street, Los Angeles CA 90013
- LOCAL PLANNING: COMMUNITY DEVELOPMENT DEPARTMENT
- LEGAL DESCRIPTION: Lot 188 & 189, Mills & Wicks Extension of 2nd Street and Adjoining Subdivision, City & County of Los Angeles California per Map Reference #MR 13-9788
- MAJOR CROSS STREETS: 4th Street & Alameda
- ZONING: M3-1 - Heavy Manufacturing
- CURRENT BUILDING USE: Artist Live & Work Space

PROJECT DIRECTORY

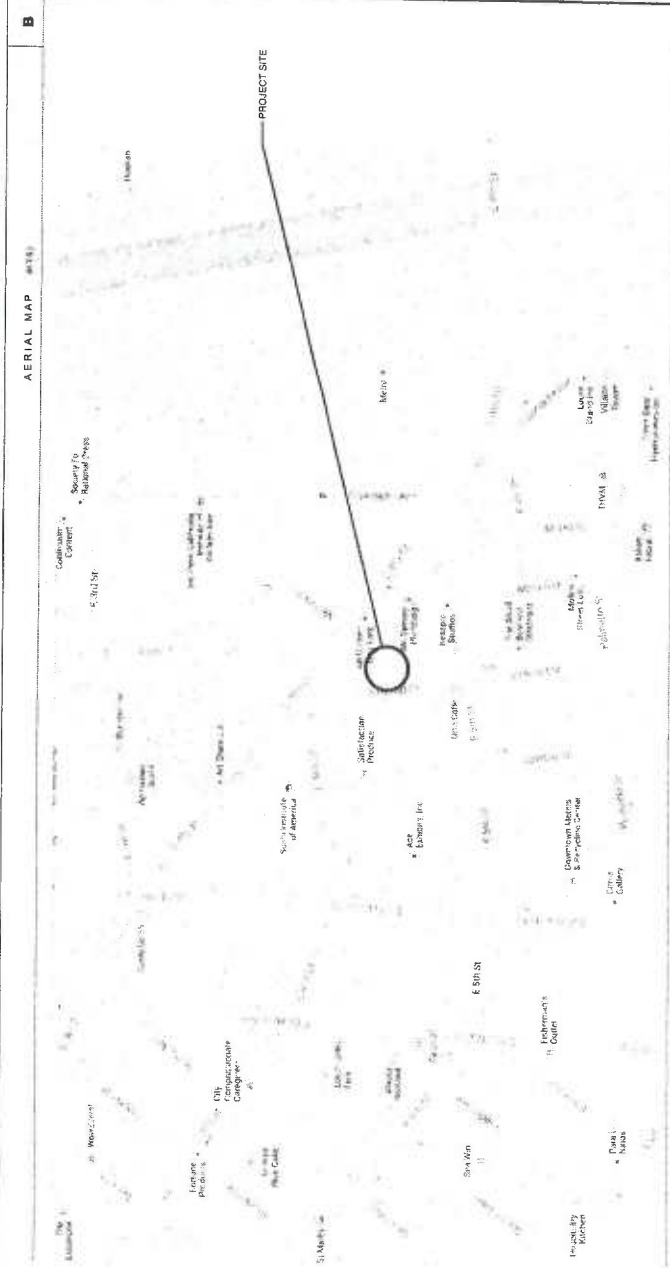
OWNER:
 Group SHS, LLC
 428 S Hewitt Street
 Los Angeles CA 90013
 Contact: Tim Krebbel 213 215 3011

ARCHITECT:
 Group SHS, LLC
 428 S Hewitt Street
 Los Angeles CA 90013
 Contact: Jacob Ostoye 415 289 3050 fax: 323 417 4780

SHEET INDEX

- A0.1 DATA / NOTES
- A1.0 PLOT PLAN
- A2.1 GROUND FLOOR PLAN

ZA 2013-4132



GOLD ORENADE
 ARCHITECTURE
 0 8510
 8577 Olympic Blvd, Los Angeles, CA 90035
 Tel: 415 289 3050 Fax: 323 417 4780

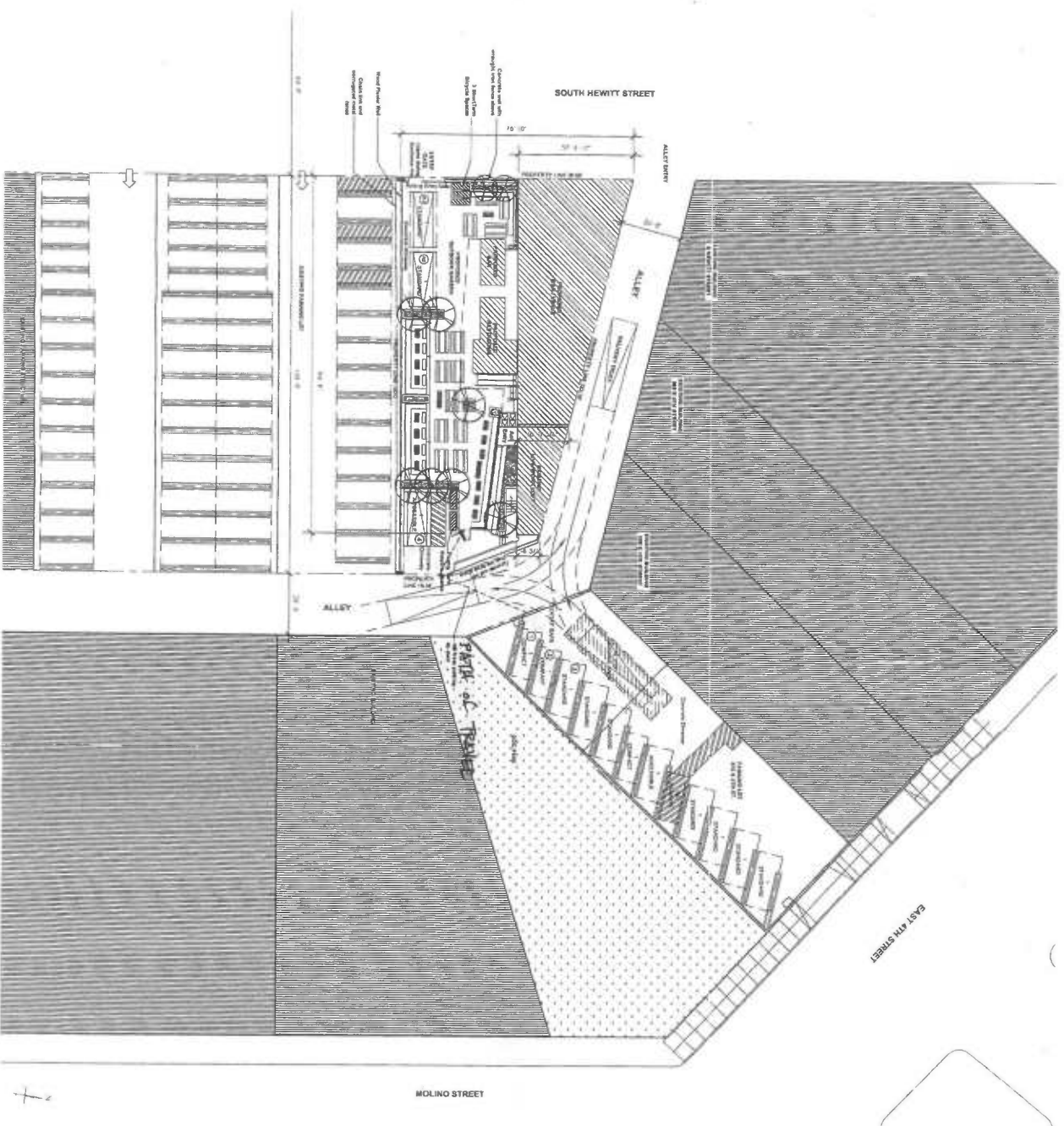
Group SHS, LLC
 428 S Hewitt Street
 Los Angeles, CA
 90013

