

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA- 2023-28 - CU

Env. Case Number

ENV- 2023-29 - CE

Application Type

Conditional Use

Case Filed With (Print Name)

Nathan Romie

Date Filed

1/4/23

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s):

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.**Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.***1. PROJECT LOCATION**Street Address¹ **645 S. HILL ST** Unit/Space Number _____Legal Description² (Lot, Block, Tract) **LOT: FR3, BLOCK: NONE, TRACT: SUB OF BLOCK 19 ORD'S SURVEY**Assessor Parcel Number **5144-003-027** Total Lot Area **8940****2. PROJECT DESCRIPTION**Present Use **JEWELRY, HANDBAGS, WATCH SALES AND REPAIR AND PARKING**Proposed Use **ALLOW PAWNBROKER IN CONJUNCTION WITH PRESENT USE.**Project Name (if applicable) **COCO ACCESSORIES, LLC**Describe in detail the characteristics, scope and/or operation of the proposed project **A RETAIL JEWELRY BUSINESS OPEN SINCE 2020 THAT SPECIALIZES IN SELLING JEWELRY, DESIGNS HANDBAGS AND WATCHES AND REQUESTING TO ADD PAWNBROKER SERVICE.**Additional information attached ☒ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions☐ Site is undeveloped or unimproved (i.e., vacant)☒ Site has existing buildings (provide copies of building permits)☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)☐ Site is located within 500 feet of a freeway or railroad☒ Site is located within 500 feet of a sensitive use (e.g., school, park) **PERSHING SQUARE**☐ Site has special designation (e.g., National Historic Register, Survey LA)¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees onsite / public right-of-way
- ☐ Grading
- ☐ Haul Route

- ☐ New construction: _____ square feet
- ☐ Additions to existing buildings
- ☐ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ – Demolish(ed)³ _____ + Adding _____ = Total _____
Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____
Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____
Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section 12.24 W 33

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: A CONDITIONAL USE PERMIT TO ALLOW PAWNBROKER USE IN CONJUNCTION WITH RETAIL JEWELRY, HANDBAG AND WATCH SALES.

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☒ NO

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) _____

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition Compliance Review

☐ Modification of Conditions

☐ Revision of Approved Plans

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

☐ Clarification of Q (Qualified) Condition

☐ Clarification of D (Development) Limitation

☐ Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: _____

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name GANG MIN YEO
Company/Firm COCO ACCESSORIES LLC
Address: 645 S. HILL ST. **Unit/Space Number** _____
City LOS ANGELES **State** CA **Zip Code:** 90014
Telephone (213) 820-1308 **E-mail:** smyeo22@gmail.com
Are you in escrow to purchase the subject property? ☐ YES ☒ NO

Property Owner of Record ☐ Same as applicant ☒ Different from applicant
Name (if different from applicant) WOLK DANEPROP LLC ETAL KARNOPROP LLC
Address 818 W. 7TH ST SUITE 860 **Unit/Space Number** _____
City LOS ANGELES **State** CA **Zip Code:** 90017
Telephone (213) 689-7732 **E-mail:** richardddane@yahoo.com

Agent/Representative name _____
Company/Firm _____
Address: _____ **Unit/Space Number** _____
City _____ **State** _____ **Zip:** _____
Telephone _____ **E-mail:** _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name ANTONIO VILLARRUEL
Company/Firm VILLARRUEL ARCHITECTS, INC
Address: 16140 VALERIO ST. SUITE B **Unit/Space Number** _____
City VAN NUYS **State** CA **Zip Code:** 91406
Telephone (818) 756-0425 **E-mail:** av@av-arch.com

Primary Contact for Project Information ☐ Owner ☐ Applicant
(select only one) ☐ Agent/Representative ☒ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 11/15/2022

Print Name Richard N. Dane, Manager Wolkdaneprop, LLC

Signature 

Date 12/1/2022

Print Name Richard D. Robins, Manager Karnoprop, LLC

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 11-15-22 before me, Shelley Stamper, Notary Public
(Insert Name of Notary Public and Title)

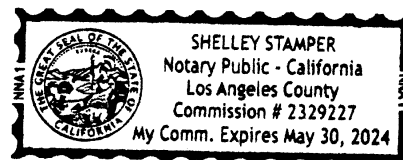
personally appeared Richard N. Dane, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf on which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

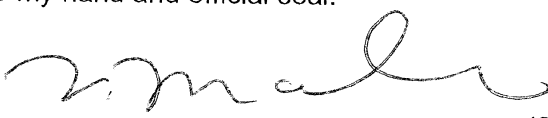
County of Los Angeles

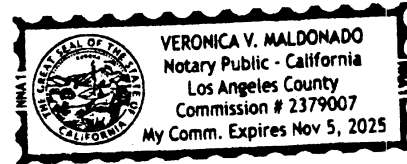
On Dec. 1, 2022 before me, Veronica V. Maldonado Notary Public
(insert name and title of the officer)

personally appeared Richard D. Robins,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





Secretary of State
Statement of Information
(Limited Liability Company)

106

LLC-12

FILED
Secretary of State
State of California

MAR 22 2017

IMPORTANT — Read instructions before completing this form.

Filing Fee - \$20.00

Copy Fees — Face Page \$1.00 & .50 for each attachment page;
Certification Fee - \$5.00

26.50/25/11

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1. Limited Liability Company Name
WOLKDANEPROP, LLC

2. 12-Digit Secretary of State File Number
201706510272

3. State or Place of Organization (only if formed outside of California)

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 818 West Seventh Street, Suite 860	City (no abbreviations) Los Angeles	State CA	Zip Code 90017
b. Mailing Address of LLC, if different than item 4a	City (no abbreviations)	State	Zip Code
c. Street Address of California Office, if item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete items 5a and 5c (leave item 5b blank). If the manager/member is an entity, complete items 5b and 5c (leave item 5a blank). Note: This LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete item 5b Richard	Middle Name N.	Last Name Dane	Suffix
b. Entity Name - Do not complete item 5b			
c. Address 818 West Seventh Street, Suite 860		City (no abbreviations) Los Angeles	State CA Zip Code 90017
6. Agent for Service of Process			
Name 5a and 5b: If the agent is an individual, the agent must reside in California with item 5a and 5b must be completed with the agent's name and California address, item 5c. If the agent is a California Registered Corporate Agent, a current agent registration certificate must be on file with the California Secretary of State and item 5c must be completed (leave item 5a-5b blank).			
a. California Agent's First Name (if agent is not a corporation) Wayne	Middle Name	Last Name Avrashow	Suffix
b. Street Address (if agent is not a corporation) - Do not list a P.O. Box 16133 Ventura Blvd., Penthouse	City (no abbreviations) Encino	State CA	Zip Code 91436
c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete item 5a or 5b			

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Owner and manager of real estate and related businesses

8. Chief Executive Officer, if elected or appointed

a. First Name Richard	Middle Name N.	Last Name Dane	Suffix
b. Address 818 West Seventh Street, Suite 860		City (no abbreviations) Los Angeles	State CA Zip Code 90017

9. The information contained herein, including any attachments, is true and correct.

2.13.17

Wayne Avrashow

Organizer

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if requesting a copy of the filed document) enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.

