

Date 3/31/10

Mr. Don Ashton
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Mr. Ashton:

Subject: Tentative Tract/Parcel Map No. 524 500 1019

Applicant: Mothers of East Los Angeles

Location: 909 and 903 South Atlantic Blvd, Los Angeles

_____ Zoned District

Related zoning matters:

CUP or VAR No. 2008 00136

Change of Zone Case No. _____

Other Project No R 2005-03503

This is a notice of appeal from the decision of the Regional Planning Commission in the subject case. Submitted herewith is a check (or money order), in the total amount of \$789.00. ~~The fee of \$130.00 is to cover the cost of a hearing by the Board of Supervisors and the fee of \$659.00 is to cover the Regional Planning Department's processing fee.~~

This is to appeal: (Check one)

_____ The Denial of this request

X The Approval of this request

_____ The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

Please see Attachment I

FILED

2010 MAR 31 AM 9: 57

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

P.J.S. on behalf of Mothers of East LA
(Signed) Appellant

Patricia Quilizapa on behalf of Mothers of East LA
Print Name

3354 E. Olympic Blvd.
Address

Los Angeles, CA 90023

714-755-3100 or 323-2681141
Day Time Telephone Number

p-quilizapa@yahoo.com or pquilizapa@
E-mail Address mkblawyers.com

Attachment 1

The Project will cause significant impacts on the environment. The Project will also cause a substantial adverse change in the significance of a historical resource, the Golden Gate Theater. The Theater is the only standing building in East Los Angeles that is listed in the National Registry of Historic Places. The Theater is also listed in the State's Office of Historic Preservation, created through the efforts of former Assemblywoman Lucille Roybal Allard specifically to ensure the preservation of the Theater.

The applicant failed to include all known feasible alternatives or feasible mitigation measures, proposed by Mothers of East Los Angeles and other community members, which would substantially lessen the significant effects of the Project. The alternatives included, among others, a Community Arts Center and were supported by substantial evidence, including an architectural report by Frank Parello. The applicant also failed to investigate additional feasible alternatives or feasible mitigation measures. The Commission similarly failed to consider such alternatives and made findings and conclusions based on an incomplete record.

The measures proposed to mitigate the significant effects of the Project do not reduce the effects associated with the Project. For example, incorporation of limited design elements, which may incorporate limited features of the original architecture of the Theater into an entirely different building (a CVS Pharmacy), is insufficient to mitigate the significant adverse effects to the registered historical site. Similarly, reuse of some architectural elements from the building is inadequate to mitigate the adverse environmental effects, as required by the California Environmental Quality Act. Courts have rejected the adequacy of these measures as inadequate.

Mothers of East Los Angeles also assert that notice to those potentially affected by the Project was improper and insufficient throughout the process, but particularly early on in the process thereby limiting the time for Mothers of East Los Angeles to prepare and propose additional alternatives and mitigation measures to the Project.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

March 16, 2010

Richard J. Bruckner
Director

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ron Holley
1151 Dove St., Suite 175
Newport Beach, California 92660

**REGARDING: PROJECT NUMBER R2005-03503
CONDITIONAL USE PERMIT 200800136
909 and 913 South Atlantic Boulevard, Los Angeles**

Dear Applicant:

The Regional Planning Commission, by its action of Wednesday, March 17, 2010, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on Wednesday, March 31, 2010.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Anita Gutierrez of the Zoning Permits Section I at (213) 974-6443 or e-mail her at AGutierrez@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Mark Child, Supervising Regional Planner
Zoning Permits Section I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement, ABC, Sheriff

MC:ag

Hearing Footage: 3/17/2010-Item 5(x)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER R2005-03503-(1)
CONDITIONAL USE PERMIT NUMBER 200800136-(1)

SYNOPSIS:

The proposed project includes the interior renovation of the former Golden Gate Theatre to construct a retail drugstore with the addition of a drive-through pharmacy window and the sale of a full line of alcohol for off-site consumption. Additionally, the project includes the renovation of an existing restaurant (formerly Jim's Burgers) located in the south-eastern portion of the site to be used for either restaurant or retail use in the future. The Golden Gate Theater building is currently listed on the National Register of Historical Places (NRHP). The proposed retail pharmacy would operate 24 hours a day, seven days a week, selling medical supplies, prescription drugs, household goods, office supplies, greeting cards, dry goods and alcoholic beverages.

REGIONAL PLANNING COMMISSION HEARING DATE: March 17, 2010

PROCEEDINGS BEFORE THE COMMISSION

May 13, 2009

All Commissioners were present. The project was presented to the Commission. The Commission directed staff to provide additional analysis in the environmental document, specifically related to the historical preservation of the interior and exterior façade of the building. The Commission requested that the County retain an architectural historian to review the design documents and to monitor the renovation to ensure the historic nature of the building is retained and answer the concerns of the community especially in regard to the interior features and proposed signage. The Commission requested CVS Pharmacy, as the proposed tenant, be engaged in discussions with the County, the owners, the Los Angeles Conservancy and the architectural historian to discuss the programmatic standards/requirements for tenant specific development of the interior and exterior of the building. The Commission asked the Los Angeles Conservancy to provide additional examples of historic buildings re-used for commercial projects, instead of encapsulating them.

The Commission requested additional information be included in the Final Environmental Impact Report, ("Final EIR") that provides specific detail of what is going to be preserved and how it's going to be preserved. The Commissioners requested that this information include visuals and discussion of standards of preservation and why certain standards can't be met if there is a deviation from the standard. (referring to Department of the Interior standards). Additionally, Staff was directed to contact Barrio Planers regarding the storage of a theatre marquee, that was mentioned during public testimony and to see whether other items from the theatre might be in storage somewhere in the County. The item was continued to August 19, 2009.

August 19, 2009

All Commissioners were present. Staff reported that the Final EIR had not yet been submitted for review and therefore staff recommended the matter be continued to a later hearing date. The item was continued to October 21, 2009.

October 21, 2009

All Commissioners were present. The Commission continued the item one week to October 28, 2009 due to a full agenda.

October 28, 2009

All Commissioners were present. The architectural historian, Robert Chattel with Chattel Architecture presented an independent historical analysis of the revised project design. The project was continued to November 4, 2009 with instruction to the applicant to complete the Draft EIR and submit to staff for review.

November 4, 2009

All Commissioners were present. Staff reported that the Draft EIR had not yet been submitted. The item was continued to February 17, 2010.

February 17, 2010

All Commissioners were present. The Commission requested additional conditions be drafted to designate preservation standards for specific features of the interior of the theatre. The Commission certified the EIR, continued the public hearing and directed staff to prepare final findings and conditions.

March 10, 2010

All Commissioners were present. The architectural historian consultant was unable to attend this meeting. The commission heard testimony from those who wished to speak and then continued the hearing to the following week, March 17, 2010 so that the architectural historian could be present.

March 17, 2010

Commissioners Valadez, Bellamy, Helsley and Rew were present. Commissioner Modugno was absent. Mr. Chattel, the architectural historian provided the Commission a presentation on the current version of the proposal which exposed 75 percent of the theatre ceiling. The Commission regarded this latest development as a major improvement in the project. The Los Angeles Conservancy was also pleased with the change and offered the support of the project. Testimony was also taken from those who support and those who oppose the project. Support testimony included the adaptive reuse of a building that was badly in need of repair and maintenance. Opposition was to allowing a new establishment to sell alcohol and loss of the theatre's integrity by its conversion to a retail pharmacy.

Findings

1. The applicant, the Charles Company is requesting a conditional use permit to authorize a drive-through pharmacy window and the sale of a full line of alcoholic beverages for off-site consumption for a retail drugstore. Also included in the project is

the former Jim's Burgers building, which is proposed to be used as restaurant or retail in the future.

2. The property is located at 903 and 909 South Atlantic Boulevard in the unincorporated East Los Angeles area. The property is located in the Eastside Unit No. 1 Zoned District.
3. Zoning on the subject property is C-3 (Unlimited Commercial); the property is also located within the East Los Angeles Community Standards District and within the Whittier Boulevard Specific Area of the CSD.
4. Surrounding zoning consists of:

North:	C-3 (Unlimited Commercial) and R-3 (Limited Multiple Residences)
South:	C-3 (Unlimited Commercial) and R-3 (Limited Multiple Residences)
East:	C-3 (Unlimited Commercial) and R-3 (Limited Multiple Residences)
West:	C-3 (Unlimited Commercial) and R-3 (Limited Multiple Residences)
5. The subject property is 1.02 acres and is developed with a parking lot and two existing buildings (the former Golden Gate Theatre and the former Jim's Burger).
6. Surrounding land uses consist of:

North:	Commercial-retail and multi-family residences;
South:	Commercial-retail and multi-family residences;
East:	Office and retail and multi-family residences;
West:	Commercial-retail and multi-family residences;
7. The subject property is within the Major Commercial (MC) land use category of the East Los Angeles Community Plan land use policy map. This designation allows for areas containing mixtures of small and large businesses in major areas. These areas are oriented toward the greater East Los Angeles area. The proposed project meets the intent of the land use designation as it is located at the corner of Atlantic and Whittier Boulevard which is a major intersection in East Los Angeles. The proposed project includes a retail pharmacy use as well as a small restaurant or retail use, which would serve the greater East Los Angeles area.
8. The land use policies of the East Los Angeles Community Plan encourage the rehabilitation of existing commercial uses and development of new commercial infill along the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Map and where transportation and other municipal services can support development. The proposed project would be consistent with the East Los Angeles Community Plan in that it would be a commercial use along a major corridor (Whittier and Atlantic) serving the greater East Los Angeles community.
9. The proposed project would promote and strengthen the existing commercial area, provide a needed amenity to the area and preserve the integrity of the historic Golden

Gate Theatre building. The proposed use would be consistent with the land use polices and intent of the East Los Angeles Community Plan and provide reasonable re-use of a long-time vacant building.

10. The subject property is surrounded by commercial and multi-family uses. The two main fronting streets are Whittier Boulevard and Atlantic Boulevard and primarily contain commercial and retail uses. The proposed retail pharmacy and restaurant/retail uses would be compatible with the surrounding commercial uses and provide an added amenity for the local neighborhood and greater East Los Angeles community.
11. The site plan depicts an existing 12,314 square foot building (previously used as Golden Gate Theater). The building is 53 to 58 feet in height with a proposed addition of a drive-through window on the southern portion of the building. Additionally, a one-story 1,626 square foot building previously used as a restaurant exists on the south-eastern portion of project site. On-site parking is depicted with 34 parking spaces (including two handicap spaces) for parking for the retail pharmacy use and 10 parking spaces (including one handicap space) for the future restaurant/ retail use. Two driveways are depicted for employee's and the public to access to the site. One driveway currently exists off of Atlantic Boulevard and the second is proposed off of Whittier Boulevard. A third driveway, located off of Louis Place, is shown, which is to be used for delivery trucks for the proposed pharmacy and the Jim's Burgers parking lot.
12. The subject property is located within the Whittier Boulevard Area of the East Los Angeles Community Standards District and complies with all standards except for height and signage. The existing main building is 58 feet at its highest point and was established prior to height restrictions set by the County Code, which now limit such structures to 45 feet. The existing building is therefore legal non-conforming due to height. The second building on-site (former Jim's Burgers) is 30 feet in height and meets present height restrictions. For signage, there is one freestanding pole sign, previously used for the Jim's Burgers restaurant, this pole sign was built prior to the East LA CSD and is considered legal non-conforming and would be allowed to remain. No increase in sign area is permitted, however the signage can be changed to reflect the current tenant. Specific sign plans are to be submitted for review, showing no increase in sign area.
13. During the May 13, 2009 public hearing, the Regional Planning Commission ("Commission"), heard testimony regarding concerns about preservation of the historic building. The Commission found it appropriate to request that the County retain a architectural historian to review the design documents and to monitor the renovation to ensure the historic nature of the building is retained and answer the concerns of the community especially in regard to the interior features and proposed signage.
14. An architectural historian was retained. In coordination with the applicant, the consultant drafted a modified plan that identifies the preservation of the theaters most significant defining features, including the balcony and sequence of space in the main auditorium. This was not preserved in the original proposal.