428 A.D.
 428 S Hewitt Street
 Los Angeles, CA
 90013

MASTER LAND USE PERMIT APPLICATION
 428 S Hewitt Street
 Los Angeles, CA
 90013

NO.	DATE	DESCRIPTION
1	10/15/13	Issue for Review
2	10/15/13	Issue for Review
3	10/15/13	Issue for Review
4	10/15/13	Issue for Review
5	10/15/13	Issue for Review
6	10/15/13	Issue for Review
7	10/15/13	Issue for Review
8	10/15/13	Issue for Review
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98	10/15/13	Issue for Review
99	10/15/13	Issue for Review
100	10/15/13	Issue for Review

DATA / NOTES



- PROJECT DATA**
- ASSESSOR'S PARCEL NUMBER: 5193201-030
 - ADDRESS: 428 S Hewitt Street, Los Angeles CA 90013
 - LOCAL PLANNING: Comnet City North
 - LEGAL DESCRIPTION: Lot 169 & 169, Mita & Wicka Extension of 2nd Street and Adjoining Subdivision, City & County of Los Angeles California per Map Reference MAP 1320789
 - MAJOR CROSS STREETS: 4th Street & Alameda

SPACE ANALYSIS

USABLE FLOOR AREA	
INTERIOR	223 sq ft
STAIRS	151 sq ft
MECHANICAL	131 sq ft
STORAGE	661 sq ft
RESTROOMS	225 sq ft
TOTAL INTERIOR	2091 sq ft
EXTENSION	
SEATING AREA	1413 sq ft
STORAGE AREA	509 sq ft
TOTAL EXTENSION	1922 sq ft
TOTAL	4013 sq ft

PARKING CALCULATIONS

APPROX. REQUIRED: 4023

EXISTING LIVENOR LOT: 2 SPACES

PROPOSED PARKING: 5

1. 2.1' x 8.1' BICYCLE SPACES (ON-SITE)

2. 8' x 12' BICYCLE SPACES (OFF-SITE)

3. 18' x 30' BICYCLE SPACES (OFF-SITE)

4. 18' x 30' BICYCLE SPACES (OFF-SITE)

EXISTING LIVENOR LOT: 2 SPACES

5. 18' x 30' BICYCLE SPACES (OFF-SITE)

(STATE ENTERPRISE ZONE 2 SPACES PER 1000 sq ft)

NUMBER OF SEATS

INTERIOR	55
EXTENSION	160
TOTAL	215

NOTE:
EXISTING LIVENOR LOT TO REMAIN APPROVED PER PERIOD CASE NO. CA 0191792240 HEIGHT OF EXISTING BUILDING TO REMAIN UNCHANGED.

GOLD BRENDAE

ARCHITECT

428 S. HEWITT STREET, LOS ANGELES, CA 90013

Group SHS, LLC
428 S HEWITT STREET
LOS ANGELES, CA
90013

428 S. HEWITT STREET, LOS ANGELES, CA 90013

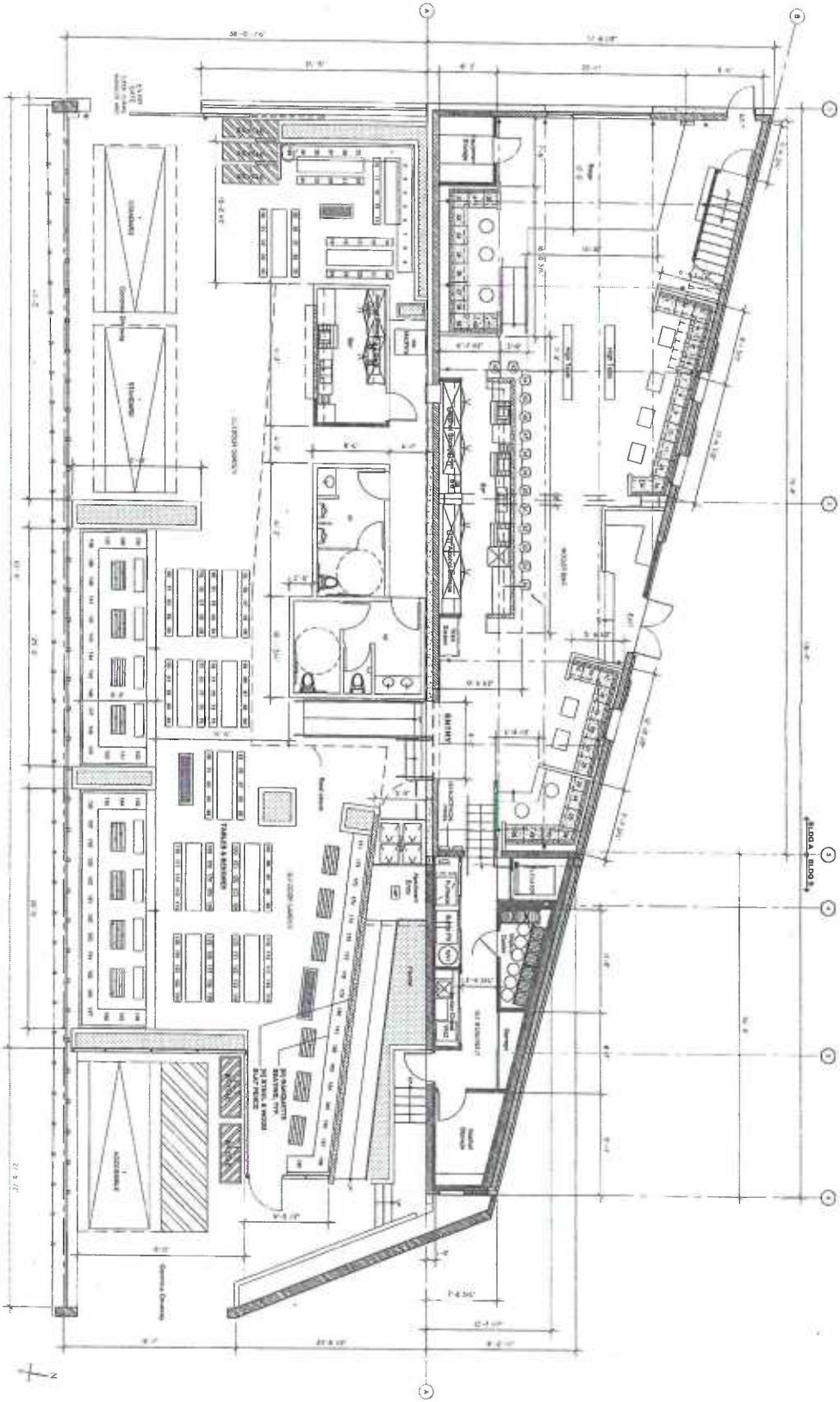
428 A.D.
MASTER LAND USE PERMIT APPLICATION
428 S Hewitt Street
Los Angeles, CA
90013