Name: Wayne Avrashow
Company: Law Office of Wayne Avrashow
Address: 16133 Ventura Blvd, Penthouse
City/State/Zip: Encino, CA 91436



**Attachment to
Statement of Information
(Limited Liability Company)**

**LLC-12A
Attachment**

A. Limited Liability Company Name

WOLKDANEPROP, LLC

This Space For Office Use Only

B. 12-Digit Secretary of State File Number

201706510272

C. State or Place of Organization (only if formed outside of California)

D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

2a. First Name - Do not complete item 2b Carl	Middle Name W.	Last Name Dane	Suffix
2b. Entity Name - Do not complete item 2a			
2c. Address 818 West Seventh Street, Suite 860	City (no abbreviations) Los Angeles	State CA	Zip Code 90017
3a. First Name - Do not complete item 3b	Middle Name	Last Name	Suffix
3b. Entity Name - Do not complete item 3a			
3c. Address	City (no abbreviations)	State	Zip Code
4a. First Name - Do not complete item 4b	Middle Name	Last Name	Suffix
4b. Entity Name - Do not complete item 4a			
4c. Address	City (no abbreviations)	State	Zip Code
5a. First Name - Do not complete item 5b	Middle Name	Last Name	Suffix
5b. Entity Name - Do not complete item 5a			
5c. Address	City (no abbreviations)	State	Zip Code
6a. First Name - Do not complete item 6b	Middle Name	Last Name	Suffix
6b. Entity Name - Do not complete item 6a			
6c. Address	City (no abbreviations)	State	Zip Code
7a. First Name - Do not complete item 7b	Middle Name	Last Name	Suffix
7b. Entity Name - Do not complete item 7a			
7c. Address	City (no abbreviations)	State	Zip Code
8a. First Name - Do not complete item 8b	Middle Name	Last Name	Suffix
8b. Entity Name - Do not complete item 8a			
8c. Address	City (no abbreviations)	State	Zip Code



Secretary of State
Statement of Information
 (Limited Liability Company)

LLC-12

21-D37929

FILED

In the office of the Secretary of State
 of the State of California

JUL 06, 2021

IMPORTANT — Read instructions **before completing this form.**

Filing Fee – \$20.00

Copy Fees – First page \$1.00; each attachment page \$0.50;
 Certification Fee - \$5.00 plus copy fees

This Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

KARNOPROP, LLC

2. 12-Digit Secretary of State File Number
 201235310040

3. State, Foreign Country or Place of Organization (only if formed outside of California)
 CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 818 W. 7th St., Ste. 860	City (no abbreviations) Los Angeles	State CA	Zip Code 90017
b. Mailing Address of LLC, if different than item 4a c/o R Robins, 555 S. Flower St., 30th Fl	City (no abbreviations) Los Angeles	State CA	Zip Code 90071-2440
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 818 W. 7th St., Ste. 860	City (no abbreviations) Los Angeles	State CA	Zip Code 90017

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b Richard	Middle Name D.	Last Name Robins	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 555 S. Flower St., 30th Fl.	City (no abbreviations) Los Angeles	State CA	Zip Code 90071-2440

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Richard	Middle Name D.	Last Name Robins	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 555 S. Flower St., 30th Fl.	City (no abbreviations) Los Angeles	State CA	Zip Code 90071-244

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
 Property Operation & Management

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

07/06/2021

Richard D. Robins

Manager

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: []

Company:

Address:

City/State/Zip: []

APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

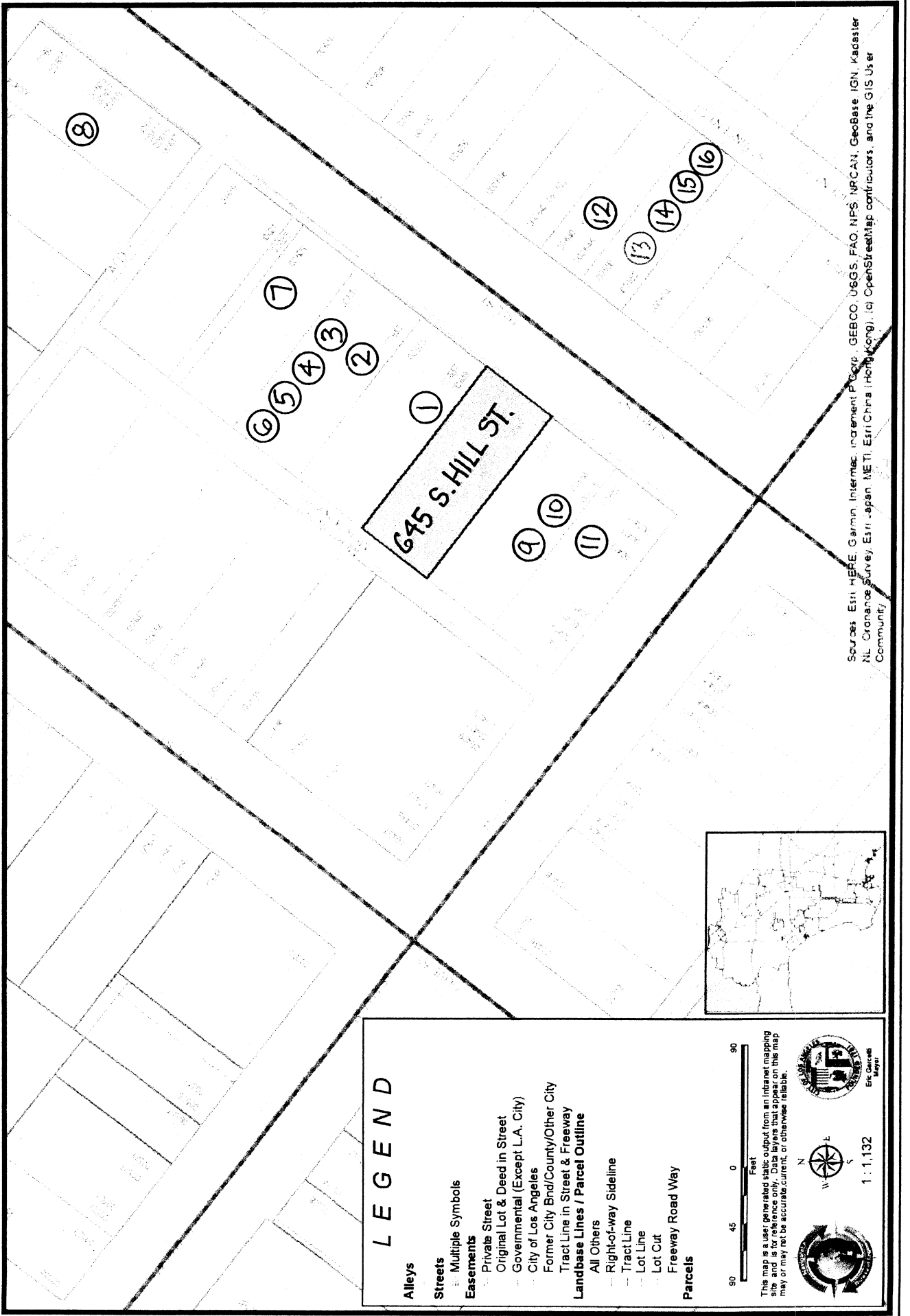
The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: 12/09/2022

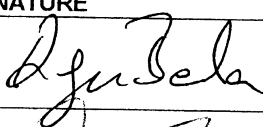
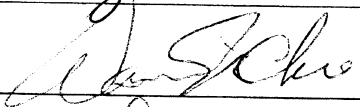
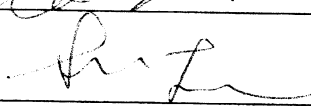
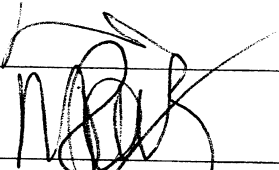
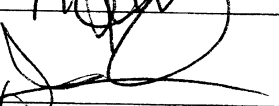
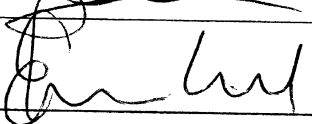
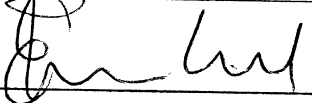
Print Name: Sangmin Yeo

NEIGHBOR CONTACT KEY MAP



OPTIONAL
NEIGHBORHOOD CONTACT SHEET

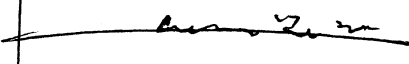
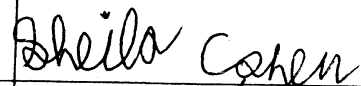

9. SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Doger Benatar		633 S. Hill Street LA CA 90047 #22	2
Hanna Chee		637 S. Hill LA CA 90046 1A	3
Sue Lee		637 S. Hill St LA CA 90046	1
Bob Luis		650 S. Hill St. Los Angeles # A 17 PLAZA 2nd floor	13
Madeline Ram		655 S. Hill ST A-40 LOS Angeles Ca 90044	10
Shirley Nam		650 south hill plaza 1 Los Angeles, ca, 90047	(H) 14
Etiker Arul		655 S. Hill St #A33 LA CA 90024	9