15. During the May 13, 2009 public hearing the Commission heard additional testimony that included concerns regarding the proposed alcohol use. The Commission found it necessary to add additional mitigation measures, such as: a security guard, security camera and limitation on shelf space devoted to alcohol sales to five percent of total shelf space to ensure the alcohol use would not cause adverse effects to the community.
16. During the May 13, 2009 public hearing sixteen (16) people testified: four (4) in support seven (7) in opposition and five (5) with general comments. Issues raised by testifiers in opposition were alcohol use, preservation of theatre and proposing an alternative use for the building. Other comments included comments about the preservation of the building and what standards would be used.
17. During the May 13, 2009 public hearing the applicant stated that the project would bring a needed amenity to the community and the historical preservation of the building was a key component of the project.
18. During the August 19, 2009 public hearing three (3) people testified: two (2) in opposition one (1) in support. Issues raised in opposition were alcohol use and a proposal to use the theater as a cultural arts center in the community instead of a pharmacy. The applicant spoke in support of the project.
19. During the August 19, 2009 public hearing ten (10) people testified: six (6) in support, two (2) in opposition and two with preservation comments. Issues raised in opposition were alcohol use and a proposal to use the theater as a cultural arts center in the community instead of a pharmacy. Additional concerns by testifiers were raised about the adaptive reuse of the building, exposure and stabilization of historic fabric preservation and exposure of the auditorium ceiling and other key features of the building.
20. During the August 19, 2009 public hearing, Robert Chattel with Chattel Architecture presented an independent historical analysis of the revised project design. A modified plan was presented that addresses concerns raised in responses to comments while striving for project conformance with the *Secretary's Standards*. While the proposed project would not fully conform to the *Secretary's Standards*, the design shown in the modified plan and the treatments described in his memorandum demonstrate a serious and concerted effort to reduce significant historical resources impacts identified in the Draft EIR. Mr. Chattel stated that in his professional opinion the modified plan, with implementation of Mitigation 3.2.1 for design review already incorporated into the Draft EIR, will significantly reduce historical resources impacts, but not to a less than significant level.
21. During the November 4, 2009 public hearing four (4) people testified: two (2) in support and two (2) in opposition. Issues raised by testifiers in opposition were alcohol use, preservation of theatre and proposing an alternative use for the building.

22. During the February 17, 2010 public hearing five (5) people testified in opposition. Issues raised by testifiers in opposition were alcohol use, preservation of theatre and proposing an alternative use for the building.
23. During the February 17, 2010 public hearing, the Commission heard testimony from the Los Angeles Conservancy regarding the minimum level of historic preservation for certain elements of the Golden Gate Theatre interior. The Commission found it appropriate to add additional conditions to the project that set minimum levels of preservation and exposure for these features, which include, but are not limited to, the balcony ceiling, light fixtures, ornamental mountings and painting.
24. There are 34 parking spaces provided for the main retail pharmacy use on-site including two handicap spaces and 10 parking spaces including one handicap space provided for the former Jim's Burgers' facility which the applicant proposes to use as restaurant or retail in the future. A total of 31 spaces (including two handicap spaces) are required for the retail pharmacy use and a minimum of 10 spaces (including one handicap space) are required for the proposed restaurant/ retail use. Overall a total of 41 parking spaces are required for this project site and 44 are proposed.

Parking for retail and office uses shall be calculated at a ratio of 1 space per 400 square feet of floor area (Per the East Los Angeles CSD). Dining shall be calculated at a ratio of 1 space for every 3 persons based on occupant load and eating establishments for off-site consumption shall be calculated at a ratio of 1 space for every 250 square feet of floor area (minimum 10 spaces required).

25. The project site is served by 4 lines of the Metropolitan Transportation Authority (Metro), including: Metro line 16, Metro line 260, Metro line 361 and Metro line 720. Montebello Bus Line Route 10 also serves the project site.
26. The Department of Alcoholic Beverage Control (ABC) reports that an over-concentration of licenses exists within the Census tract. Three (3) off-sale licenses are allowed and three (3) exist. There are currently three establishments selling alcohol within 500 feet, one is Patty's Liquor selling a full line of liquor for off-site consumption, Café Billares, selling alcohol for on-site consumption and a Mexican food restaurant selling beer only for on-site consumption. There is currently a school within 600 feet of the subject property. The Media Arts and Entertainment Design Academy. It is located immediately adjacent to the project site to the west. There are approximately 140 9th graders that attend this school from approximately 7:30am to 3:30pm, Monday through Friday.

To add additional security and prevent any loitering that may impact the school; a security guard will be required to on the subject premises during all hours of operation, the facility will be required to install and maintain a security camera on-site and the sale of alcohol shall be limited to the hours of 9:00am and 10:00pm. With the added security measures, it is reasonable to believe there would not be any adverse impacts to the adjacent school. The proposed retail drugstore would add needed amenity to the neighborhood, as one does not currently exist.

27. It is necessary to limit the shelf space of alcohol sales to a maximum of five percent (5%) of the total overall shelf space within the business because the proposed business is located within a 500-foot radius of other facilities selling alcoholic beverages for either on-site or off-site consumption.
28. The proposed off-sale general liquor license for the proposed retail drugstore located at 903 and 909 South Atlantic Boulevard, East Los Angeles does serve the public convenience or necessity.
29. To prevent the proliferation of establishments selling alcohol for offsite consumption, the Los Angeles County Sheriff suggests that one existing alcohol license within the area be retired. The Commission agrees with the sheriff's recommendation and finds that to prevent any negative effects on the community from having an additional establishment available to sell alcohol that it would be necessary to have one license retired.
30. There is currently one block of commercial surrounding the project site buffering it from the residential area that exists on outside of the commercial area.
31. There are only two signs reviewed under this permit. One freestanding monument sign at the corner of Whittier Blvd. and Atlantic Blvd. The sign area is approximately 150 square feet and is within the allowable sign area allowed in the Whittier Boulevard Specific Area. Additionally, there is one freestanding pole sign, previously used for the Jim's Burgers restaurant, this pole sign was built prior to the East LA CSD and is considered legal non-conforming and would be allowed to remain. No increase in sign area is permitted, however the signage placards can be changed to reflect the current tenant. Specific sign plans are to be submitted for review, showing no increase in sign area. No other signage has been approved or reviewed under this permit.
32. An Environmental Impact Report (EIR) has been prepared per CEQA requirements. The EIR addresses all environmental factors having a potential for significant impacts under the regulations and guidelines cited above. The draft EIR concludes that the project design and implementation including suggested mitigation measures will result in less than significant impacts in: traffic, solid waste, global climate change, aesthetics and noise. However, implementation of the project as proposed would continue to generate potentially significant impacts to cultural resources even with mitigation measures
33. Section 15126.6(a) of the CEQA Guidelines requires that an EIR describe a range of reasonable alternatives to the project. There were four alternatives evaluated for this project: 1) no project alternative 2) theater re-use 3) restaurant/nightclub 4) church. Each alternative was evaluated for aesthetics, cultural resources, solid waste, traffic and circulation, noise, mandatory findings of significance and attainment of project objectives. The analysis of the alternatives found that although the theater re-use and church alternatives are considered to be environmentally superior to the proposed project, it remains the preferred alternative due to its ability to meet all four project objectives and its market viability as compared to the other project alternatives.

34. The proposed project will preserve the integrity of the historic building exterior, preserve many of the interiors architecturally defining features by encasing them behind new walls and obscuring them from view by suspended ceilings. The proposed project with mitigation will have insignificant impacts on traffic, long-term noise and solid waste needs.

Although mitigations measures will reduce potentially significant impacts upon the exterior features of the theater building, the adverse impacts upon several of the interior architectural features of historic value remain significant and unavoidable.

35. On March 18, 2009, 144 hearing notices were sent to property owners within a 500-foot radius of the subject property. Legal advertisements were published in the East Los Angeles Tribune and in La Opinion on March 26, 2009. Case related materials (factual, hearing notice, and burden of proof statements) were sent to the East Los Angeles Library, the El Camino Real Library and the Anthony Quinn Library on March 18, 2009 and were also posted on the Department of Regional Planning's web site (<http://planning.co.la.ca.us>).
36. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the development as proposed will be compatible with surrounding land uses.
37. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th floor, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius;
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;
- G. That the public convenience for additional facilities selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages;
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- J. The Regional Planning Commission, acting in its role as responsible agency for the project, certifies that it has independently reviewed and considered the information contained in the Final Environmental Impact Report prepared by Los Angeles County Department of Regional Planning as lead agency prior to approving the project; adopts the MMP which is appended to and included in the attached conditions of approval, finding that, pursuant to California Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; determines that the conditions of approval attached hereto are the only mitigation measures for the project which are feasible and that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in these findings; determines that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social and/or environmental benefits of the project as stated in the findings and in the Environmental Findings of Fact and Statement of Overriding Considerations adopted by the lead agency for the project, which findings and statement are incorporated herein by reference.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.56.090 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission adopts the Statement of Overriding Consideration and Finding of Fact for Project Number R2005-03503 and with the recommended mitigation measures.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 200800136-(1) is **approved** subject to the attached conditions.

c. Each Commissioner, Zoning Enforcement, Building and Safety

VOTE: 4-0

Concurring: Helsley, Bellamy, Valadez, and Rew

Dissenting: None

Abstaining: None

Absent: Modugno

Action Date: March 17, 2009

MC:ag
03/17/2010

This grant authorizes a drive-through pharmacy window for a retail drugstore with the sale of general alcohol for off-site consumption, subject to the following conditions of approval;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant;
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9 and Condition 10. The recorded affidavit shall be filed and the required monies shall be paid by **April 19, 2010**;
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County;
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010;

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property;
7. **This grant will terminate on March 17, 2030**, unless renewed by the Director for one additional period of ten years, not to exceed a total grant term of thirty (30) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code and notification per subsection A.10.c of Section 22.56.030. A request for Director's Review must be made at least six months before the expiration date. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time;
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date;
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$4,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **twenty (20) biennial (one every other year)** inspections. Inspections shall be unannounced;

