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CALIFORNIA

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**March 12, 2024**

Los Angeles Department of City Planning  
Office of Zoning Administration, 7<sup>th</sup> Floor  
200 North Spring Street  
Los Angeles, California 90012

VIA EMAIL

**RE: Planning Case No:** ZA-2013-3011(CUB)(PA2)  
**Project Address:** CVS, 210 W 7th Street, Los Angeles, CA 90014  
**Applicant:** Garfield Beach CVS, LLC c/o Linda M. Cimbron

**Project Description:** A Plan Approval Application for the continued sale of a full line of alcoholic beverages for off-site consumption at the pharmacy located on the corner of W 7th and S Spring St. (Historic Core).

Dear Zoning Administrator:

At our regularly held public meeting on **March 12, 2024**, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to support the below request.

DLANC **supports** the Applicant's requests in Planning Case No. ZA-2013-3011(CUB)(PA2). DLANC's support is conditioned on the Applicant agreeing to the following stipulations for the project.

In DLANC's view, the information presented provides adequate justification for granting the Applicant's requests. *Subject to the conditions set forth below* and any additional conditions recommended by the LAPD or Council District Office, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

**CONDITION 1:** Applicant works with both the Historic Core and Fashion District Business Improvement District to address ongoing concerns with safety and security.

- CONDITION 2:** Applicant ensures all storefront windows remain uncovered and provide unobstructed street visibility, both from the interior view looking outside, as well as from the exterior looking inward, at all times. This includes establishing the default position of all window blinds to be in a retracted position, when operating conditions allow, as well as relocating shelving and inventory away from the windows. Any necessary security grills, shutters, or similar devices should be opaque and kept down during non-operating hours.
- CONDITION 3:** Together with the property owner, the applicant should install additional security cameras and exterior lighting on the building elevation facing both Spring Street and 7<sup>th</sup> Street. The applicant will provide detailed exhibits of these security enhancements to the Los Angeles Department of City Planning's Office of Historic Resources (OHR) & Office of Zoning Administration, and the LAPD before implementation, ensuring all elements comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- CONDITION 4:** Applicant and property owner work with the OHR to install an architectural barrier on the building's bulkheads to prevent anyone from sitting, laying, or placing objects on the building façade. Any exterior planters meant to prevent loitering on the public right-of-way should be regularly maintained including the vegetation in the planters. In addition, any graffiti on the planters should be abated within a reasonable amount of time. The applicant and property owner work with the Bureau of Engineering to ensure that the sidewalk remains ADA accessible and seek an R-permit for all items on the public right-of-way.
- CONDITION 5:** Applicant provides the Department of City Planning and LAPD a new copy of the security plan that shows regular exterior perimeter security checks, and additional security monitoring devices such as PTZ cameras to be installed.
- CONDITION 6:** Applicant ensures no stock, storage, or products related to store operations be placed within exterior building alcoves.

If possible, please send a digital copy of your decision letter via e-mail to [planning@dlanc.com](mailto:planning@dlanc.com) in lieu of a hard copy. Thank you in advance for your consideration of the comments presented in this letter.

Sincerely,

**\* SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON MARCH 12, 2024\***

Claudia Oliveira  
President,  
DLANC

Samir Bitar  
Chair,  
DLANC Planning & Landuse Committee

Cc:

Gerald Gubatan, Council District 14 (via email)

Sgt. Mark Aceves, LAPD Central Division (via email)

Sgt. Gordon Helper, LAPD Central Division (via email)

Lambert Giessinger, Office of Historic Resources (via email)

Anthony Rodriguez, Fashion District Business Improvement District (via email)

Blair Beston, Historic Core Business Improvement District (via email)