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

OPTIONAL
NEIGHBORHOOD CONTACT SHEET




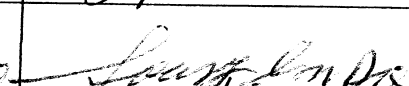
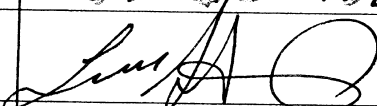

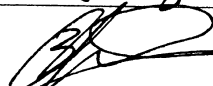
9. SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Christina		641 Hill St #40 Los Angeles, CA 90014	4
Sheila Cohen		Los Angeles CA 90014 631 S. Hill St #28	5
Yong H. Kary		631 S. Hill St #47 Los Angeles CA 90014	6

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

9. SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Elys B		411 W 7th St #201 LA CA 90014	11
Billy LEE		607 S Hill St #209 Los Angeles 90014	8
HRACHYA		650 S LA Hill 90014 MR 12	15
SWIFT IN DO		640 S Hill St LA CA 90014	12
Joseph Fine		650 S Hill St LA CA 90014	16
DAVID TAMARGO		728 S. Hill St #105 Los Angeles, CA 90014	—
YURI		628 S Hill St # 608A	7

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

COCO Accessories, LLC
645 S. Hill Street.
Los Angeles, CA 90014

Findings for approval of a Zoning Administrators Action: 12.24 W.33 – Pawnbroker CUP

Background

COCO Accessories, LLC is requesting a Conditional Use Permit to allow pawnbroker services in conjunction with the existing jewelry store. Pawnbroker is a permitted use in the C5 zone with a CUP. The pawnbroker component will be ancillary to jewelry, handbag and watch sales. There would be no exterior modifications. The only interior modification would be a metal mesh enclosure in the rear to secure merchandise after hours. The applicant would like to include the following items be allowed to be pawned:

- Watches
- Loose Gemstones
- Precious Metals
- Coins
- Designer handbags
- Crystal
- Memorabilia
- Antiques
- Art

COCO Accessories is located on at 645 S. Hill Street right in the middle of the Jewelry District. The Los Angeles Jewelry District (also known as the Diamond District) are the six blocks located between 5th and 8th Street with Olive and Broadway as perimeter streets. Most of the 5,000 jewelry stores in the Diamond District are located on Hill Street. The surrounding businesses are all jewelry store that both buy and sell. Security measures currently in place include surveillance cameras covering the entirety of the interior as well as the exterior of the building. Our system is monitored 24/7 by Choice Alarm located at 2847 W. 8th Street, Los Angeles CA 90005.

The subject property consists of an 8,940 square foot C5-4D zone lot. The address is 645 S. Hill Street. The assessor Parcel Number is 5144-003-027. The Community Plan Area is Central City. The General Plan Land Use is Regional Center Commercial. This site is currently developed with a 1,056 square foot one story commercial retail building constructed in 2000 under building permit 00010-30000-02035. Paragon Parking Lots manage the parking lot. Their hours of operation are Monday thru Saturday 8:30 am to 6:00 pm. Overnight parking is not allowed. COCO Accessories LLC, a jewelry, handbag and watch repair store, occupies the building. The store has been operating at this location since January 1, 2020. The store currently employees 3 people. The store hours are Monday – Saturday 10:00 am to 4:30 pm. The Los Angeles Business Tax Registration Number is 0003247314-0001-6.

The subject property is a level, rectangular-shaped, interior parcel of land on the west side of Hill Street between 6th and 7th Streets. Surroundings properties are within the C5-4D zone and is characterized by tall multi-story historical buildings and fully improved streets. Hill Street is heavily traveled with passenger cars, large trucks and various modes of public transportation. The neighboring properties in the area all appear to be developed with similar retail jewelry stores.

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

The Pawnbroker will provide a needed service to the community. Pawn Shops sometimes hold negative connotations for various reasons, but are highly overlooked for what they can bring to a community and the positive benefits they offer. Here are some examples of ways your our pawn shop will benefit the community.

1. Provides quick convenient money.

If you've ever needed money fast, applying for a loan is going to be a tedious process and take time. Pawnshops are able to evaluate the worth of an item you bring in to borrow against and quickly give you a price so that you can walk out the door soon after with cash in hand.

1. Poor or no credit.

Pawning does not affect your credit score nor do we look at your credit score when you are loaning against an item. If you are unable to pay back your loan, the worst case scenario is that you forfeit your item. No one comes after you for your money and you don't receive a bunch of spam calls.

1. Cannot obtain traditional loans.

People generally think of pawning smaller items when they think of Pawn Shops, but if you need larger loans and have items of large value you can receive the value in cash of that item. Pawn shops offer a valuable alternative to traditional financing.

The pawn industry is one of the most heavily regulated industries. These regulations are in place to protect consumers and ensure that pawn shops are benefiting local communities. Because of all of the regulations that are in place for the pawn industry, you can feel confident buying and selling items at a pawn shop, knowing that the shop is held to certain standards designed to protect consumers.

2. The project 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 public health welfare, and safety.

The neighboring properties in the area all appear to be developed with similar retail jewelry stores. The proposed pawnbroker service in conjunction with the existing jewelry establishment will not be detrimental to the health, safety, morals, comfort, or general welfare of the persons working in the community, nor injurious or detrimental to the property and existing improvements in the community of the subject property, or the the general welfare of the City of Los Angeles.

The granting of the CUP will result in development compatible and consistent with the surrounding uses in that all the existing neighboring properties. All of these characteristics make the location of this proposed use proper in relation to the adjacent uses and the development of the community.

3. The project substantially conforms with the purpose, intent, and provisions of the General Plan, the Community Plan, and applicable Specific Plan.

The Community Plan Area is Central City. The General Plan Land Use is Regional Center Commercial. That the zone is C5 allows a variety of commercial uses, including jewelry stores by right. Pawnbroker business is allowed with the approval of a CUP. Our proposed use is consistent with the intent of the land use designation.

The property is not currently within the area of any Specific Plan or interim control ordinances. However, the Los Angeles Municipal Code allows the Zoning Administrator to grant us the requested CUP in the existing C5 and as such, the location is in harmony with the various elements and objectives of the General Plan.