Maple Land Use Permit Application	Dec 2013
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PLOT PLAN

DATE: 11/27/13	SCALE: AS SHOWN
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SOUTH HEWITT STREET



GROUND FLOOR PLAN

PROJECT DATA

1. ASSESSOR'S PARCEL NUMBER: 5183 001 030
2. ADDRESS: 428 S Hewitt Street, Los Angeles CA 90013
3. LOCAL PLANNING: Central City North
4. LEGAL DESCRIPTION:
Lot 188 & 181, Mills & Wicks Extension of 2nd Street and
Adjoining Subdivision, City & County of Los Angeles California
per Map Reference #MR 13-87788
5. MAJOR CROSS STREETS: 4th Street & Alameda

SPACE ANALYSIS

SPACE	NUMBER OF SEATS
INDOOR SEATING AREA	55
INDOOR RESTROOMS	190
SPACE	245
SEATING AREAS	131 #
STANDING AREA	338 #
RESTROOMS	250 #
TOTAL INTERIOR	207 #
EXTENSION:	200 #
SEATING AREAS	147 #
STANDING AREA	500 #
TOTAL EXTENSION	207 #

3/16"=1'-0" 8 FT

A

428 A.D.
MASTER LAND USE
PERMIT APPLICATION
 428 S Hewitt Street
 Los Angeles, CA
 90013

428 South Hewitt St
 Permit
 428 S H
 Los Angeles, CA
 90013

Group 548, LLC
 428 S Hewitt Street
 Los Angeles, CA
 90013

GOLD GRENADE
 ARCHITECTURE
 427 South Main, Los Angeles, CA 90013
 Tel: 213-223-1111
 Fax: 213-223-1112

Abutting List

2
Wilson Marsha A / Lewis Reece
11392 Cherry St
Los Alamitos, CA 90720

6
Honda Yoshiye / Honda Trust
2250 Silver Lake Bl
Los Angeles, CA 90039

Jacek Ostoya
6527 Olympic Pl
Los Angeles, CA 90035

Community Redevelopment Agency
Of the City of Los Angeles
354 S. Spring St., #800
Los Angeles, CA 90013

State of CA – Cal Trans
Property Development
100 S. Main St. 10th Flr.
Los Angeles, CA 90012

1
428 S Hewitt St Ptmsp.
C/O Industrial
428 S Hewitt St
Los Angeles, CA 90013

4
Shorham Capital
P.O. Box 17119
Beverly Hills, CA 90209

19
LIG 900 910 & 926 E St 4th
405 411 S Hewitt St LLC
C/O Dilip K Bhavnani
35 N Lake Ave, #720
Pasadena, CA 91101

TMG Solutions, Inc.
6733 Sepulveda Bl, #265
Los Angeles, CA 90045

Director of Planning
City of Vernon
4305 Santa Fe Ave.
Vernon, CA 90058

1
428 S Hewitt St Ptmsp
C/O Residence
428 S Hewitt St
Los Angeles, CA 90013

5
Iwata Grant K & Vicki L
1440 Star Ridge Dr
Monterey Park, CA 91754

22
Associated Shower Door Co
PO Box 250127
Glendale, CA 91225

Historic Cultural Neighborhood Council
Attn: Brian Kito
307 E. 1st St
Los Angeles, CA 90012

L A Unified School Dist.
305 S. Grand Ave., 6th Flr.
Los Angeles, CA 90071

ZA 2013-4132(CUB)(ZV)

Jacek Ostoya
6527 Olympic Boulevard
Los Angeles, CA 90035

David Diaz
5151 State University Dr.
Los Angeles, CA 90032

Jonathan Jerald
470 E. Third St.
Los Angeles, CA 90013

Laura Velkie
530 S. Hewitt St., #140
Los Angeles, CA 90013

Samantha P.
570 S. Hewitt St., 302
Los Angeles, CA 90013

Judith Parker
6620 Leland Way
Hollywood, CA 90028

Jett Jackson
326 S. Hewitt St., #4
Los Angeles, CA 90013

LAPD Central Vice
251 E. 6th St.
Los Angeles, CA 90014

Paul Oberman
6620 Leland Way
Los Angeles, CA 90028

Ray Newton
900 E. 1st, #100
Los Angeles, CA 90012

Tim K.
428 S. Hewitt St.
Los Angeles, CA 90013

Bridget V.
428 S. Hewitt St.
Los Angeles, CA 90013

Dawn Cody
500 Molino St., #302
Los Angeles, CA 90013

Rush V.
215 W. 6th Street
Los Angeles, CA 90014

Larry Little
543 N. Norton Avenue
Los Angeles, CA 90004

Terri Moore
510 S. Hewitt St., #416
Los Angeles, CA 90013

Travis Hellyer
170 Carl Street
SF, CA 94117

Officer Fuller
LAPD – DSVD
100 W. 1st Street, #441
Los Angeles, CA 90012


Historic Cultural N.C.
307 E. 1st Street
Los Angeles, CA 90012
Attn: Brian Kito

Jacek Ostoya
166 South Vista St.
Los Angeles, CA 90036

ROSENHEIM & ASSOCIATES, INC.

21600 OXNARD STREET • SUITE 630 • WOODLAND HILLS, CA 91367-7104 • TEL 818-716-2689 • FAX 818-593-6184

TRANSMITTAL

To: John White, City of Los Angeles (City Clerk's Office)
From: Christopher Murray 
Date: September 10, 2014
RE: 428 S. Hewitt Street – Public Convenience or Necessity Application Materials

On behalf of our client, I have enclosed the remaining items related to the Public Convenience or Necessity Application for 428 S. Hewitt Street (Los Angeles, CA 90013). Specifically, and at your request, the following items are provided:

- ABC Form No. 245 for 428 S. Hewitt Street, which provides the Crime Data and the number of California Department of Alcohol Beverage Control Licenses for the subject Census Tract (No. 2060.31);
- The mailing labels (on label stock) for the Abutting Property Owners;
- The applicable and available Building Permits, associated with the existing building located at 428 S. Hewitt Street, from the Los Angeles Department of Building and Safety; and,
- A copy of the “un-opposed” letter, and related email communication, from Officer Maria Crescenzo of the Los Angeles Police Department to Stacy Williams of the California Department of Alcohol Beverage Control, associated with the Type 48 License for 428 S. Hewitt Street.