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into

compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Within 3 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the following applicable fee is required, \$2,867.25 (\$2,792.25 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid;
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance;
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department;
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans;
14. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the conditional use permit. In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at the public hearing, the revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the conditional use permit;
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works;

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
17. All landscaped areas shall be continuously and properly maintained in good condition;
18. A landscape plan shall be submitted to the Department of Regional Planning for review within sixty (60) days of the date of approval for the conditional use permit;
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
20. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
21. Any sign to be located on the subject property is subject to a separate sign review that shall be filed for review and approval to the Department of Regional Planning. This conditional use permit provides no exemptions to Title 22 sign provisions, except for the re-use of the former Jim's Burger sign, which is a legal non-conforming sign;
22. The placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls and poles is prohibited. No outdoor sales, storage or display of merchandise is allowed;
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
24. The permittee is required to purchase for its use or to retire an existing alcohol license in the area as a condition to the issuance of the certificate of occupancy for the building. If at the time of occupancy, despite evidence provided to the Planning Director of best efforts, the permittee requires additional time, the permittee may request additional time in writing from the Director of Planning. The Director of Planning will have the discretion to allow occupancy and grant time to purchase the required license;

25. The permittee shall abide by all requirements, licensing or otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic Beverage Control;
26. The shelf space devoted to the sale of alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and within ninety (90) days of approval, the applicant shall submit a shelf plan depicting the sale of alcohol.
27. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises;
28. There shall be no beer sold in single containers under one quart or in less than six-pack quantities if less than one quart size containers.
29. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises and loitering. The signage shall be in English and the predominant second language in the neighborhood.
30. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and the predominant second language in the neighborhood;
31. All alcohol sales shall be limited to the hours of 9:00am to 10:00pm, during all days of operation.
32. All employees authorized to sell alcoholic beverages shall participate in the License Education on Alcohol and Drugs (LEAD) Program offered by the California Department of Alcoholic Beverage Control. This training shall be on-going and all new employees shall be required to attend. The applicant shall display certificate or plaque in the lobby of the establishment indicating its participation in this program;
33. Exterior security cameras shall be installed to provide coverage of all entrances and exits. A video recording shall be made and retained for a period of at least two weeks;
34. The permittee shall provide adequate lighting above all entrances and exits to the premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the

premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

35. The applicant shall hire a security guard for the premises and the security guard shall be required to be on the premises during all hours of operation.
36. A minimum of forty-one (41) parking spaces shall be maintained on site, three (3) of which must be handicap. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use
37. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
38. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
39. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring Program
40. The permittee shall deposit the sum of **\$3,000.00** with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.
41. The permittee shall abide by the following conditions related to the renovation of the former Golden Gate Theater:
 - a) The term "stabilized" shall mean "the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present" (Stabilization Treatment Standard, The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1983).
 - b) The term "conserved" shall mean "preservation from loss, depletion, waste, or harm" (Martin E. Weaver. Conserving Buildings: A Guide to Techniques and Materials. New York: John Wiley & Sons, Inc., 1993).
 - c) References to "Gridlines" shall refer to the gridlines depicted on the floor plan

marked Exhibit "C".

- d) At least 75 percent of the available ceiling space consisting of the original lobby ceiling located between Gridlines G – J and Gridlines 1 – 6, the original underside of the balcony ceiling located between Gridlines C – F and Gridlines 1 – 6, and the original auditorium ceiling located between Gridlines B – D and Gridlines 1 – 6, shall remain exposed. This condition requires each of the identified, available ceiling spaces to remain 75 percent exposed. For purposes of this condition, "available ceiling space" shall mean the historic, decorative coffered portion of the ceiling with allowance for existing and new penetrations to account for building systems. Treatment of the underside of the lobby ceiling, the underside of the balcony ceiling, and the original auditorium ceiling shall include painting, and exposed original gold ornamentation shall be stabilized and conserved.
- e) Four extant lighting fixtures mounted at the underside of the balcony ceiling shall be retained and used to provide lighting, if feasible, or if not feasible to provide lighting shall be retained for decorative purposes; however, the lighting fixtures may be moved within the underside of the balcony to provide visual balance. New florescent fixtures shall be designed so as not to detract from the historic elements.
- f) The original walls in the lobby and underside of the balcony area located between Gridlines C – J and Gridlines 1 – 6, shall be encapsulated behind new partition walls containing some of the tenant's retail display units, shelving and lighting.
- g) New partition walls encapsulating the original auditorium walls between Gridlines B – C and Gridlines 1 – 6 shall not exceed 10 feet in height. New partition walls shall contain some of the tenant's retail display units, shelving and lighting. Tenant graphic displays shall be permitted up to 15 feet in height. The original auditorium walls shall be exposed above the new partition walls and tenant graphic displays. The portion of the proscenium arch above 10 feet in height and the leading edge of the balcony shall be exposed. The ornament surrounding the two false balconies flanking the proscenium arch located midway between Gridlines B – C and between Gridlines 1 – 2 and between Gridlines 5 – 6 shall be at least 75 percent exposed. Treatment of the exposed walls shall include painting, and exposed original gold ornamentation shall be stabilized and conserved.
- h) The four ceiling mounted lighting fixtures, notwithstanding a extant above the balcony shall be retained in place or crated and stored on site. A minimum of one lighting fixture shall be included in the renovated interior and remain visible to the public. This fixture need not be kept in its original location.

- i) The lobby concession shell shall be crated and stored on site.
- j) The original auditorium floor shall be leveled in a reversible manner.
- k) The mezzanine shall be encapsulated.
- l) Original materials to be stored on site shall be inventoried and stored in the mezzanine or balcony. The inventory of all stored materials shall remain in the mezzanine storage area, and a copy shall remain on file at the County. The inventory shall include instructions stating that the original materials shall not be discarded. Storage crates shall be clearly marked "do not discard" or similar language to indicate that the stored items shall not be discarded.
- m) The balcony and mezzanine shall be mothballed according to guidance provided by the National Park Service in Preservation Brief 31: Mothballing Historic Building, which includes three major actions: documentation, stabilization, and mothballing. Access to the mezzanine and balcony shall be provided by an exterior staircase.
- n) The tenant shall incorporate a minimum of six historic photographs and panels into the interior design that are at least 16-inch x 20-inch.

MC:ag
03/17/10



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

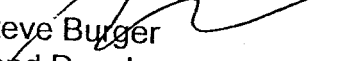
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 17, 2010

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM: 
Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200800136
GOLDEN GATE THEATER
PROJECT NO. R2005-03503
903 AND 909 SOUTH ATLANTIC BOULEVARD

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

This memo supersedes our May 7, 2009, memo. We revised our road and grading comments per the revised site plan submitted on March 10, 2010. We also reviewed the site plan for the proposed retail drug store in the unincorporated County area of East Los Angeles, located at the intersection of Whittier Boulevard and Atlantic Boulevard. The project is for the renovation of an existing 12,314-square-foot building to include a retail drug store with the addition of drive-through pharmacy. The project no longer proposes to renovate the existing 1,626-square-foot building but will instead demolish it to accommodate additional parking and a new on-site circulation pattern.

Approval of the project is recommended.

1. Right of Way and Road Improvement

- 1.1 Dedicate right of way for a corner cut-off at the corners of Whittier Boulevard and Atlantic Boulevard and Louis Place and Atlantic Boulevard to the satisfaction of Public Works. The corner cut-off details on the site plan are not necessarily approved. Remove any existing or proposed structure within

- the newly dedicated right of way to the satisfaction of Public Works. A fee is required for processing the right of way documents.
- 1.2 Dedicate right of way 30 feet from centerline of Louis Place. Five feet of additional right of way is required beyond the existing right-of-way line. Remove any interfering private improvements within the area to be dedicated. A fee is required for processing the right-of-way dedication documents.
 - 1.3 Construct standard curb, gutter, an 8-foot-wide sidewalk, base, pavement, pavement transition, and parkway improvements (driveways, landing, curb ramps, etc.) on Whittier Boulevard along the property frontage to the satisfaction of Public Works. The new curb shall be 42 feet from the existing centerline of Whittier Boulevard. Relocation of the traffic signal at the intersection of Whittier Boulevard and Atlantic Boulevard and any other above-ground utilities, including street lights, will be required.
 - 1.4 Construct a standard, full-width sidewalk along the property frontage on Louis Place to the satisfaction of Public Works.
 - 1.5 Reconstruct the alley intersection at Louis Place to the satisfaction of Public Works. Existing power pole on the driveway apron/landing will be relocated or undergrounded.
 - 1.6 Construct a standard bus pad on Whittier Boulevard and Atlantic Boulevard. Install or replace bus shelter, bench, and related appurtenances (as applicable) to the satisfaction of Public Works.
 - 1.7 Construct/reconstruct driveway aprons and curb ramps to conform with Americans with Disabilities Act standards to the satisfaction of Public Works.
 - 1.8 Due to the widening of Whittier Boulevard, reconstruction of off-site driveways may be required. Acquire construction letters from affected adjacent properties owners.
 - 1.9 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Whittier Boulevard, Louis Place, and Atlantic Boulevard.
 - 1.10 Submit detailed signing and striping plans for Whittier Boulevard and Atlantic Boulevard. The striping details shown on the site plan are not necessarily approved.

- 1.11 Plant street trees along property frontages on Whittier Boulevard, Atlantic Boulevard, and Louis Place to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
- 1.12 Underground all new service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Public Works' Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
- 1.13 Vacation of the existing 20-foot-wide alley is encouraged. If not vacated, use of the alley shall be subject to County Code 15.64.130, and its use shall not be considered an exclusive right by the applicant. Applicant must provide a flag person when vehicles are backing onto the alley to the loading area. The applicant must obtain an encroachment permit from Public Works' Construction Division and agree to maintain the alley. Execution of an encroachment covenant may be required.
- 1.14 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.
- 1.15 Obtain street plan approval or direct check prior to issuance of grading, drainage, or building permit, whichever comes first. A fee is required for the street improvement plan review.
- 1.16 Construction notes on the plan are not necessarily approved. All construction call-out/details are subject to approval by Public Works.
- 1.17 Walls or any sight-obscuring object adjacent to or in proximity of alleys/streets/highways shall have its height and location adjusted to not obscure line of sight to the satisfaction of Public Works.
- 1.18 Signs or objects that are encroaching within public right of way shall be relocated to the satisfaction of Public Works.
- 1.19 Reconstruct the alley intersection at Louis Place to the satisfaction of Public Works. Existing power pole on the driveway apron/landing will need to be relocated or undergrounded.