PHOTO EXHIBIT: 645 S HILL ST

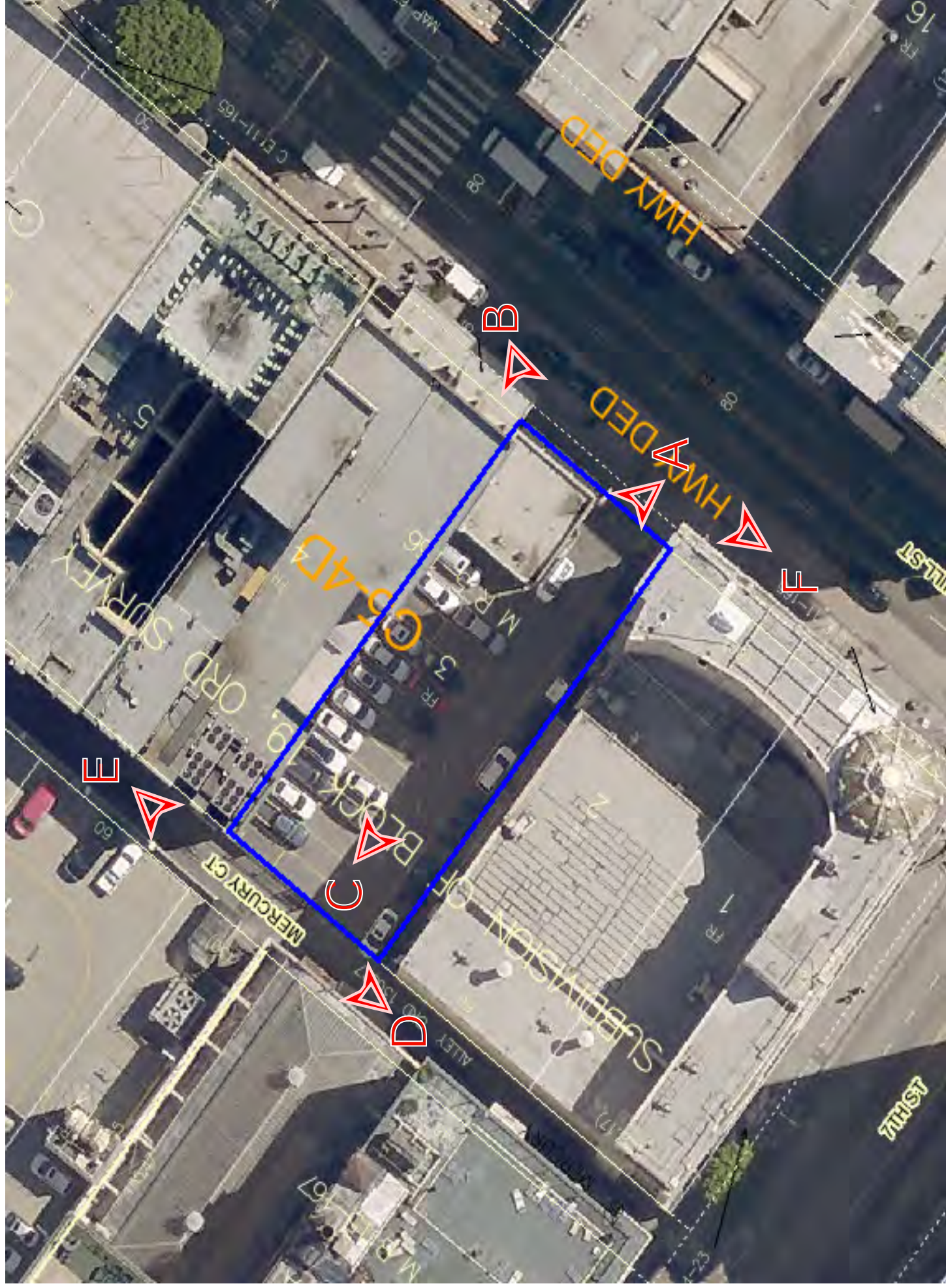


PHOTO EXHIBIT: 645 S HILL ST

A



B



PHOTO EXHIBIT: 645 S HILL ST

C



D



PHOTO EXHIBIT: 645 S HILL ST

E



F



CONDITIONAL USE PERMIT FOR:
PAWNBROKER
COCO ACCESSORIES, LLC
645 S. HILL STREET LOS ANGELES, CA 90014

PROJECT INFORMATION

PROJECT ADDRESS	=	645 S. HILL ST
LEGAL DESCRIPTION	=	LOT FR 3, TRACT: SUBDIVISION OF BLOCK 19
ASSESSOR'S PARCEL	=	NO. 5144003021
LOT AREA	=	8,976.5 SF
ZONING	=	C5-4D
FIRE ZONE	=	FIRE DISTRICT #1
EXISTING OCCUPANCY	=	GROUP M
PROPOSED OCCUPANCY	=	NO CHANGE
EXISTING CONSTRUCTION TYPE	=	III-B (NON SPRINKLERED)
PROPOSED CONSTRUCTION TYPE	=	NO CHANGE
EXISTING HEIGHT (IN STORIES)	=	1
TOTAL BUILDING AREA	=	1,056 SF
TOTAL FLOOR AREA	=	933 SF

PROJECT DIRECTORY

CLIENT:

COCO ACCESSORIES
645 S. HILL STREET
LOS ANGELES, CA 90014
TEL: (213) 820-1308

E-MAIL: smyeo22@gmail.com
ATTN: SANG MIN YEO

ARCHITECT:

VILLARRUEL ARCHITECTS, INC.
6920 HAYVENHURST AVE
VAN NUYS, CA. 91406

TEL: (818) 756-0425
FAX: (818) 782-4116
E-MAIL: av@av-arch.com
ATTN: ANTONIO VILLARRUEL, A.I.A.

CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 645 S. HILL STREET

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 11) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law for following occupancies:* (Residential uses)

Permit No. and Year: 00010-30000-02035/00010-30001-02035

NEW 1 STORY, TYPE III-N, 32' X 33' RETAIL BUILDING.

M OCCUPANCY

TOTAL PARKING REQUIRED: 24
TOTAL PARKING PROVIDED: 24 = STANDARD: 11 + COMPACT: 12 + HANDICAPPED: 1

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: (LA) -VN-WLA-SP-C.D. #: Bureau: (BLDG) -BCS: Division: GI - (MS) -MSS-BQ-BMI-COMM:

OWNER: A. KARNO & S. WOLK TRUST
OWNER'S ADDRESS: 617 S. OLIVE STREET, #1000
LOS ANGELES, CA 90014

Issued: 06/08/2001 BY: J. HASZLBRINK/J.Z./D.R.