Should you have any questions or need additional information, please feel free to contact me directly at (818) 716-2782.

###

22. APPLICANT SIGNATURE

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

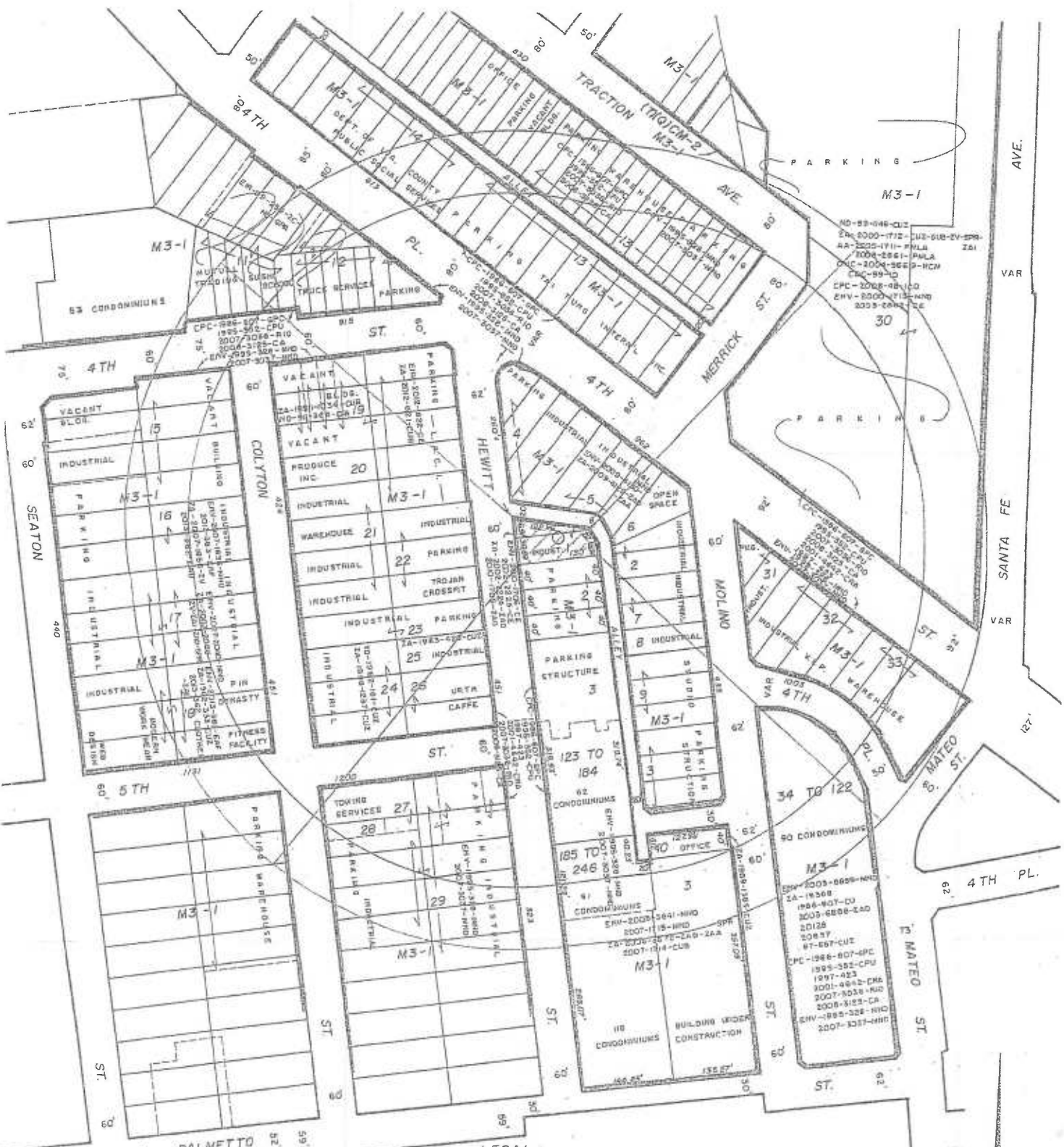
29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

Abutting

List

Copies



LEGAL :
 LOTS 168 & 169, MILLS AND WICKS EXTENSION OF SECOND ST. AND ADJOINING SUBDIVISION M.R. 13-87/88

CONDITIONAL USE - A.B. ON SITE

CASE NO.
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- LEGEND
- B ON-SITE CONSUMPTION OF BEER AND/OR WINE
 - C ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGE
 - B OFF-SITE CONSUMPTION OF BEER AND/OR WINE
 - C OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGE

TMG SOLUTIONS, INC.
 6733 SEPULVEDA BLVD. #265
 LOS ANGELES, CA 90045
 (310) 337-7290

0.18 AC.



428 S. Hewitt St.

Abutting List

1 Wilson, Marsha A / Lewis Reece 11392 Cherry St. Los Alamitos, CA 90720	1 428 S Hewitt St. Partnership C/O Industrial 428 S Hewitt St. Los Angeles, CA 90013	1 428 S Hewitt St. Partnership C/O Residence 428 S Hewitt St. Los Angeles, CA 90013
2 Honda Yoshiye / Honda Trust 2250 Silver Lake Blvd. Los Angeles, CA 90039	4 Shorham Capital P.O. Box 17119 Beverly Hills, CA 90209	5 Iwata, Grant K & Vicki L 1440 Star Ridge Dr Monterey Park, CA 91754
6 Jacek Ostoya 6527 Olympic Pl. Los Angeles, CA 90035	19 LIG 900 910 & 926 E St 4th 405 411 S Hewitt St LLC C/O Dilip K Bbavnani 35 N Lake Ave, #720 Pasadena, CA 911 0 1	22 Associated Shower Door Co PO Box 250127 Glendale, CA 91225
Community Redevelopment Agency Of the City of Los Angeles 354 S. Spring St., #800 Los Angeles, CA 90013	TMG Solutions, Inc. 6733 Sepulveda BI, #265 Los Angeles, CA 90045	Historic Cultural Neighborhood Council Attn: Brian Kito 307 E. 1st St Los Angeles, CA 90012
State of CA - Cal Trans Property Development 100 S. Main St. 10th Flr. Los Angeles, CA 90012	Director of Planning City of Vernon 4305 Santa Fe Ave. Vernon, CA 90058	L A Unified School Dist. 305 S. Grand Ave., 6th Flr. Los Angeles, CA 90071
	Christopher Murray C/O Rosenheim & Associates, Inc. 21600 W. Oxnard Street, Suite 630 Woodland Hills, CA 91367	



Basic Printing Tips, visit avery.com/printingtips for more information

- PLEASE NOTE: Adjust printer settings for “Paper Type” to “Labels” and “Quality” to “Best” to optimize print quality.
- Check the alignment of your printed layout by first printing on a plain sheet of paper. Hold the printed sheet behind the Avery product to confirm alignment then print onto the Avery product.
- When printing label products, do not feed labels through your printer more than once. The Avery satisfaction guarantee extends only to a sheet of labels that has been fed through a printer a single time.
- Use only Avery brand products for guaranteed results.