For questions regarding the right of way/road improvement items, please contact David Esfandi at (626) 458-4921 or by e-mail at mesfandi@dpw.lacounty.gov

2. Traffic

- 2.1. If needed, submit detailed signal plan for any necessary modifications to the existing photo, red light system, at the intersection of Whittier Boulevard and Atlantic Boulevard, to Public Works for review and approval prior to the issuance of building permits.
- 2.2. Install the necessary modifications to the existing photo, red light system at the intersection of Whittier Boulevard and Atlantic Boulevard prior to the issuance of building permits. Developer shall coordinate construction activities with the County's vendor for the photo, red light system.
- 2.3. Submit a 40-foot-scale site plan of the project showing site access locations, interior circulation, parking, adjacent intersections/driveways, and opposite driveways along the project site to Public Works for review and approval prior to the issuance of building permits.
- 2.4. Install the proposed Mitigation Measures improvement at the intersection of Whittier Boulevard and Atlantic Boulevard prior to issuance of building permits.
- 2.5. Upon completion of the above-mentioned conditions, to Public Works satisfaction, the developer of this project will be refunded 44.2 percent of the improvement costs that the County has collected, not to exceed \$50,316.00.

For questions regarding the traffic items, please contact Jeff Pletyak at (626) 300-4721 or by e-mail at jpletyak@dpw.lacounty.gov.

3. Building and Safety

- 3.1 Comply with Title 26 of the 2008 County of Los Angeles Building Code and applicable codes including regulations from the State Historical Building Code, Title 24, Part 8.

For questions regarding the building and safety item, please contact Juan Madrigal at (626) 458-6370 or by e-mail at jmadriga@dpw.lacounty.gov.

4. Grading

- 4.1 Submit a grading plan to Public Works' Land Development Division for review and approval. The grading plan must show and call out the following items, including, but not limited to, construction of all drainage devices and details,

paved driveways, elevation and drainage of all pads, Standard Urban Stormwater Mitigation Plan and Low-Impact Development devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

- 4.2 A maintenance agreement or Covenants, Conditions, and Restrictions may be required for all privately maintained drainage devices, slopes, and other facilities.

For questions regarding the grading items, please contact David Esfandi at (626) 458-4921 or by e-mail at mesfandi@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz or Toan Duong at (626) 458-4910 or by e-mail at rcruz@dpw.lacounty.gov or tduong@dpw.lacounty.gov.

RC:ca



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: April 28, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2005-03503

LOCATION: 909 & 933 S. Atlantic Blvd.

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install __ Public and __ Verify Public 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments: This project is CLEARED by the Fire Department to proceed with the Public Hearing process.
- Water: The existing water system is adequate per California Water Service Co.
- Access: Access as indicated on the site plan is adequate.
- Special Requirements: Submit 2 full sets of architectural plans along with current fire flow availability forms, FORM 196, to our Fire Prevention Engineering Section Building Plan Check Unit for review and approval prior to building permit issuance. For submittal information, contact (323) 890-4125.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Juan C. Padilla*

Land Development Unit -- Fire Prevention Division -- Office (323) 890-4243 Fax (323) 890-9783

Regional Planning Commission Transmittal Checklist

Hearing Date May 13, 2009
Agenda Item Number 5

Project Number: R2005-03503-(1)
Case(s): RCUP200800136-(1)
Contact Person: Anita Gutierrez

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR) (THE DEIR WAS SENT TO YOU LAST MONTH)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

*Findings will be prepared when the final environmental documentation is ready for your consideration.

Reviewed By: Mark Anderson



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NUMBER R2005-03503-(1)
CONDITIONAL USE PERMIT 200800136-(1)

PUBLIC HEARING DATE
 05/13/2009

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT Stacey Brenner	OWNER Arman Gabay	REPRESENTATIVE Stacey Brenner
------------------------------------	-----------------------------	---

ENTITLEMENT REQUEST
 A conditional use permit to authorize a drive-through pharmacy window for a retail drugstore with the sale of a full line of alcoholic beverages for off-site consumption. The proposed project includes interior renovations that would convert the nationally and state registered historic Golden Gate Theatre to a pharmacy and proposes use of the existing restaurant located on the property for restaurant or retail use.

PROJECT DESCRIPTION
 The proposed project includes interior renovations of the existing nationally and state registered historic Golden Gate Theatre that would convert it into a drug store/pharmacy with the addition of drive-through window at the pharmacy. The proposed project includes the sale of a full line of alcoholic beverages for off-site consumption. Additionally, the proposed project includes renovation of an existing restaurant on the subject property to be used for either a retail or restaurant use. Less than required parking is proposed, 60 total parking spaces are required and 44 are proposed.

LOCATION/ADDRESS
 909 and 903 South Atlantic Boulevard, Los Angeles

SITE DESCRIPTION
 The site plan depicts a 12,314 square foot, three-story (58 feet in height) building with a drive-through window on the southern border of the building and a 1,626 square foot, one-story building located in the south eastern portion of the subject property with 44 parking spaces provided overall. Two main drive-ways are depicted, one existing drive-way off South Atlantic Boulevard and a second proposed drive-way off Whittier Boulevard with an exit via Louis Place (an alley) for trucks.

ACCESS From Whittier Blvd., S. Atlantic Blvd. and Louis Place	ZONED DISTRICT Eastside Unit No. 1
ASSESSORS PARCEL NUMBER 5245-001-019	COMMUNITY East Los Angeles
SIZE 1.02 Acres	COMMUNITY STANDARDS DISTRICT East Los Angeles, Whittier Blvd. Specific Area

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant buildings	C-3 (Unlimited Commercial)
North	Retail/multi-family residential	C-3 (Unlimited Commercial)/R-3 (Limited Multiple Residence)
East	Office and Retail/ multi-family residential	C-3 (Unlimited Commercial)/R-3 (Limited Multiple Residence)
South	Retail/multi-family residential	C-3 (Unlimited Commercial)/R-3 (Limited Multiple Residence)
West	Retail/multi-family residential	C-3 (Unlimited Commercial)/R-3 (Limited Multiple Residence)

GENERAL PLAN/COMMUNITY PLAN East Los Angeles Community Plan	LAND USE DESIGNATION MC – Major Commercial	MAXIMUM DENSITY
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ENVIRONMENTAL DETERMINATION
 Environmental Impact Report (EIR)

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

materials are also available on the Regional Planning website at <http://planning.lacounty.gov> and at the following location beginning March 23, 2009:

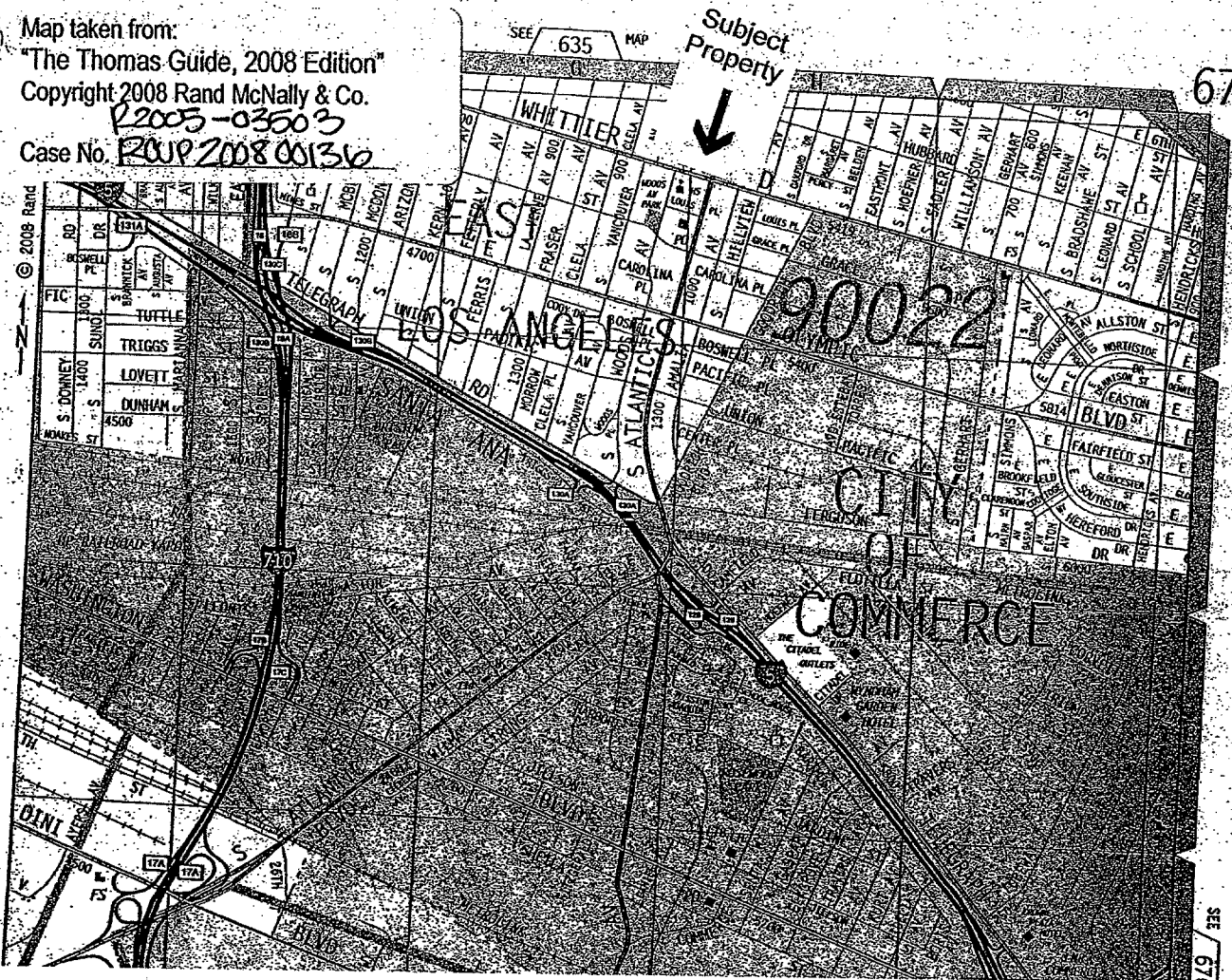
East Los Angeles Library
4837 E. 3rd St.
Los Angeles CA 90022 (323) 264-0155

Additional information concerning this case may be obtained by telephoning Anita Gutierrez at (213) 974-6443 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to (213) 974-6443.

"Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un permiso condicional del uso para permitir una farmacia con un paso de automóvil conocido como "drive-through" y la renovación interior del teatro existente de la puerta de oro conocido como "Golden Gate Theater". También el incluir del restaurante existente en sitio para el uso al por menor o del restaurante. El solicitante también solicita una desviación de menor importancia para menos que el estacionamiento requerido. Una audiencia pública para considerar el proyecto tendrá lugar el día 13 de Mayo, 2009. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6443."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

Map taken from:
"The Thomas Guide, 2008 Edition"
Copyright 2008 Rand McNally & Co.
P2005-03503
Case No. R01P200800136



STAFF ANALYSIS
PROJECT NUMBER R2005-03503-(1)
ENVIRONMENT ASSESSMENT CASE 200500198
CONDITIONAL USE PERMIT 200800136-(1)

PROJECT DESCRIPTION

The proposed project includes the interior renovation of the former Golden Gate Theatre to construct a retail drugstore with the addition of a drive-through pharmacy window and the sale of a full line of alcohol for off-site consumption. Additionally, the project includes the renovation of an existing restaurant (formerly Jim's Burger) located in the south-eastern portion of the site to be used for either restaurant or retail use in the future. The Golden Gate Theater building is currently listed on the National Register of Historical Places (NRHP). The proposed retail pharmacy would operate 24 hours a day, seven days a week, selling medical supplies, prescription drugs, household goods, office supplies, greeting cards, dry goods and alcoholic beverages.