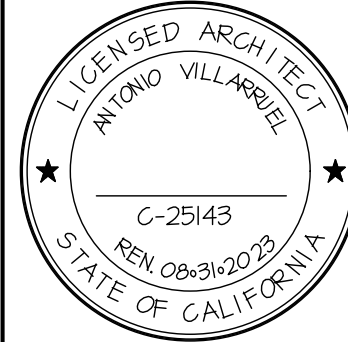
06-06-BSC OR 11/050

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

SHEET INDEX

ARCHITECTURAL	
A-1	COVER SHEET
A-2	SITE PLAN
A-3	FLOOR PLAN
A-4	EXTERIOR ELEVATIONS

REVISIONS:		DATE:
1		
2		
3		
4		



1610 VALERIO ST. SUITE B, VAN NUYS, CA 91406 818.756.0425 FAX 818.782.4116

ANTONIO VILLARRUEL, A.I.A. - PRINCIPAL

VILLARRUEL ARCHITECTS

ARCHITECTURE + PLANNING + INTERIORS

WEB SITE: WWW.AV-ARCH.COM

VICINITY MAP



COVER SHEET

CONDITIONAL USE PERMIT

PAWNBROKER

COCO ACCESSORIES, LLC

645 S. HILL STREET
LOS ANGELES, CA 90014

DATE: 12/6/22
DRAWN: CEA
CHKD: AV
PM: AV

JOB NO. 2021-21

A-1

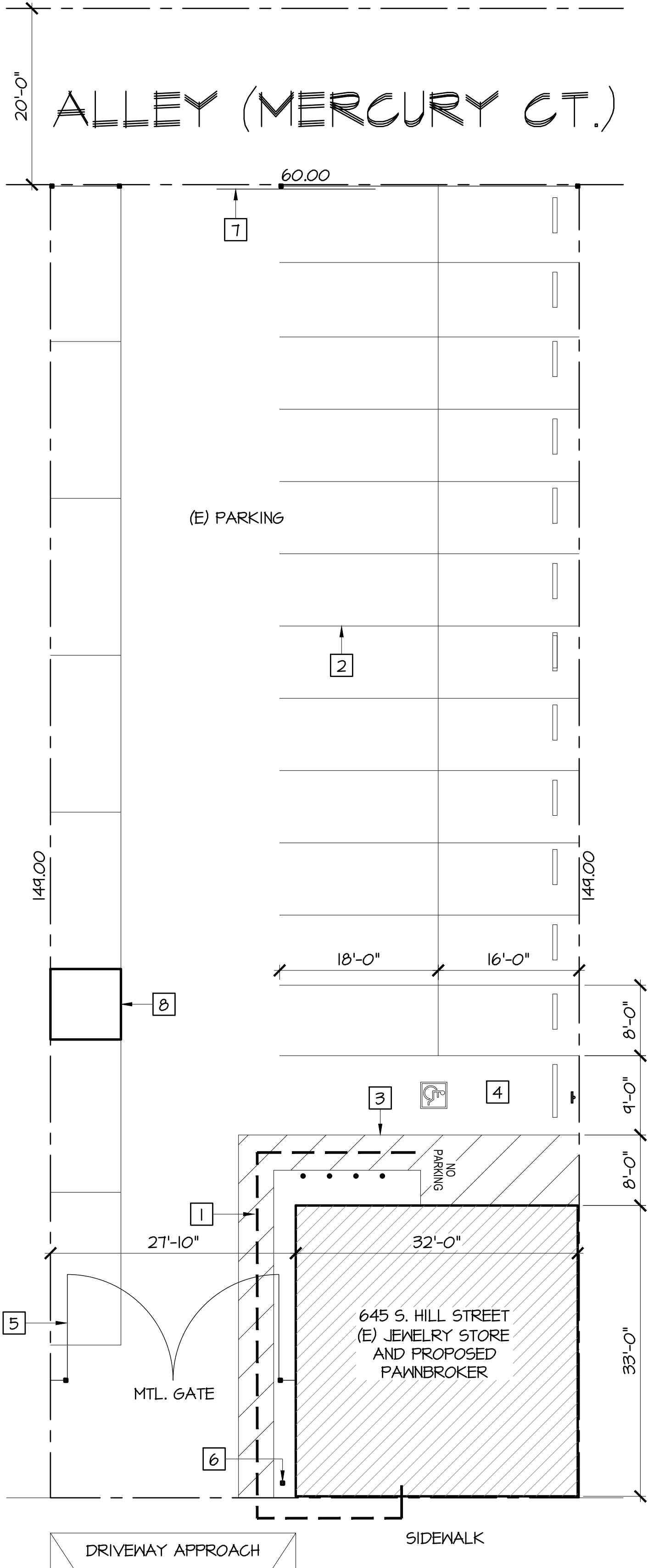
SHEET NO. OF -

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SITE PLAN

SCALE: 1" = 10'



S. HILL STREET

KEYNOTES:

- (E) ACCESSIBLE PATH OF PARKING STRIPING
- (E) WHITE PARKING STRIPING.
- (E) UNIVERSAL BLUE STRIPING COLOR.
- (E) VAN ACCESSIBLE PARKING SPACE.
- (E) DOUBLE METAL GATE.
- (E) PARKING SIGN POST.
- (E) SLIDING METAL GATE.
- (E) PARKING ATTENDANT STATION.

PARKING REQUIREMENT

PARKING TABULATION:

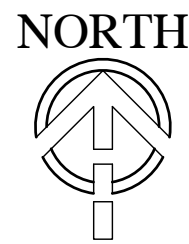
EXISTING S.F.	=	1,056 SF
PARKING REQ.	=	0
		12 COMPACT SPACES
		12 STANDARD SPACES
		7 PARALLEL SPACES
		1 ACCESSIBLE SPACE
		32 SPACES TOTAL
PARKING PROVIDED:	=	32 SPACES

PATH OF TRAVEL NOTE:

(N) ACCESSIBLE PATH OF TRAVEL. PATH OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (POT) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 118-206.

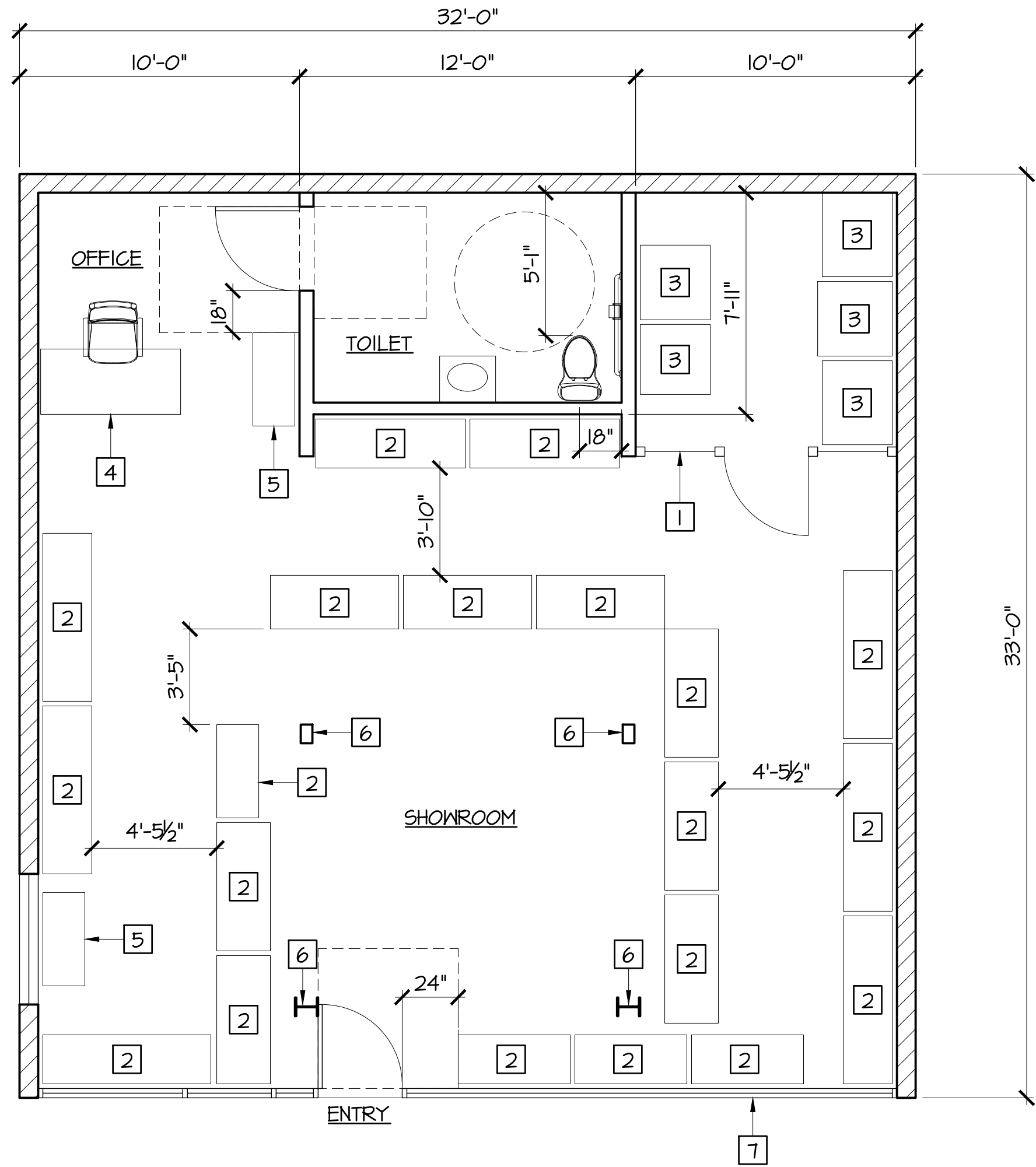
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DATE:		REVISIONS:		
SITE PLAN				
CONDITIONAL USE PERMIT PAWNBROKER COCO ACCESSORIES, LLC 645 S. HILL STREET LOS ANGELES, CA 90014				
DATE:		12/6/22		
DRAWN:		CEA		
CHKD:		AV		ANTONIO VILLARRUEL, AIA - PRINCIPAL 16140 VALERIO ST., SUITE B, VAN NUYS, CA 91406 818.758.0425 FAX 818.782.4116 ANTONIO VILLARRUEL, AIA - PRINCIPAL C-25143 EXPIRES 08/31/2028 STATE OF CALIFORNIA
PM:		AV		
JOB NO.		2021-21		WEB SITE: WWW.AV-ARCH.COM
A-2				
SHEET NO.		OF -		



FLOOR PLAN

SCALE: 1/4" = 1'-0"



WALL LEGEND

- (E) STUD WALL TO REMAIN
- (E) 8" BLOCK WALL

KEYNOTES

- 1 (E) WIRE CAGE ENCLOSURE.
- 2 (E) GLASS SHOWCASE.
- 3 (E) SAFE.
- 4 (E) DESK AND CHAIR.
- 5 (E) TOOLBOX.
- 6 (E) STRUCTURAL COLUMN.
- 7 (E) CLEAR GLASS ALUMINUM STOREFRONT.