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avery.com 800-GO-AVERY (800-462-8379)

Conseils d'impression de base, visitez avery.ca/impression pour plus d'information

- VEUILLEZ NOTER: Réglez le paramètre « Type de papier (Paper Type) » de l'imprimante à « Étiquettes (Labels) », et le paramètre « Qualité (Quality) » à « Supérieur (Best) » pour optimiser la qualité d'impression.
- Vérifiez l'alignement de votre mise en page en imprimant d'abord sur une feuille de papier ordinaire. Tenez la feuille imprimée derrière la feuille du produit Avery. Si vous êtes satisfait avec la mise en page, imprimez sur le produit Avery.
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- Revisa la alineación de tu documento haciendo una prueba en una hoja en blanco. Sostén la hoja detrás del producto Avery para verificar la alineación antes de imprimir en el producto Avery.
- Al imprimir etiquetas, no alimentes la impresora con la misma hoja más de una vez. La garantía de satisfacción Avery sólo se extiende a hojas de etiquetas que han pasado por la impresora una sola vez.
- Utiliza solamente productos Avery para resultados garantizados.

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¿NECESITAS AYUDA?

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01.800.52.28379
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Argentina
Chile

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Resto de Sud América

asistencia@averydennison.com

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Rev 05.25.12



All applications must be filled out by applicant.

WARD 7

Applicant must indicate the Building Line or Lines clearly and distinctly on the drawings.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for Erection of Frame Buildings

CLASS "D"

Applications are hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed arrangement of these specifications and plans herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

Additional

*310-2
faxed
Bun Loc
02-2*

(SIGN HERE)

J A Kemp
Los Angeles, Cal., July 15/1900, 190

Lot No. 168 Block _____
acres and acres
District No. 3 M. B. page 10 F. B. page 95

TAKE TO ROOM NO 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM NO. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

428 carolina St
at 6th

- PURPOSE OF BUILDING addition to existing fast
- OWNER'S NAME Pera & Mectens
- Owner's address 1203 Anapha
- Architect's name _____
- CONTRACTOR'S NAME J A Kemp
- Contractor's address 1803 E 28th St
- ENTIRE COST OF PROPOSED BUILDING, \$ 1000
- Size of lot 36'9" x 120' Size of building 12' x 12' at
- Will building be erected on front or rear of lot? at
- NUMBER OF STORIES IN HEIGHT two Height to highest point of roof 26ft
- Height of first floor joist above curb level? three
- Character of ground: rock, clay, sand, filled, etc. clay
- Of what material will FOUNDATION and cellar walls be built brick
- GIVE depth of FOUNDATION below the surface of ground 4'
- GIVE dimensions of FOUNDATION and cellar wall footings 6' x 16" + 6' x 16"
- GIVE dimensions of FOUNDATION and cellar walls at top 12"
- NUMBER and KIND of chimneys none Number of flues 1
- Number of inlets to each flue _____ Interior size of flues _____
- Give sizes of following materials; MUDSILLS 2 x 6 Girders and stringers _____
EXTERIOR STUDS 2 x 4 BEARING STUDS _____ Interior studs _____
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 10
SECOND FLOOR JOIST 2 x 10 Third floor joist _____ Fourth floor joist _____
- Will the roof be peak, flat or mansard? flat Material of roofing asphalt

AVAILABLE LABS PERMITS

Permit No. 4130

OVER

All Applications must be filled out by Applicant

Blgs. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR	REMOVED FROM	REMOVED TO	City Clerk <i>David</i> Deputy
	Lot <u>168</u> Block _____	Lot _____ Block _____	
CITY CLERK PLEASE VERIFY	Tract <u>Mills & Weeks Ext of second St addition</u>	Tract _____	City Engineer <i>David</i> Deputy
	Book <u>5</u> Page <u>10</u> F. B. Page <u>93</u>	Book _____ Page _____ F. B. Page _____	
TAKE TO ROOM No. 405 SOUTH ANNEX	From No. _____	Street _____	City Engineer <i>David</i> Deputy
ENGINEER PLEASE VERIFY	To No. <u>428 Hewitt</u>	Street _____	

- What purpose is the present Building used for? box factory
- Owner's name C. M. Hummell Phone _____
- Owner's address 1203 Arroyo
- Architect's name _____ Phone _____
- Contractor's name _____ Phone _____
- Contractor's address _____
- ENTIRE COST OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Casapools, Elevators, Painting, Finishing, etc.) \$ 107.00
- Class of Present Building 2 No. of Rooms at present two
- Number of stories in height two Size of present building 40 x 100
- State how many buildings are on this lot one
- State purpose buildings on lot are used for box factory
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: The purpose of the permit is to rebuild several brick arches that have been demolished

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) J. St. Kern (Owner or Authorized Agent)

PERMIT NO. <u>12552</u> ✓	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner.	Application checked and found O. K. <u>Hodge</u> Clerk.	Stamp: RECEIVED AUG 11 1920
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1200

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

3

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:
Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the granting of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot <u>168</u> Block _____	Lot _____ Block _____
	Tract <u>Millas Wickes Est of 2nd St. Sub.</u>	Tract _____
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
	From No. <u>428 Hewitt</u> Street _____	To No. <u>150 E 23 St</u> Street _____

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Car Wash
2. What purpose will Building be used for hereafter? Car Wash
3. Owner's name Alfred Stummel Phone _____
4. Owner's address 428 Hewitt St
5. Architect's name W. B. Brown Phone _____
6. Contractor's name L. B. Brown Phone 4622
7. Contractor's address 150 E 23 St
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 100
9. Class of present Building C No. of rooms at present _____
10. Number of stories in height 2 Size of present Building _____
11. State how many buildings are on this lot _____
12. State purpose buildings on lot are used for Car Wash
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Cutting down as per plans

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 12/17/24 (Sign here) E. P. Rowland
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 49910L	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>12/17/24</u> <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>12/17/24</u> <u>[Signature]</u> Clerk	RECEIVED DEC 17 1924 A. S. City Clerk
-----------------------------	---	---	---