REQUIRED ENTITLEMENTS

- Zoning Code Section 22.44.118 requires a conditional use permit for drive-through facilities that are in the C-3 zone and within the Whittier Boulevard Specific Area.
- Zoning Code Section 22.28.210 requires a conditional use permit for alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.

LOCATION

The project site is located at 909 and 903 South Atlantic Boulevard, Los Angeles, between South Atlantic Boulevard and Woods Avenue.

SITE PLAN DESCRIPTION

The site plan depicts an existing 12,314 square foot building (previously used as Golden Gate Theater). The building is 53 to 58 feet in height with a proposed addition of a drive-through window on the southern portion of the building. Additionally, a one-story 1,626 square foot building previously used as a restaurant exists on the south-eastern portion of project site. On-site parking is depicted with 34 parking spaces (including two handicap spaces) for parking for the retail pharmacy use and 10 parking spaces (including one handicap space) for the future restaurant/ retail use. Two driveways are depicted for main employee and public access to the site. The first driveway currently exists off of Atlantic Boulevard and the second is proposed off of Whittier Boulevard. A third driveway is shown, which is to be used for delivery trucks for the proposed pharmacy. This driveway is located off of Louis Place through the Jim's Burger parking lot.

ENVIRONMENTAL DETERMINATION

The County of Los Angeles Department of Regional Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Draft Environmental Impact Report (DEIR) for the project. This document had been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 et.seq.; and the "Guidelines for Implementation of the of the California

Environmental Quality Act" (State CEQA Guidelines), California Code Regulation, Title 14, Chapter 15000 et.seq., (including Section 15160).

The EIR addresses all environmental factors having a potential for significant impacts under the regulations and guidelines cited above. The draft EIR concludes that the project design and implementation including suggested mitigation measures will result in less than significant impacts in: traffic, solid waste, global climate change, aesthetics and noise. However, implementation of the project as proposed would continue to generate potentially significant impacts to Cultural Resources even with mitigation measures.

Section 15126.6(a) of the CEQA Guidelines requires that an EIR describe a range of reasonable alternatives to the project. There were four alternatives evaluated for this project: 1) no project alternative 2) theater re-use 3) restaurant/nightclub 4) church. Each alternative was evaluated for aesthetics, cultural resources, solid waste, traffic and circulation, noise, mandatory findings of significance and attainment of project objectives. The analysis of the alternatives found that although the theater re-use and church alternatives are considered to be environmentally superior to the proposed project, it remains the preferred alternative due to its ability to meet all four project objectives and its market viability as compared to the other project alternatives.

The proposed project will meet all four project objectives including: encourage the rehabilitation of existing uses and development of new commercial infill; promote, encourage and support the strengthening of existing industrial and commercial job producing activities; provide for compatible new development and maintain the historic integrity and value of the existing vacant theatre building.

The proposed project will preserve the integrity of the historic building exterior; preserve many of the interiors architecturally defining features by encasing them behind new walls and obscuring them from view by suspended ceilings. The proposed project with mitigation will have insignificant impacts on traffic, long-term noise and solid waste needs.

Although mitigation measures will reduce potentially significant impacts upon the exterior features of the theater building, the adverse impacts upon several of the interior architectural features of historic value remain significant and unavoidable. These significant adverse impacts will require adoption of a Statement of Overriding Consideration.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

PP 48420 – approved a commercial building with parking lot in April of 2004

STAFF EVALUATION

East Los Angeles Community Plan Consistency

The subject property is located within the East Los Angeles Community Plan area and is designated as Major Commercial (MC).

The Major Commercial designation allows for areas containing mixtures of small and large businesses in major areas. These areas are oriented toward the greater East Los Angeles area. The proposed project meets the intent of the land use designation as it is located at the corner of Atlantic and Whittier Boulevard which is a major intersection in East Los Angeles and the proposed project includes a retail pharmacy use as well as a small restaurant or retail use, which would serve the greater East Los Angeles area.

The land use policies of the East Los Angeles Community Plan encourage the rehabilitation of existing commercial uses and development of new commercial infill along the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Map and where transportation and other municipal services can support industrial development.

The proposed project would be consistent with the East Los Angeles Community Plan in that it would be a commercial use along a major corridor (Whittier and Atlantic) serving the greater East Los Angeles community.

Zoning Ordinance and Development Standards Compliance

The property is zoned C-3 (Unlimited Commercial), which allows for retail, restaurant and drugstore uses within the C-3 zone. The proposed project is a retail drug store with a small restaurant or retail use on-site.

The Sale of Alcoholic Beverages

Section 22.56.195 of the County Code requires that a project that does not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption meet the following:

1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and

There is currently a school within 600 feet of the subject property. The Media Arts and Entertainment Design Academy is located immediately adjacent to the project site to the west. There are approximately 140 9th graders that attend this school from approximately 7:30am to 3:30pm, Monday through Friday. To add additional security and prevent any loitering that may impact the school; a security guard will be required on the subject premises during all hours of operation. With the added security measures, it is reasonable to believe there would not be any adverse impacts to the adjacent school.

2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;

There is currently one block of commercial surrounding the project site buffering it from the residential area that exists on outside of the commercial area.

3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and

There are currently three establishments selling alcohol within 500 feet, one is Patty's Liquor selling a full line of liquor for off-site consumption, Café Billares, selling alcohol for on-site consumption and a Mexican food restaurant selling beer only for on-site consumption. The proposed retail drugstore would add a needed amenity to the neighborhood, as one does not currently exist. In order to approved additional alcohol sales the Regional Planning Commission must find that there is a public necessity for the use before the State Department of Alcohol and Beverage Control could issue another liquor license in this area. Shelf space must be limited to five percent of the total shelf space in the establishment.

4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

The proposed use would have a community benefit to the economic base in the area.

5. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

The exterior structure has a unique character due to its historical status and the re-use of the building will reactivate an area that has been abandoned and vacant for almost twenty years.

East Los Angeles Community Standards District Development Standards

The subject property is located within the Whittier Boulevard Area of the East Los Angeles Community Standards District (East Los Angeles CSD), the following development standards apply:

Height Code Section 22.44.118 C.c2

The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety

may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

The existing main building is 58 feet at its highest point and was established prior to height restrictions set by the County Code. The existing building is therefore legal non-conforming due to height. The second building on-site (former Jim's Burgers) is 30 feet in height and is within the allowed height.

Signage - Code Section: 22.44.118 Ec(4)iii

Per the general development standards of the East Los Angeles CSD, one freestanding sign shall be permitted if the subject building is at least 35 feet from the front property line and the total permitted sign area of all signs on a building or site is 10 percent of the building face (not to exceed 240 square feet). However, freestanding pole signs or freestanding roof signs are not permitted.

The applicant proposes one freestanding monument sign at the corner of Whittier Blvd. and Atlantic Blvd. The sign area is approximately 150 square feet and is within the allowable sign area allowed in the Whittier Boulevard Specific Area.

Wall Signs

- (a) Wall signs shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches.
- (b) Wall signs may not extend above the roofline and may only extend sideways to the extent of the building face.
- (c) Each business in a building shall be permitted a maximum of two wall-mounted business signs facing the street and alley frontage or a maximum of three signs if the business is on a corner or has a street frontage of more than 75 feet.
- (d) Maximum height of letters shall be restricted to 18 inches. Greater letter sizes, to a maximum of 24 inches, shall require approval of a minor variation by the director as provided in this section.

The applicant proposes three primary wall business signs on the north, east and southern building faces (labeled as primary signage on sign plan). Additionally the applicant proposes secondary wall business signs (labeled as secondary on sign plan) on the drive-through window canopy on the west, east and southern faces. The secondary wall business signs are not permitted by the CSD, however Section 22.44.118.E.ei –ei(5) provides the Commission the ability to modify the development standards provided that the applicant can demonstrate the following:

- (1) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan;
- (2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property which do not apply generally to other properties in the Whittier Boulevard area;

- (3) Granting the requested variation will not be materially detrimental to property or improvements in the area;
- (4) No more than two unrelated property owners have expressed opposition to the minor variation; and
- (5) Granting the requested variation will be consistent with the goals of the community plan.

Additionally, the applicant proposes a maximum letter height on signage of 24 inches, which is allowed in the zone with approval of a minor variation. The Commission may grant the minor variation using the authority described above, per Section 22.44.118.E.ei –ei(5).

Sign Program

The applicant has prepared a sign program, which is described below. All signs must comply with the signage regulations listed in Sections 22.44.118 and Part 10 of 22.52 of the County Code.

Permitted Tenant Sign Types

- Internally illuminated channel letters with LED or neon illumination.
 - All letters to be UL listed and installed by licensed contractor.
 - Other sign types permitted pending landlord approval.
- *See exhibits for specific sizes and locations.

Specifications

- All signs must be of high quality aluminum construction
- 0.40" minimum thickness aluminum 5" returns
- Retaining screws to be painted #7 Philips head screws
- All signs to be painted with automotive high grade paint, DuPont, Matthews, Spraylat or equivalent
- Raceways are allowed only with Landlord and County written approval

Prohibited Sign Types

- Channelume, Channel Classic, or Channel letter Edge letters are not permitted.
- Box signs, cabinet signs, or cloud signs (excluding trademark logos, to be approved by Landlord).
- Signs not conforming to County of Los Angeles standards, including flashing, chasing, or otherwise animated signs.
- Exposed neon tubing is not allowed.

Monument Sign: See attached exhibit

Note: Tenants must receive Landlord written approval prior to submitting to County, fabricating, or installing any signage.

Landscaping and Buffering Code Section 22.44.118 Ec(2)iii and 22.44.118 D4.ci -vi

- a) Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys.
- b) At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:
 - (1) Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the plot plan approved by the director.
 - (2) All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.
 - (3) A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.
 - (4) A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.
- c) Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least five feet in width.
- d) Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the director.
- e) A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines.
- f) A site plan shall be submitted to and approved by the director to ensure that the use will comply with the provisions of this section as provided in Part 12 of Chapter 22.56.

Landscaping will include the planting of shade trees within the parking lot along the south and east sides of the restaurant building and along the majority perimeter of the project site. A landscape plan will be required to ensure the project meets the above referenced landscaping requirements.

Parking Section 22.44.118 E c(2) and Section 22.52.1110

Parking for retail and office uses shall be calculated at a ratio of 1 space per 400 square feet of floor area (Per the East Los Angeles CSD). Dining shall be calculated at a ratio of 1 space for every 3 persons based on occupant load and eating establishments for off-site consumption shall be calculated at a ratio of 1 space for every 250 square feet of floor area (minimum 10 spaces required).