DATE: 12/6/22

DRAWN: CEA

CHKD: AV

PM: AV

JOB NO. 2021-21

A-3

SHEET NO. OF -

FLOOR PLAN

CONDITIONAL USE PERMIT

PAWNBROKER

COCO ACCESSORIES, LLC

645 S. HILL STREET

LOS ANGELES, CA 90014

1610 VALERIO ST. SUITE B, VAN NUYS, CA 91406 818.758.0425 FAX 818.782.4116

VILLARRUEL ARCHITECTS

ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL AIA - PRINCIPAL

WEB SITE: WWW.AV-ARCH.COM

REVISIONS:

DATE:

1

2

3

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5

6

7

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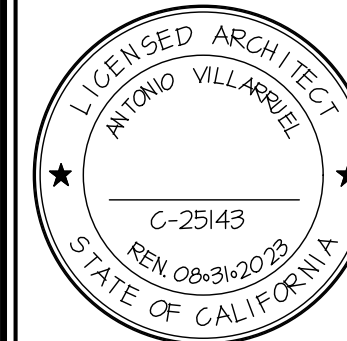


SCALE: 1/4" = 1'-0"



- 1 (E) 8" X 16" CMU WALL.
- 2 (E) WHITE MARBLE VENEER ON FRONT FACADE.
- 3 (E) CLEAR GLASS ALUM. STOREFRONT SYSTEM.
- 4 (E) BLUE COLOR METAL FRAME CANVAS AWNING.
- 5 (E) METAL SCUPPER AND DOWNSPOUT.
- 6 (E) DRIVE-THRU SAFETY WINDOW.
- 7 (E) SLIDING WINDOW.
- 8 (E) METAL FLASHING AT TOP OF PARAPET.
- 9 (E) METAL FRAME FABRICATION TO REMAIN.
- 10 (E) PARKING SIGNS ON A POST..
- 11 (E) BLACK MARBLE BAND.

REVISIONS:	DATE:
△	
△	
△	
△	
△	



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ARCHITECTURE + PLANNING + INTERIORS
180 VALUERO ST, SUITE B, VAN NUYS, CA 91406 818.750.0425 FAX 818.762.4710
ANTONIO VILLARUEL, AIA, PRINCIPAL
WWW.VILLARUEL-ARCH.COM
WEB SITE - WWW.VA-ARCH.COM

EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT
PAWNBROKER
COCO ACCESSORIES, LLC
645 S. HILL STREET
LOS ANGELES, CA 90014

DATE:	12/6/22
DRAWN:	CEA
CHKD:	AV
PM:	AV
JOB NO.	2021-21

A-4

SHEET NO. OF -

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ADMINISTRATIVE REVIEW

RELATED CODE SECTION: Los Angeles Municipal Code (LAMC) Section 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

PURPOSE: This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Area must conform to the Land Uses Permitted in the Project Area Section of the respective Redevelopment Plan.

GENERAL INFORMATION

- A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to LAMC Section 11.5.14 for the full definition.
- Permitted Land Uses, see Section 500 of the City Center Redevelopment Plan. Visit Planning4LA.org to review the City Center Redevelopment Plan.
- Review process options available:
 - Administrative Review – Redevelopment Plan
 - Administrative Review – Design for Development
 - Project Compliance
 - Project Adjustment

1. APPLICANT INFORMATION

Applicant Name SANG MIN YEO
 Address 645 S. HILL ST.
 City LOS ANGELES State CA Zip Code 90017
 Telephone (213) 820-1308 Email smyeo22@gmail.com

2. PROJECT BACKGROUND

Fill in all Sections. Mark N/A if the question is not applicable to the project. Include all addresses/Assessor Parcel Numbers (APNs) associated with the Project Site.

Project Address 645 S. HILL ST. LOS ANGELES, CA 90017
 Assessor Parcel Number 5144-003-027

Project Type:

- | | | |
|--|---|--|
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Addition | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Interior Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Use of Land | <input type="checkbox"/> New Construction | <input type="checkbox"/> Grading |

Project Description (include any additional requested entitlements) A CONDITIONAL USE PERMIT TO ALLOW PAWNBROKER USE IN CONJUNCTION WITH EXISTING RETAIL JEWELRY, HANDBAG AND WATCH SALES.

Does the Project include an Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org/>)? ☐ Yes ☒ No

Lot Area 8940 S.F. Project FAR 6 PER ORD 164307
Current Use JEWELRY, HANDBAG, WATCH SALES Proposed Use SAME WITH PAWNBROKER
Existing Residential sq. ft. — Proposed Residential sq. ft. —
Existing Non-Residential sq. ft. 1056 Proposed Non-Residential sq. ft. 1056
Number of new residential units —
Number of residential units to remain —
Number of residential units to be demolished —
Building Permit No. (if applicable) —

Environmental Review

- ☐ Project is Ministerial – Environmental Review Not Required
☐ Not Yet Filed
☐ Filed (Provide Case Number) —

3. CHECKLIST - City Center Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the City Planning website at Planning4LA.org.

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
501. General Controls and Limitations	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
502. Redevelopment Plan Map • Input the Redevelopment Plan Land Use Designation	COMMERCIAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	COMMERCIAL
503. 1 Commercial Uses • Input the City Zone designation	C5-4D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C5-4D: PROPOSED PAWN BROKER USE IS PERMITTED
503.2. Residential Uses • Input the City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C5-4D: N/A
503.3. Industrial Uses • Input the City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C5-4D: N/A
503.4. Commercial Uses within Residential Areas		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.5. Commercial Uses within Industrial Areas		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.6. Residential Uses within Commercial Areas		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
503.7. Residential Uses within Industrial Uses		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
504.1. Public Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
504.2. Public Street Layout, Rights-of-Way and Easements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
504.3. Other Open Space, Public and Quasi-Public Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
505. Interim Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
506. Nonconforming Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
507. New Construction and Rehabilitation of Properties	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
508. Development Areas	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	HISTORIC DOWNTOWN
508.1 Historic Downtown Development Area • Input Proposed Use	CUP SEE 523	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PROPOSED PAWN BROKER USE
508.2 City Markets Development Area • Input Proposed Use		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
508.3 South Park Development Area • Input Proposed Use		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
509. Limitation on Type, Size and Height of Buildings	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
512.1 Maximum Floor Area Ratios • Input Proposed FAR (e.g., 6:1) • Refer to Redevelopment Plan Section		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
512.2 Exemption from Maximum Floor Area Ratios for Rehabilitation and/or Remodeling of Existing Buildings		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
512.3 Exemption from Maximum Floor Area Ratios for Replacement of Existing Buildings		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
512.4 Higher Maximum Floor Area Ratios through Transfer of Floor Area	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
512.5 Procedures for Effectuating Transfers of Floor Area Ratio for Transfers of 50,000 square feet of Floor Area or More	<i>Complete Form CP-3531</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
512.6 Procedures for Effectuating Transfers of Floor Area Ratio for Transfers of less than 50,000 square feet of Floor Area	<i>Complete Form CP-3530</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
512.7 Higher Maximum Floor Area Ratios for Mixed Commercial/Residential Developments	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
513. Open Space, Landscaping, Light, Air and Privacy	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
514. Signs, Billboards and Skyline Signage		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
515. Utilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
516. Parking and Loading Facilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
517. Setbacks	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
518. Incompatible Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
519. Resubdivision of Parcels	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
520. Variations	<i>Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.</i>				N/A
523. Variances, Conditional Use Permits, Building Permits, and Other Land Development Entitlements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	TO FILE
524. Buildings of Architectural and Historic Significance	<i>Refer to Survey LA.</i>	-	-	-	NOT HISTORIC

4. PROJECT REVIEW REQUIREMENTS - SUBMITTAL PACKAGE (check all that apply)

☐ **Administrative Review for the Redevelopment Plan**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction ([CP-3540](#)).

NOTE: For an Administrative Review clearance, the project must conform to the Permitted Land Uses section of the relevant Redevelopment Plan and, if applicable, the Administrative Review and Referral Design for Development.

☐ **Administrative Review for the Design for Development (DFD)**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction ([CP-3540](#)).