PLANS [Signature] E. P. Rowland 12/17/24

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the contract of the permit: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM REMOVED TO Lot Block Lot Block Tract Tract Book Page F. B. Page Book Page F. B. Page City Clerk Deputy City Engineer Deputy Engineer

- 1. What purpose is the present Building now used for? Storage
2. What purpose will Building be used for hereafter? Storage
3. Owner's name Wm L. Hagentrough Phone TA 6775
4. Owner's address 962 E. 4th St
5. Architect's name STATE Licensed Engineer under State Act
6. Contractor's name
7. Contractor's address
8. VALUATION OF PROPOSED WORK \$ 900.00
9. Class of present Building C-Brick No. of Rooms at present 2
10. Number of stories in height 2 Size present Building 37 x 80
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for storage
13. What Zone is Property in? M-3 # RFD White

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: Steel Work to support Existing 2nd floor and increasing load capacity to 250# per sqft.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. OVER (Sign here) Wm L. Hagentrough

FOR DEPARTMENT USE ONLY PERMIT NO. 15018 Application checked and found correct in accordance to Ord. 220-31 No Sp JUL 28 1941

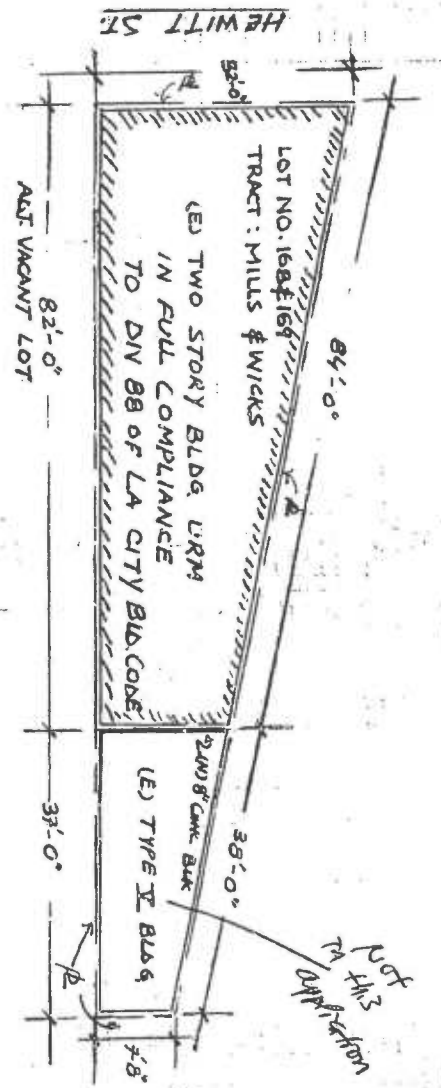
3 4 7 0 0 4 3 0

Bureau of Engineering 12	ADDRESS APPROVED	Steve Bergman 10-23-91
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED COMPLETED
	FLOOD CLEARANCE	
Sewers RES. NO. 126A 2136 CMT. NO. No Plumbing	SEWERS AVAILABLE	Road Dedn 11-5-9
	NOT AVAILABLE	
	SFC PAID	
	SFC DUE	
Private Sewage System Approved	PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Transportation	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

Plm check extension granted under 700/6/91 by Fred Stewart 11/01/91 Paul Nishina

Lot for AFF. RECORDED 11/4/91 Record # 91-1744679

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

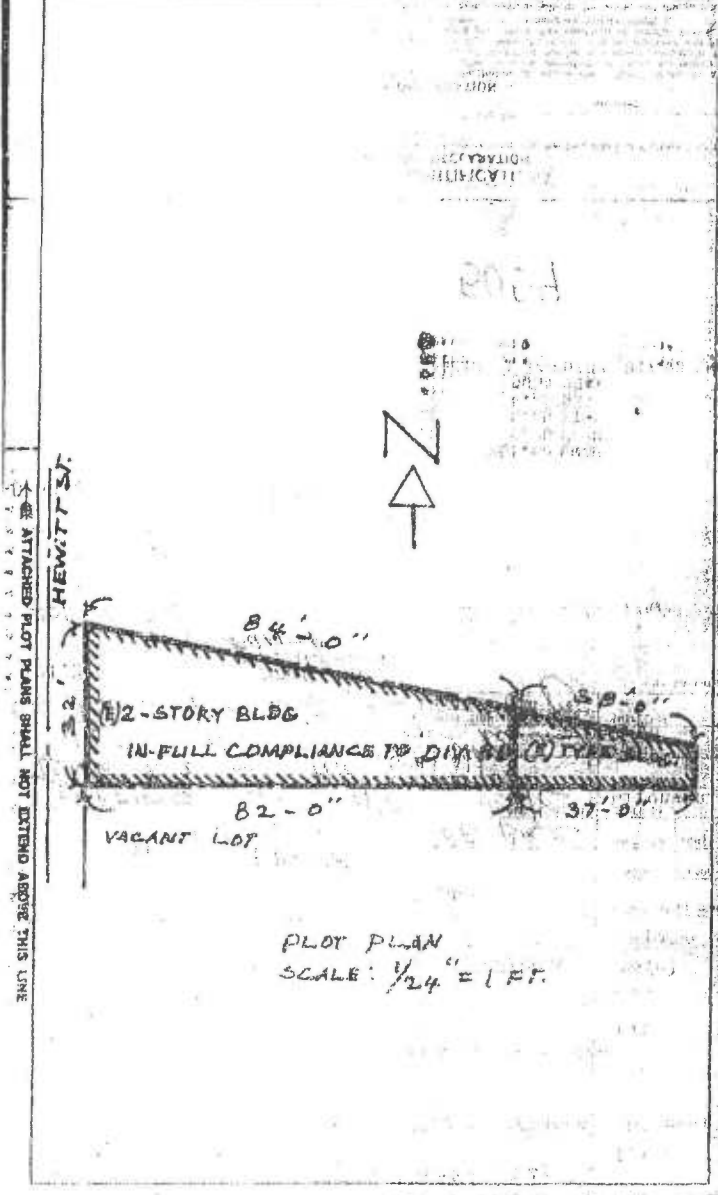


ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Bureau of Engineering 4 2 0 0 2	ADDRESS APPROVED	
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED COMPLETED
	FLOOD CLEARANCE	
Sewers	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
	SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

LEGAL DESCRIPTION MAY OCC LOAD = 50

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



PLOT PLAN SCALE: 1/24" = 1 FT.