During the initial review of the project proposal, it seemed likely the project, using the parking ratio of 1 space per 250 square feet would be short 16 spaces and would require a parking deviation for less than required parking. However, upon further analysis and due to the East Los Angeles CSD provision that requires 1 parking space for retail use per every 400 square feet of floor space the proposed project provides sufficient parking to meet the parking requirements and does not need any deviations from the zoning code in regard to parking.

The 0.69 acre parking lot serving both buildings on-site, which will contain a total of 44 parking spaces will be re-graded, compacted and resurfaced. There are 34 parking spaces provided for the main retail pharmacy use on-site including two handicap spaces and 10 parking spaces including one handicap space provided for the former Jim's burger facility which the applicant proposes to use as restaurant or retail in the future. A total of 31 spaces (including 2 handicap spaces) are required for the retail pharmacy use and a minimum of 10 spaces (including one handicap space) are required for the proposed restaurant/ retail use. Overall a total of 41 parking spaces are required for this project site, 44 are being provided.

Parking Calculation:

- Retail use (CVS): 1 space per 400 sq. ft. = 31 spaces
- Dining/eating establishment: (possible tenant of Jim's Burgers building) 1 space per 250 sq. ft. or 1 space for every 3 people, minimum of 10 spaces = 10 spaces
- Total = 41 spaces required based on proposed uses.

Neighborhood Impact/Land Use Compatibility

The Golden Gate Theatre was originally built in 1927 by Peter Synder and was a part of a complex that included the Vega Building (demolished in 1992). When the complex was completed, it was the most significant commercial building complex in East Los Angeles. The Golden Gate Theatre stands today as one of the few remaining examples of the 1920's neighborhood movie palaces. The subject property is considered legal non-conforming due to standards, as the theatre building was constructed in or around 1927 as a playhouse and a movie house, pre-dating the Zoning Code and building permit requirements (Building permits were not required until around 1936). The theatre closed its doors in the early 1990's. The Golden Gate Theatre was nominated for the NRHP in 1980 and listed on the National Register in 1982. The former Golden Gate Theater Building will remain a prominent and identifiable building in East Los Angeles as most of exterior will remain intact with the proposed project.

The subject property is surrounded by commercial and multi-family uses. The two main fronting streets are Whittier Boulevard and Atlantic Boulevard are primarily commercial and retail uses. The proposed retail pharmacy and restaurant/retail uses would be compatible with the surrounding commercial uses and provide an added amenity for the local neighborhood and greater East Los Angeles community.

Alcohol Beverage Control

The State Department of Alcohol and Beverage Control was consulted and they indicated that the project is located within Census Tract number 5317.02. This tract allows for three off-sales licenses and three are currently in use. Therefore, this project exists in a tract that is over concentrated and would require a finding of public necessity be made in order to allow an additional liquor license in this census tract.

Los Angeles County Sheriff's Department

The Sheriff's Department was consulted and they indicated the project site is located within a high crime reporting area. Project site is located within Crime Reporting District: 286, crimes in that reporting district: 757 (anything over 185.41 is considered high crime). The Department had no specific comments about the individual project.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040, 22.56.1690 and 22.56.195 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works

The Department of Public Works reviewed the project and had comments relating to road dedication, sewer and traffic.

Fire Department

The Fire Department reviewed the project and had comments relating to the fire flow of hydrants and site accessibility. The Fire Department has requested an additional fire flow test at the time of plan check. Conditions attached, letter dated April 28, 2009.

PUBLIC COMMENTS

One letter was submitted in opposition to the project. The letter addresses the burden of proof statements for the conditional use permit and describes them as inadequate and opposes the addition of another liquor license in the area as it is an area of overconcentration. Additionally, there is objection to the interior remodel of the Golden Gate Theater as it does not meet the Secretary of the Interior standards.

All other comments have been received in connection with the environmental impact report and have been analyzed as part of the environmental document.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

The proposed project would promote and strengthen the existing commercial area, provide a needed amenity to the area and preserve the integrity of the historic Golden Gate Theatre building. The proposed use would be consistent with the land use policies and intent of the East Los Angeles Community Plan and provide reasonable re-use of a long-time vacant building.

Staff recommends Approval of Project Number R2005-03503 with associated Conditional Use Permit Number 200800136 subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

Continue the public hearing for Project Number R2005-03503 to July 22, 2009 and direct staff to prepare the necessary final environmental documents and final findings and conditions for approval.

Prepared by Anita Gutierrez

Reviewed by Child, Mark, Supervising Regional Planner, Zoning Permits Section I

Attachments:

Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs

Site Plan

Land Use Map

This grant authorizes a drive-through pharmacy window for a retail drugstore with the sale of general alcohol for off-site consumption and is subject to the following conditions of approval;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by this condition and until all required monies have been paid (if applicable). Further, this grant shall not be effective until the permittee has obtained the insurance coverage required by these conditions (if Applicable).

3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
7. If there are changes to the site plan, within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval, three (3) copies of site plans, similar to Exhibit "A" as presented at the public hearing. The property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A. In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
8. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
9. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
10. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
11. All landscaped areas shall be continuously and properly maintained in good condition;
12. This grant will expire unless used within 3 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.

13. This grant will terminate 10 years from the date of final approval (RPC hearing date 5/13/09) unless renewed by the Director for one additional period of ten years, not to exceed a total grant term of twenty (20) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code and notification per subsection A.10.c of Section 22.56.030. A request for Director's Review must be made at least six months before the expiration date. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.
14. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for ten (10) annual (once per year) inspections. Inspections shall be unannounced.

The inspection fee shall be paid within 90 days of approval. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. In the event of graffiti or other extraneous markings occurring, the permittee shall

remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

17. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
18. Any sign to be located on the subject property is subject to the approved sign program and a separate sign review that shall be filed for review and approval to the Department of Regional Planning;
19. The placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls and poles is prohibited. No outdoor sales, storage or display of merchandise is allowed.
20. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
21. The permittee shall abide by all requirements, licensing or otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic Beverage Control;
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject building or at any location on the subject property. No self-illuminating advertising for alcoholic beverages shall be located on the exterior of buildings or windows;
23. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises and loitering. The signage shall be in English and the predominant second language in the neighborhood.
24. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages. No additional display of alcoholic beverages shall be provided elsewhere on the premises;
25. Employees on duty after 10:00 pm shall be at least 21 years of age;
26. There shall be no beer sold in containers under one quart or in less than six-pack quantities;
27. There shall be no loitering permitted on the premises under the control of the

- permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and the predominant second language in the neighborhood;
28. All employees authorized to sell alcoholic beverages shall participate in the License Education on Alcohol and Drugs (LEAD) Program offered by the California Department of Alcoholic Beverage Control. This training shall be on-going and all new employees shall be required to attend. The applicant shall display a certificate or plaque in the lobby of the establishment indicating its participation in this program;
 29. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage.
 30. Temporary signs or banners advertising alcoholic beverage "specials" or any similar promotions shall not be displayed on the exterior walls or fascia of the building;
 31. Exterior security cameras shall be installed which provide coverage of all entrances and exits. A video recording shall be made and maintained for a period of at least two weeks; and
 32. The applicant shall hire a security guard for the premises and the security guard shall be required to be on the premises during all hours of operation.
 33. A minimum of forty-one (41) parking spaces shall be maintained on site, three (3) of which must be handicap. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use
 34. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
 35. The permittee shall provide adequate lighting above all entrances and exits to the premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility.
 36. The licensed premises shall have no coin operated amusements, such as pool

tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines;

37. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

MC:ag
4/30/09



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: April 28, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2005-03503

LOCATION: 909 & 933 S. Atlantic Blvd.

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install __ Public and __ Verify Public 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** This project is CLEARED by the Fire Department to proceed with the Public Hearing process.
- Water:** The existing water system is adequate per California Water Service Co.
- Access:** Access as indicated on the site plan is adequate.
- Special Requirements:** Submit 2 full sets of architectural plans along with current fire flow availability forms, FORM 196, to our Fire Prevention Engineering Section Building Plan Check Unit for review and approval prior to building permit issuance. For submittal information, contact (323) 890-4125.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Juan C. Padilla*

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project includes the retail pharmacy use along with a drive thru pharmacy. The pharmacy drive-thru will not adversely affect the health, peace, comfort or welfare ^{of persons} working in the surrounding area. The proposed project will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed pharmacy drive-thru meets the standards and requirements for the overall proposed project with regards to yards, walls, fences, parking and loading facilities, landscaping and other development features.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The proposed site is adequately served by streets (Atlantic and Whittier Blvds) of sufficient width, and improved as necessary to carry the kind of quantity (retail) traffic such use would generate and private service facilities are provided for such use.



ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The proposed pharmacy retail use will be along the whittier retail corridor, consistent with other retail uses in the area and immediate surrounding.

B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

The proposed project is immediately surrounded by other retail and commercial uses, acting as a sufficient buffer to neighborhood residents so as to not adversely affect said area.

C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

According to the ABC department there are only two other ABC permits in the surrounding area. As such, the proposed project will not result in an undue concentration of similar premises.

D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

The proposed project will improve the economic welfare of the community by providing more jobs, housing to job balance, and replace a currently vacant building with a thriving use.

E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

The proposed project is a National and State Historic resource. With this, the building heritage will maintain its integrity.

April 30, 2009

Chairman

Los Angeles County Regional Planning Commission
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, Ca. 90012

Subject: Conditional Use Permit No. 200800136 – (1)
RENVT 200500198
R2005 - 03503 – (1)
903-909 S. Atlantic Blvd.

On behalf of the record owners of property located immediately adjacent to the subject property it is respectfully requested that the Regional Planning Commission certify the Draft EIR, noting the significant deficiencies, and deny the requested Conditional Use Permit. The following facts should clearly warrant a decision to deny the application:

BURDEN OF PROOF STATEMENT – CONDITIONAL USE PERMIT

- A. The Burden of Proof forms provided by the County clearly state "do not repeat the statement or provide yes/no responses". The applicant makes no effort to address the specific findings necessary to approve the Conditional Use Permit.
- B. It is clearly necessary to address the potential impact upon the immediately adjacent junior high school and no effort is made to do so in the application. In fact, it would appear in reading the application, reviewing the burden of proof statements, and a general overview of the case that there is virtually no consideration of the impact on the school.
- C. The applicant also fails to address the reduced number of parking spaces and any impact that it may have on adjacent streets and property and incorrectly states that it meets the parking requirements in Title 22 of the County Code.

BURDEN OF PROOF STATEMENT – ALCOHOL SALES

- A. The requested use at the proposed location makes absolutely no mention of the fact that there is a junior high school located immediately adjacent to the subject property.
- B. The proposed use is not , contrary to the applicants statement, surrounded by other retail uses completely ignoring the fact that a school is immediately next door to the subject property.