☐ **Project Compliance and/or Project Adjustment**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction ([CP-3540](#)).

All forms and related materials shall be submitted to the Development Services Center public counter.

- CITY STAFF USE ONLY -

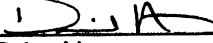
NOTE: Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

ADDITIONAL STAFF NOTES

SITE IS NOT IDENTIFIED AS AN ELIGIBLE HISTORIC RESOURCE AND IS NOT LOCATED IN A POTENTIAL HISTORIC DISTRICT. PURSUANT TO SECTIONS 501, 502, AND 503.1, THE PROPOSED PAWN BROKER USE IS PERMITTED WITHIN THE COMMERCIAL AREA, CONSISTENT WITH THE APPLICABLE COMMUNITY PLAN. REPORT TO DESCRIBE GENERAL CONFORMANCE TO THE REDEVELOPMENT PLAN, AND THE PROJECT OBJECTIVES PER SECTION 105. REFERRAL ONLY. NO FEE.

CASE NUMBER: PAR-2022-9448-RDP

Section 5. PROJECT CONFORMS WITH PLAN - ADMINISTRATIVE REVIEW. No filing or fees are required. Skip Section 6 below.

Staff Signature / Date  01/03/2023	Phone Number
Print Name DAVID URITA	Email

Section 6. PROJECT REQUIRES FILING. Indicate which discretionary action is required:

☐ **Project Compliance**

☐ **Project Adjustment**

Please identify required filing fee(s) in Additional Staff Notes above.

INITIAL REVIEW BY

Staff Signature / Date	Phone Number
Print Name	Email

645 S Hill St



Permit #:

00010 - 30000 - 02035

Plan Check #: DD11123FO Reference #:

Event Code:

Bldg---New Commercial Back Room Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 08/15/00 Printed on: 08/15/00 15:06:32
--	--	--

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
SUBDIVISION OF BLOC		3		M R 5-156	129A209 184	5144 - 003 - 027

3. PARCEL INFORMATION		
Alley - 20' REAR BAS Branch Office - LA Council District - 9 Community Plan Area - Central City	Census Tract - 2077.000 District Map - 129A209 Energy Zone - 9 Fire District - 1	Highway Dedication - YES Lot Size - 60'X149' Lot Type - Interior Near Source Zone Distance - 7.7
ZONE(S): C5-4D /		

4. DOCUMENTS	
ZI - ZI 940 ORD - ORD 164307 CRA - ZI 940 CENTRAL BSN DIST	CPC - CPC 86-0606 (GPC) AFF - AFF 54643

5. CHECKLIST ITEMS		
Fabricator Req'd - Prefabricated Joist Fabricator Req'd - Shop Welds Fabricator Req'd - Structural Steel	Special Inspect - Concrete>2.5ksi Special Inspect - Field Welding Special Inspect - Masonry	Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s) Karno, Arthur Co Tr Et Al Karno Trust 617 Olive St NO 1000 Tenant Applicant (Relationship Agent for Owner) Mike Trifunovich -	LOS ANGELES CA 90014 2118 Wilshire Blvd #449 SANTA MONICA, CA 90403	(310) 441-9674

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	16 Mini-Shopping Center 16 Retail	32'X33' irr., 1 STORY RETAIL (mini shopping center) BLDG, 1000SF

9. # Bldgs on Site & Use: USE OF LAND - PARKING 25 CARS	For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.
--	---

10. APPLICATION PROCESSING INFORMATION	For Cashier's Use Only W/O #: 01002035
BLDG. PC By: Rebecca Cawyer OK for Cashier: Rebecca Cawyer Signature: <i>Rebecca Cawyer</i>	DAS PC By: Mary Liu Coord. OK: <i>M. Liu</i> Date: <i>8-15-00</i>

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period		BLDG PERMIT COMM \$744.19 PLAN MAINTENANCE \$14.88 EI COMMERCIAL \$15.75 ONE STOP SURCH \$15.50 SYS DEV FEE \$46.49 CITY PLAN SURCH \$22.77 MISCELLANEOUS \$5.00 SCHOOL D-COMM \$316.20 Total Due: \$1,180.78 Check: \$1,180.78 00WL 67782
Permit Valuation: \$75,000	PC Valuation:	
FINAL TOTAL Bldg---New 1,180.78	Supp. Planning Surcharge 22.77	
Permit Fee Subtotal Bldg---New 744.19	School District Commercial Area 316.20	
Energy Surcharge	Permit Issuing Fee 0.00	
Handicapped Access		
Off-hour Plan Check 0.00		
Supp. Plan Check 0.00		
Plan Maintenance 14.88		
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation 15.75		
Supp. O.S. Surcharge 15.50		
Supp. Sys. Surcharge 46.49		
Planning Surcharge Misc Fee 5.00		
Sewer Cap ID:	Total Bond(s) Due:	

12. ATTACHMENTS	
Plot Plan <i>RL</i>	

13. STRUCTURE INVENTORY

(P) Floor Area (ZC) 933 Sqft
(P) Height (ZC) 16.25 Feet
(P) Height (BC) 16.25 Feet
(P) Stories 1 Levels
(P) Length 33 Feet
(P) Width 32 Feet
(P) Steel Ordinary M.R. Frame
(P) Masonry Shearwall

(P) M Occupancy 933 Sqft 28' Max Occ.
(NC) Parking Req'd # Changed Total
(P) Provided Disabled Parking 1 Stalls
(P) Provided Standard Parking 11 Stalls
(P) Total Parking for Site 24 Site Total
(P) Floor Construction - Concrete Slab on Grade
(P) Foundation - Concrete Grade Beam
(P) Foundation - Continuous Footing

(P) Foundation - Spread (Pad) Footing
(P) Roof Construction - Wood Frame/Sheathing
(P) Wall Construction - Masonry
(P) Type III-N Construction
(P) Provided Compact Parking 12 Stalls

14. APPLICATION COMMENTS

SEE COMMENT ON HWY DEDICATION PRIOR TO FINAL INSPECTION, (FEES REQ.) PLAN CHECK CORRECTIONS REVIEWED BY R. KINA 8/11/00 OUT OF PLANE ANCHORAGE OUTSTANDING AND ADDRESSED. PREVIOUS PERMIT FOR 29 NON-REQ'D STALLS - REVISIONS 4 SPACES REQ'S AND 24 SPACES PROVIDED.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

			CLASS	LICENSE#	PHONE#
(O) Owner-Builder				0	
(E) Erdelyi	Peter	9581 W Pico Blvd #8,		C26962	310-553-9339
		Los Angeles, CA 90035			

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class _____ Lic. No. _____ Print _____ Sign _____

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are

Carrier _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 8/15/00 ☐ Contractor ☒ Authorized Agent ☐ Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: [Signature] Date: 8/15/00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors 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 Contractors License Law.)