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 FOR INSPECTION 7 4 7 **Mills and Wicks Extension of Second St**

INSTRUCTIONS: 1. Applicant to Complete (handwritten) (168 12754216)

1. LEGAL DESCR. 168 & 169	BLOCK 29338	TRACT	COUNTY REF. NO. MR 13-87	DIST. MAP 126B213	CENSUS TRACT 206 500
2. PRESENT USE OF BUILDING 22 Warehouse	NEW USE OF BUILDING SAME	ZONE M3-1	FIRE DIST. COUN. DIST. II	LOT TYPE INT	LOT SIZE 36.91X121.64
3. JOB ADDRESS 428 S. HEWITT ST.	BETWEEN CROSS STREETS 4th Street AND Palmotto St	ARCHITECT OR ENGINEER'S ADDRESS 505 E. COMPTON BLVD. COMPTON CA 90221	ARCHITECT OR ENGINEER'S CITY LA	ARCHITECT OR ENGINEER'S STATE LA	ARCHITECT OR ENGINEER'S ZIP 90221
4. OWNER'S NAME RICHARD SANCHEZ	OWNER'S ADDRESS 428 S. HEWITT ST. LA	ENGINEER C. COOKE	ARCHITECT OR DESIGNER	ARCHITECT OR ENGINEER'S CITY LA	ARCHITECT OR ENGINEER'S STATE LA
5. CONTRACTOR OWNER	CONTRACTOR'S CITY LA	CONTRACTOR'S STATE LA	CONTRACTOR'S ZIP 90221	CONTRACTOR'S PHONE	CONTRACTOR'S FAX
6. SIZE OF EXISTING BLDG. 32' x 23'	STORIES 2	HEIGHT 23'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - Warehouse	FRAMING MATERIAL OF EXISTING BLDG. URM	EXT. WALLS URM
7. JOB ADDRESS 428 S. HEWITT ST.	STREET GUIDE	VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO INSTALL AND USE PROPOSED BUILDING \$15,000.00	PERMIT # 88LA 05054	PERMIT TYPE N	PERMIT GROUP B-2
8. NEW WORK COMPLETE WORK STARTED UNDER (DIV. BB)	NEW USE OF BUILDING Warehouse	SIZE OF ADDITION 10% Complete	PERMIT # 88LA 05054	PERMIT TYPE N	PERMIT GROUP B-2
9. PLAN ENCLER B. YIN	PLANNING APPLICATION	INSPECTOR	INSPECTOR	INSPECTOR	INSPECTOR

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: 11/4/91 Lic. Class: Contractor Lic. Number: 26664 My (Signature)

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.3, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.3 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employee with wages at his sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. 7044, B. & P. C. for this reason: _____
 Date: 11/4/91 Owner's Signature: Richard Sanchez

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3200, Labor Code).
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Public Works.
 Date: 11/4/91 Applicant's Signature: Richard Sanchez

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I am not a person who is or may become subject to the Workers' Compensation Law of California.
 Date: 11/4/91 Applicant's Signature: Richard Sanchez

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3207, Div. C.).
 Lender's Name: _____ Lender's Address: _____

CONTRACTOR'S DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, and that it does not exempt or permit any violation of or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed.
 (Sec. 913007, Labor Code)
 Signed: Richard Sanchez Position: Owner Date: 11/4/91

3 APPLICATION FOR INSPECTION 7 4 7 **Mills and Wicks Extension of Second St**

INSTRUCTIONS: 1. Applicant to Complete (handwritten) (168 12754216)

1. LEGAL DESCR. 168 & 169	BLOCK 29338	TRACT	COUNTY REF. NO. MR 13-87	DIST. MAP 126B213	CENSUS TRACT 206 500
2. PRESENT USE OF BUILDING 22 Warehouse	NEW USE OF BUILDING SAME	ZONE M3-1	FIRE DIST. COUN. DIST. II	LOT TYPE INT	LOT SIZE 36.91X121.64
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5. CONTRACTOR OWNER	CONTRACTOR'S CITY LA	CONTRACTOR'S STATE LA	CONTRACTOR'S ZIP 90221	CONTRACTOR'S PHONE	CONTRACTOR'S FAX
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7. JOB ADDRESS 428 S. HEWITT ST.	STREET GUIDE	VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO INSTALL AND USE PROPOSED BUILDING \$15,000.00	PERMIT # 88LA 05054	PERMIT TYPE N	PERMIT GROUP B-2
8. NEW WORK COMPLETE WORK STARTED UNDER (DIV. BB)	NEW USE OF BUILDING Warehouse	SIZE OF ADDITION 10% Complete	PERMIT # 88LA 05054	PERMIT TYPE N	PERMIT GROUP B-2
9. PLAN ENCLER B. YIN	PLANNING APPLICATION	INSPECTOR	INSPECTOR	INSPECTOR	INSPECTOR

DECLARATIONS AND CERTIFICATIONS

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I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.3, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.3 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employee with wages at his sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. 7044, B. & P. C. for this reason: _____
 Date: 11/4/91 Owner's Signature: Richard Sanchez

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3200, Labor Code).
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 Certified copy is filed with the Los Angeles City Dept. of Public Works.
 Date: 11/4/91 Applicant's Signature: Richard Sanchez

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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CONSTRUCTION LENDING AGENCY

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 Lender's Name: _____ Lender's Address: _____

CONTRACTOR'S DECLARATION

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 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, and that it does not exempt or permit any violation of or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed.
 (Sec. 913007, Labor Code)
 Signed: Richard Sanchez Position: Owner Date: 11/4/91

428 S Hewitt St



Application #: 02016 - 30000 - 07553
Plan Check #: B02WL00388 Printed: 03/08/10 08:45 AM
Event Code:

Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued On: 05/21/2002 Last Status: Permit Finaled Status Date: 11/21/2002
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
MILLS AND WICKS EXTEP		168		M R 13-87/88	127-5A215 306	5163 - 021 - 030
MILLS AND WICKS EXTEP		169		M R 13-87/88	127-5A215 311	5163 - 021 - 030

3. PARCEL INFORMATION		
Area Planning Commission - Central LADBS Branch Office - LA Council District - 14 Community Plan Area - Central City North Census Tract - 2060.10	District Map - 127-5A215 Energy Zone - 9 Fire District - 2 Near Source Zone Distance - 8.4 Parking Dist. - CCPD	Thomas Brothers Map Grid - 634

ZONE(S): M3-1 /

4. DOCUMENTS

ZI - ZI-2129
CPC - CPC-1995-352-CPU
CPC - CPC-1997-423
AFF - AF-91-1744679-LT

5. CHECKLIST ITEMS

Special Inspect - Field Welding Fabricator Reqd - Structural Steel
Special Inspect - Structural Observation
Fabricator Reqd - Shop Welds

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):			
Sanchez, Richard A Decd Est Of	451 Hewitt St	LOS ANGELES CA 90013	
Sanchez, Richard A Decd Est Of	451 Hewitt St	LOS ANGELES CA 90013	
Tenant:			
Applicant: (Relationship: Engineer)			
Max Falamaki -	814 S. Westsate Ave.	LOS ANGELES 90049	(310) 571-4190

7. EXISTING USE

(12) Manufacturing

PROPOSED USE

(12) Manufacturing

8. DESCRIPTION OF WORK

ADD NEW INTERIOR STEEL STAIR AND NEW EXTERIOR DOOR AT WEST WALL .
REPLACE 2ND FLOOR SHEARWALL WITH STEEL MOMENT FRAME.