- C. The two other properties selling alcoholic beverages are within 500 feet of the subject property and the applicant provides no justification that the public convenience or necessity is served by providing additional alcohol sales in the area. Furthermore, there are a number of additional businesses that sell alcoholic beverages located at 5024 Whittier Blvd., 4635 Whittier Blvd, 1425 S. Atlantic Blvd. and 1010 S. Atlantic Blvd. just beyond the 500 foot radius. The map provided by the applicant required to show alcoholic sales uses within the 500 foot radius fails to even show the nearest full service liquor store.
- D. The economic welfare of the surrounding community will not be enhanced with additional alcohol sales in an area that is clearly overconcentrated with such uses as increased incidences of crime, public drunkenness, loitering and other problems currently exist in the immediate vicinity and would only be exacerbated by approving additional uses.

DRAFT ENVIRONMENTAL IMPACT REPORT

The Draft Environmental Impact Report has been reviewed and specific comments are attached. In summary the document is deficient in some ways, however, it clearly points out the fact that the proposed physical, structural, and cosmetic modifications are totally in conflict with the guidelines provided for modification of a historic structure. The Secretary of the Interior provides standards and guidelines that must be followed. The Los Angeles Conservancy has reviewed the proposed modifications to the interior of the structure and concurs that the necessary guidelines are not being met.

SUMMARY

The dilemma for the Commission is how to possibly prepare a Statement of Overriding Consideration which is required when mitigation measures are clearly not being provided by the applicant. Detrimental modifications to the interior of the structure cannot be permitted under the guidelines and the applicant makes no effort to rationalize or mitigate the impacts.

An overconcentration of establishments selling alcoholic beverages is clearly evident in this case and further uses would only compound existing problems in the area and be detrimental to the neighborhood and particularly to the immediately adjacent school. This said, the Commission should certify the DEIR and deny the Conditional Use Permit.

Sincerely,


Dave Mercer, AICP

COMMENTS ON DRAFT EIR

RENVT 200500198

R2005-03503-(1)

CONDITIONAL USE PERMIT NO. 200800136-(1)

903-909 S. ATLANTIC BOULEVARD

PROJECT DESCRIPTION

The Draft EIR fails to include in the Project Description any reference to the Conditional Use Permit which is the primary entitlement requested by the applicant. The Conditional Use Permit is specifically required to permit the sale of alcoholic beverages in conjunction with the requested use of property. As the primary component of the project requiring discretionary approval by the Regional Planning Commission this must necessarily be part of the Project Description. Without including this significant component of the project the DEIR must be considered as deficient and is subject to legal challenge.

PROJECT IMPACTS

Education

The DEIR, by not including the Conditional Use Permit as part of the Project Description, fails to adequately address project impacts upon education because a school is located immediately adjacent to the subject property. Alcohol sales within close proximity to schools have been shown to have many detrimental impacts including increased incidences of crime, public intoxication, loitering and generally adverse impacts within neighborhoods. This sentiment is echoed in the letter dated March 3, 2009 by the Neighborhood Council Committee for the East LA Unincorporated Area. These potential impacts must be addressed in the DEIR.

Overconcentration

The DEIR also fails to address the impact of alcohol sales within an area which has an overconcentration of businesses that sell alcoholic beverages. The analysis of this impact is critical as the increased incidences of crime, public intoxication and other related problems can lead to physical deterioration within neighborhoods.

MITIGATION MEASURES

In their letter of May 2006 the Los Angeles Conservancy states "The Golden Gate Theatre is probably the most significant historic movie palace in the entire east side of Los Angeles". This statement applies to the exterior and more importantly to the interior architectural features and character of the building. As such, the structure qualifies and is appropriately designated as a building worthy of its listing on the National Register of Historic Places.

In considering reuse of such structures, the Secretary of the Interior provides specific guidelines for modifications and alterations to the building. Unfortunately, the proposed modifications do not, in any way, conform to such standards. The applicant states that many of the architectural features will be screened by new walls and a dropped ceiling, essentially burying the very features of importance from public view. Furthermore, the removal of tile water fountains, the shell concession stand, staircase, art deco light fixtures, balcony, balcony railing, and ornamental plaster will be relegated to storage. On page 3-2-26 of the DEIR it states that "very little, if any, of the interiors original feeling as a historic movie palace would be visible to the general public as it would be concealed behind new walls and suspended ceiling".

In addition to the failure to comply with Secretary of the Interior standards, the proposed use is inconsistent with County of Los Angeles Land Use Policy LU-A22, goal #4, Urban Area Revitalized, by "promoting the preservation and enhancement of landmarks, sites, and areas of cultural, historic and architectural significance".

Based upon the information provided by the applicant, the clear criteria provided by the Secretary of the Interior, and information provided by the Los Angeles Conservancy it is clear that inadequate mitigation measures are proposed that would provide the applicant with a viable project and protect the building from substantial adverse architectural and historic damage.

STATEMENT OF OVERRIDING CONSIDERATION

Given the preponderance of evidence provided in the DEIR it is inconceivable that rationale can be provided to approve the proposed project which would require that the Regional Planning Commission issue a Statement of Overriding Consideration. When mitigation measures are clearly inadequate to minimize or eliminate adverse impacts that are in conflict with Federal Standards, General Plan Goals, and community sentiment it becomes difficult to justify approval of such a project.