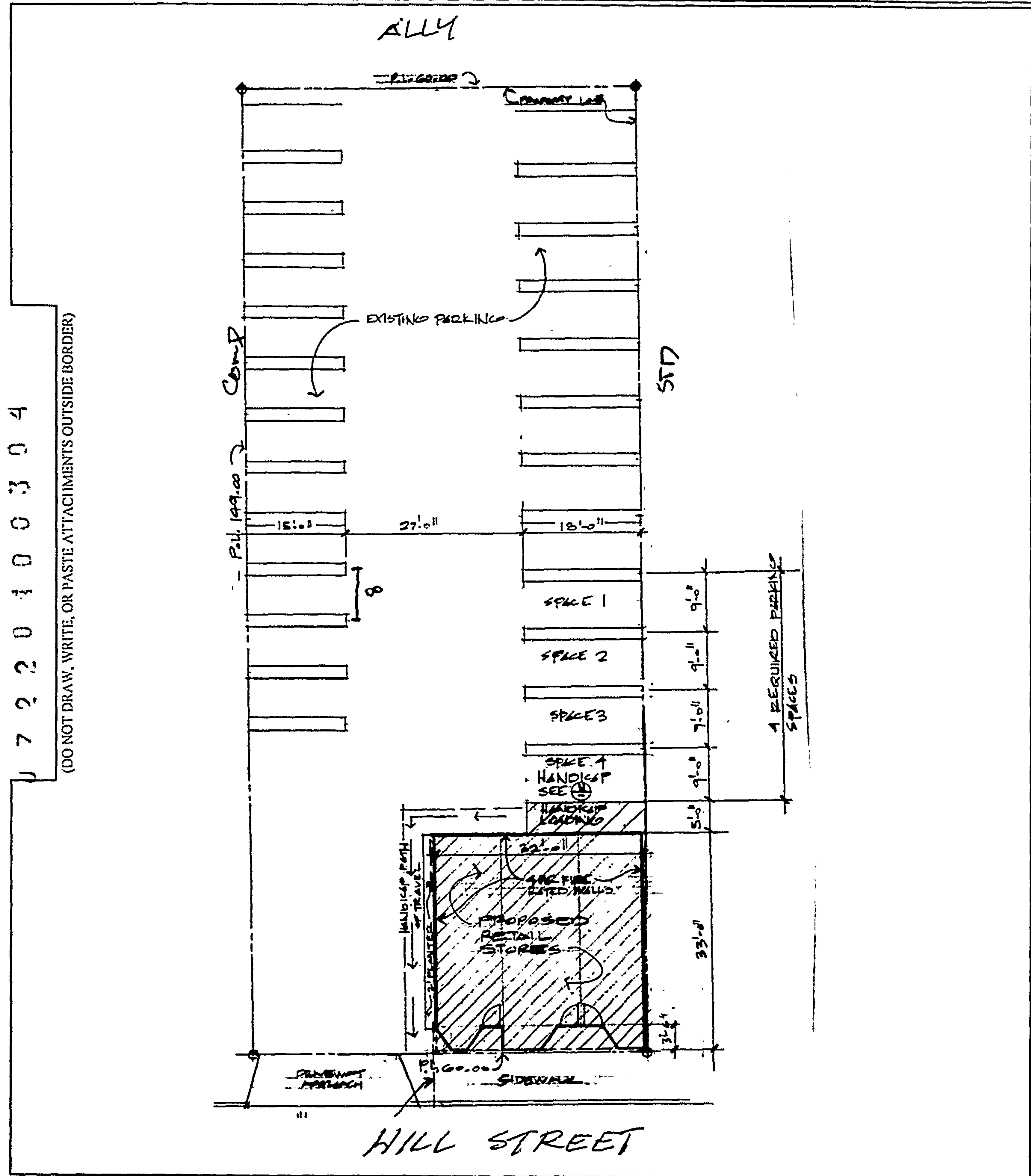
☐ I am exempt under Sec. _____, Bus. & Prof. Code for the following reason: _____

Print: P. M. W. T. R. F. U. N. O. V. I. C. I. Sign: [Signature] Date: 8/15/00 ☐ Owner ☒ Authorized Agent

22. FINAL 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 and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: P. M. W. T. R. F. U. N. O. V. I. C. I. Sign: [Signature] Date: 8/15/00 ☐ Owner ☐ Contractor ☒ Author. Agent



CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 645 S. HILL STREET

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

- [X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- [] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No. and Year: 00010-30000-02035/00010-30001-02035

NEW 1 STORY, TYPE III-N, 32' X 33' RETAIL BUILDING.

M OCCUPANCY

TOTAL PARKING REQUIRED: 24

TOTAL PARKING PROVIDED: 24 = STANDARD: 11 + COMPACT: 12 + HANDICAPPED: 1

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:

(LA) -VN-WLA-SP-C.D. #:

Bureau:

(BLDG) -BCS:

Division:

GI - (MS) -MSS-EQ-BMI-COMM:

OWNER: A. KARNO & S. WOLK TRUST
OWNER'S 617 S. OLIVE STREET, #1000
ADDRESS: LOS ANGELES, CA 90014

Issued: 06/08/2001

BY: J. HASSELBRINK/J.Z./D.R.

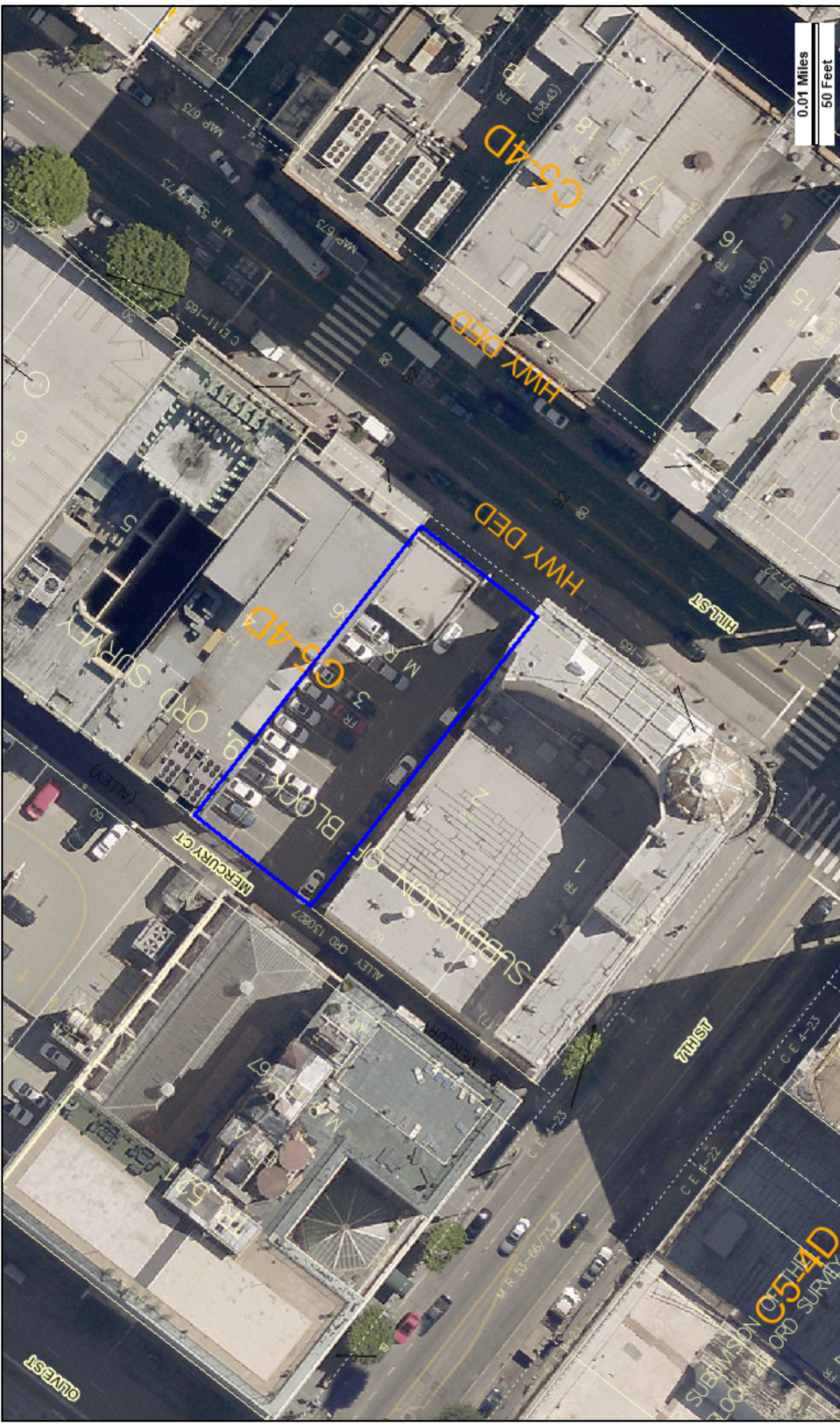
08-B-95C (R 11/89)



11/11/2022

LARIAC5 2017 Color-Ortho

ZIMAS PUBLIC



Tract: SUBDIVISION OF BLOCK 19 Zoning: C5-4D
ORD'S SURVEY General Plan: Regional Center Commercial
Block: None
Lot: FR 3
Arb: None

Address: 645 S HILL ST
APN: 5144003027
PIN #: 129A209 184