9. # Bldgs on Site & Use: 1 MFG

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Francisco Rojas	DAS PC By: Aldous Chic
OK for Cashier: Francisco Rojas	Coord. OK: _____
Signature: _____	Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 21607553

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$24,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	580.55
Permit Fee Subtotal Bldg-Alter/Rep	353.25
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	100.24
Off-hour Plan Check	50.12
Plan Maintenance	10.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	5.04
O.S. Surcharge	10.37
Sys. Surcharge	31.12
Planning Surcharge	15.41
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 05/21/02
Receipt No: WL11-032681
Amount: \$580.55
Method: Credit Card

2002WL79433

12. ATTACHMENTS

D.A. Hardship Exemption
Plot Plan



* P 0 2 0 1 6 3 0 0 0 0 7 5 5 3 F N *

428 S HEWITT ST 90013

APPLICATION / PERMIT NUMBER: 02016-30000-07553

PLAN CHECK / JOB NUMBER: B02WL00388

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Permit Application or Issued Permit Information

GROUP: Building
 TYPE: Bldg-Alter/Repair
 SUB-TYPE: Commercial
 PRIMARY USE: (12) Manufacturing
 WORK DESCRIPTION: ADD NEW INTERIOR STEEL STAIR AND NEW EXTERIOR DOOR AT WEST WALL . REPLACE 2ND FLOOR SHEARWALL WITH STEEL MOMENT FRAME.
 PERMIT ISSUED: Yes PERMIT ISSUE DATE: 05/21/2002 ISSUING OFFICE: West LA
 CURRENT STATUS: Permit Finaled CURRENT STATUS DATE: 11/21/2002

Permit Application Status History

Fees Due	04/23/2002	KADHIM JAWAD
Submitted	04/23/2002	KERMIT YOUNG
Pre-Insp not Required	04/23/2002	KADHIM JAWAD
Reviewed by Supervisor	05/01/2002	RANDALL KINA
PC Approved	05/21/2002	FRANCISCO ROJAS
Ready to Issue	05/21/2002	FRANCISCO ROJAS
Issued	05/21/2002	KERMIT YOUNG
Permit Finaled	11/21/2002	WILLIAM GARCIA

Permit Application Clearance Information

DAS Clearance Cleared 05/17/2002 ALDOUS CHIC

Licensed Professional/Contractor Information

Contractor Information

R A F Industries; Lic. No.: 622387-B
 P O BOX 492210
 LOS ANGELES, CA 90049

Engineer Information

Falamaki, Mohsen; Lic. No.: S3021
 344 N BUNDY DRIVE
 LOS ANGELES, CA 90049

Inspection Activity Information

Inspector Information

LARRY ARNICK, (213) 482-0373
 Office Hours: 7:30-8:15 AM MON-FRI
 DAVID MASSOW, (213) 482-0373
 Office Hours: 7:30-8:15 AM MON-FRI

Pending Inspection Request(s)

No data available

Inspection Request History

Footing/Foundation/Slab	06/27/2002	Conditional Approval	MAURICE MARTINEZ
Deputy Steel/Welding	08/06/2002	Approved	WILLIAM GARCIA
Final	11/20/2002	Partial Approval	WILLIAM GARCIA
Rough-Frame	11/21/2002	Approved	WILLIAM GARCIA

From: MARIA CRESCENZO 30697@lapd.lacity.org
Subject: 428 Hewitt Street
Date: September 10, 2014 at 1:03 PM
To: Stacy@ABC Williams Stacy.Williams@ABC.ca.gov
Cc: JOHN VASQUEZ 30341@lapd.lacity.org, Christopher Murray chris@raa-inc.com

Hello Stacy,

Please see the attached letter of non-opposition regarding 428 Hewitt. Please feel free and call me if you have any questions.

Regards,

Maria

Officer Maria Crescenzo
LAPD Central Area Vice
251 E 6th Street
Los Angeles, CA 90014
(213) 486-8337, Direct Line
(213) 833-3747, Office number
(213) 407-2781, Cell phone
(213) 473-3902, Fax
30697@lapd.lacity.org

LAPD
NON-OPPOSITION
LETTER

LOS ANGELES POLICE DEPARTMENT

CHARLIE BECK
Chief of Police



ERIC GAROETTI
Mayor

P. O. Box 90158
Los Angeles, Calif. 90059
Telephone: (213) 677-1289
TDD: (877) 275 5273
Ref: 14.1

September 10, 2014

Stacy Williams
Licensing Representative II
888 South Figueroa Avenue, Suite 320
Department of Alcohol Beverage Control
Los Angeles Metro District Office
Los Angeles, CA 90017

Dear Ms. Williams:

The Los Angeles Police Department, Central Area Vice Unit, received written correspondence from the Office of Alcoholic Beverage Control advising that Applicant, Group SHS, LLC is applying for a Type 48 License, authorizing the sale of beer, wine, and distilled spirits for consumption on the licensed premise. The premise is located at 428 South Hewitt Street, Los Angeles, CA 90013, License Number 546433.

In recent years the downtown area of Los Angeles has undergone an extensive revitalization effort. As part of this overall effort, the Los Angeles Police Department has been supportive of those efforts, as long as the proposed use of such locations would not likely burden emergency services.

In the case of this request, the Department is un-opposed to the issuance of this license as long as the conditions of approval mirror the conditions imposed on July 9, 2014, Case Number: ZA-2014-4132 -CUB-ZV.

LOS ANGELES POLICE DEPARTMENT



CHARLIE BECK
Chief of Police

ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 972-1289
TDD: (877) 275-5273
Ref#:4.1

September 10, 2014

Stacy Williams
Licensing Representative II
888 South Figueroa Avenue, Suite 320
Department of Alcohol Beverage Control
Los Angeles / Metro District Office
Los Angeles, CA 90017

Dear Ms. Williams:

The Los Angeles Police Department, Central Area Vice Unit, received written correspondence from the Office of Alcoholic Beverage Control advising that Applicant, Group SHS, LLC is applying for a Type 48 License, authorizing the sale of beer, wine, and distilled spirits for consumption on the licensed premise. The premise is located at 428 South Hewitt Street, Los Angeles, CA 90013, License Number 546433.


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In the case of this request, the Department is un-opposed to the issuance of this license as long as the conditions of approval mirror the conditions imposed on July 9, 2014, Case Number: ZA-2014-4132 -CUB-ZV.

If you have any further questions regarding this matter, please contact Sergeant II John Vasquez, Officer-in-Charge, Central Area Vice Unit, at (213) 843-3747.

Very truly yours,

CHARLIE BECK
Chief of Police



MICHAEL A. OREB, Captain
Commanding Officer
Central Community Police Station

cc: Office of Zoning