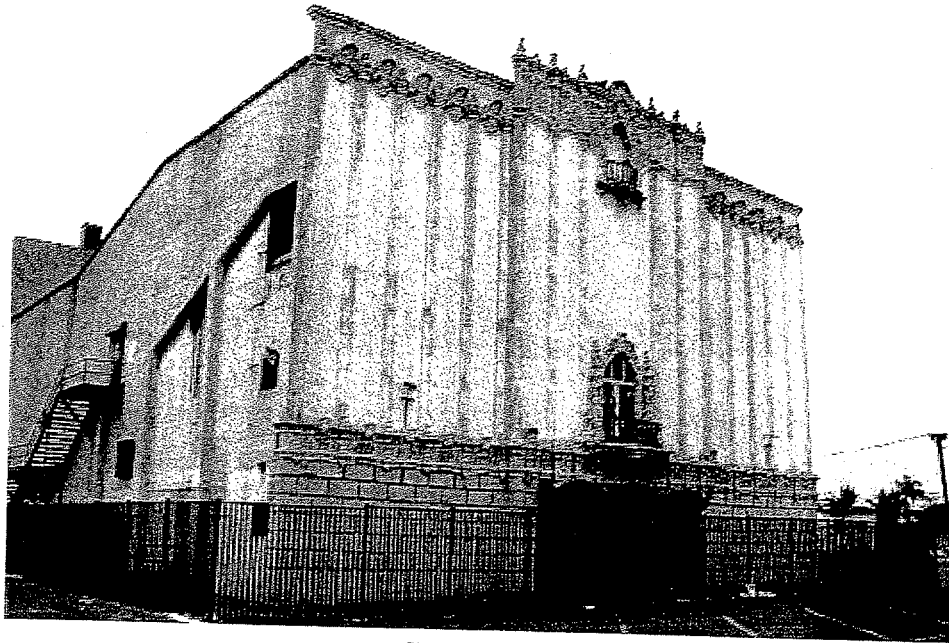


Figure 3.2-1
Primary Entrance of the Golden Gate Theater



Figure 3.2-2
Balcony Above Primary Entrance



Figure 3.2-2 A
Churrigueresque Ornament Detail

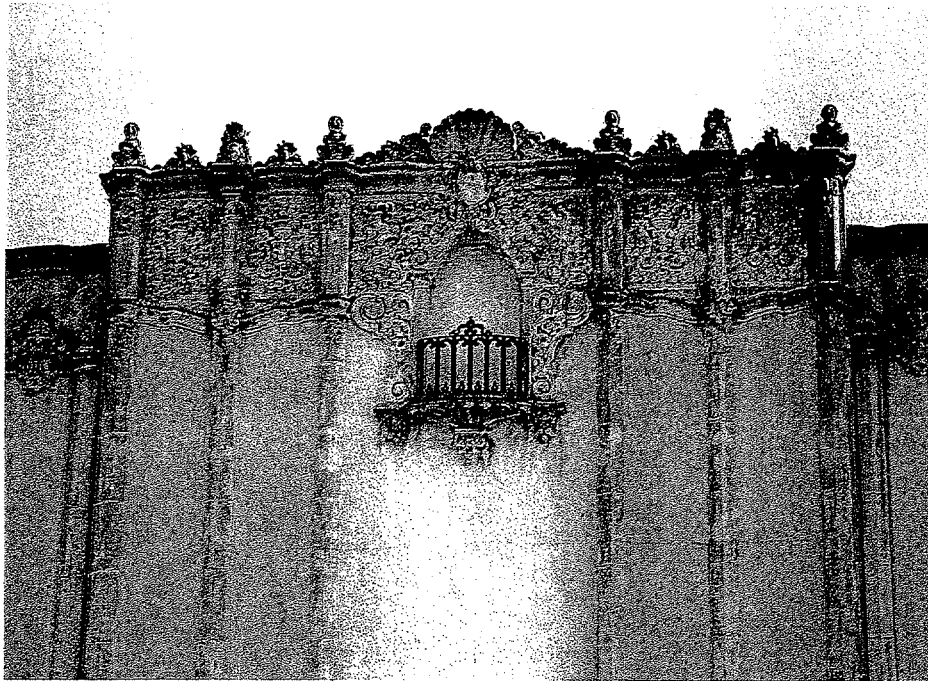


Figure 3.2-3
Arched Niche and Balconette and Parapet Wall

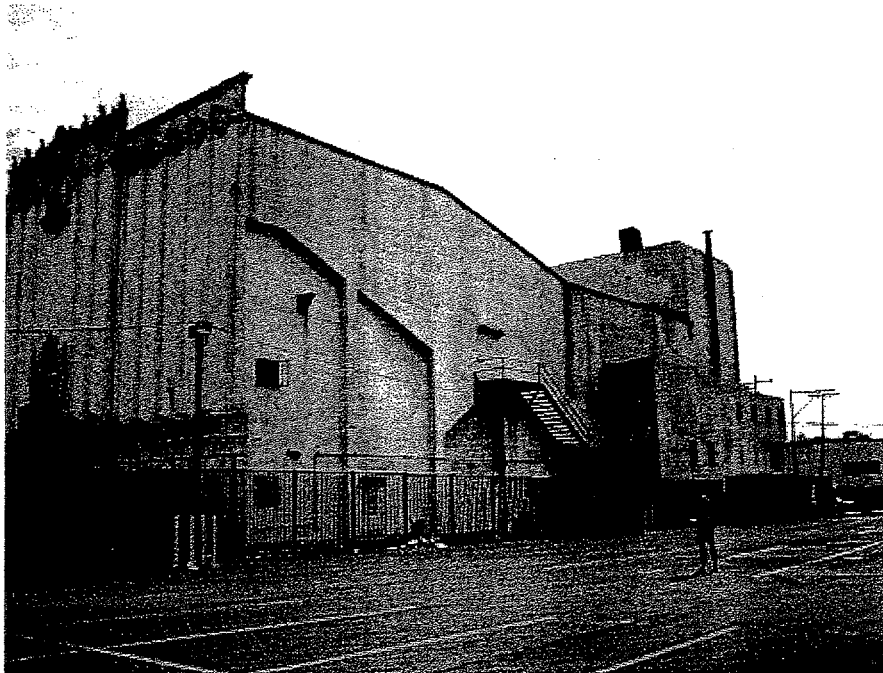
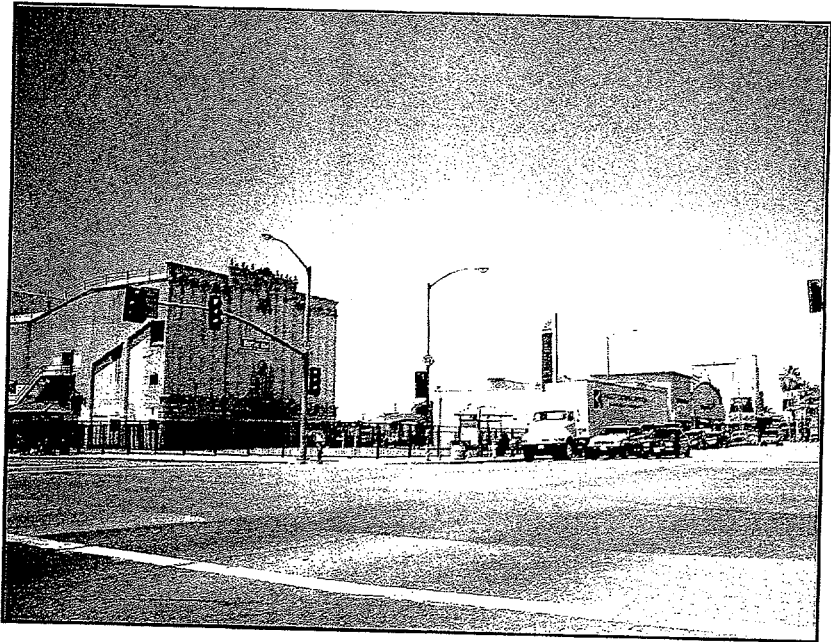
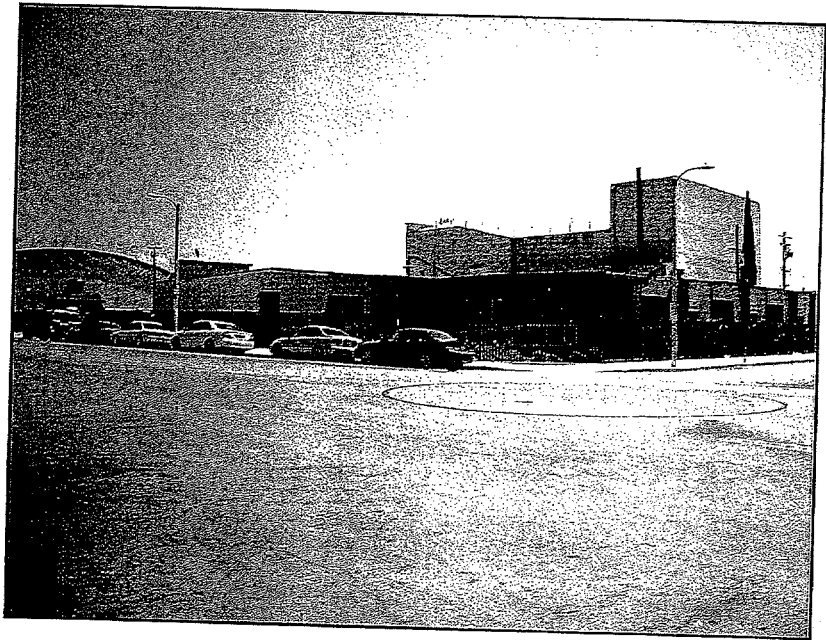


Figure 3.2-4
Cast Concrete Side and Rear Elevations

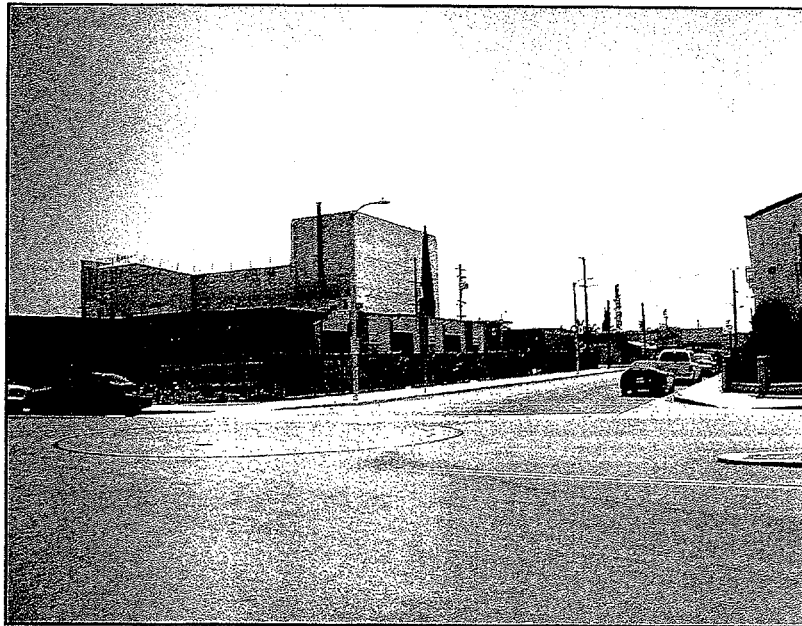


View of site looking southwest from Whittier Boulevard @ Atlantic Avenue



View of site from intersection of Woods Avenue and Louis Place looking northeast.

Figure 3.1-A
Land Use Photos

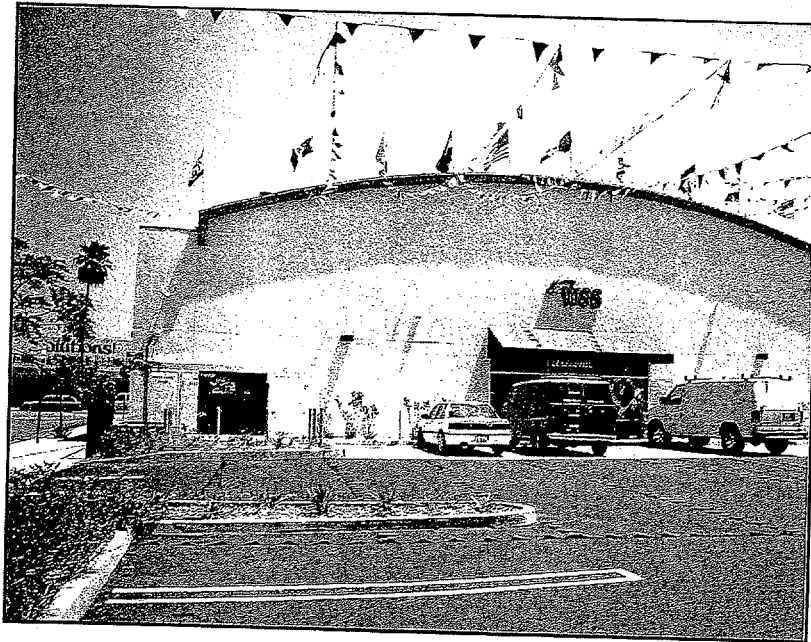


View of site from intersection of Woods Avenue and Louis Place looking northeast.

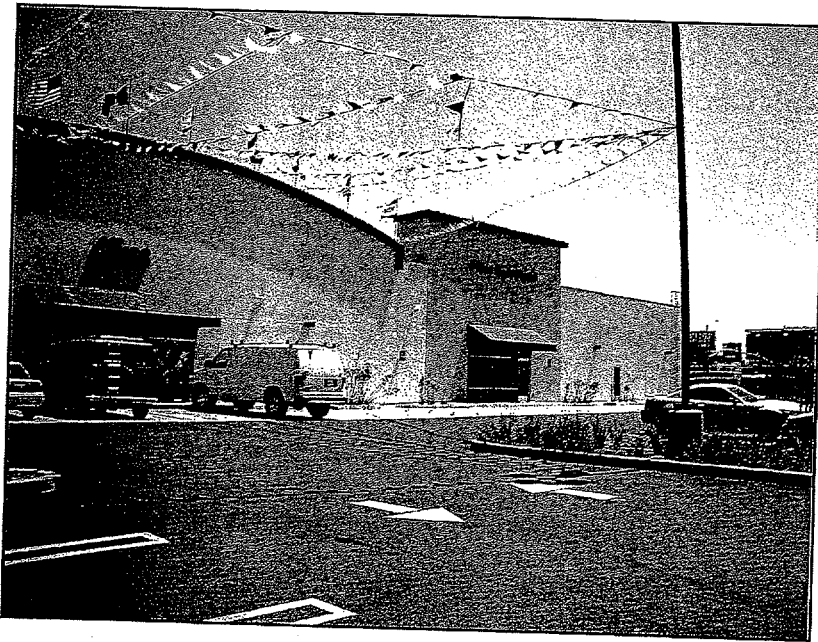


View from parking lot of adjacent site looking west across Woods Avenue.

Figure 3.1-B
Land Use Photos



View of adjacent Warehouse Shoe Sale development from parking lot looking north toward Whittier Boulevard

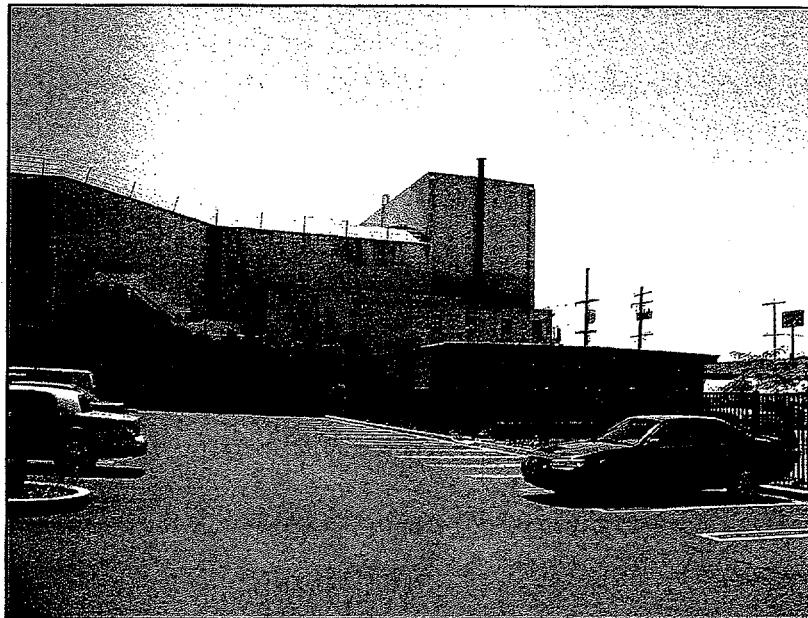


View of adjacent Warehouse Shoe Sale development from parking lot looking north toward Whittier Boulevard

Figure 3.1-C
Land Use Photos

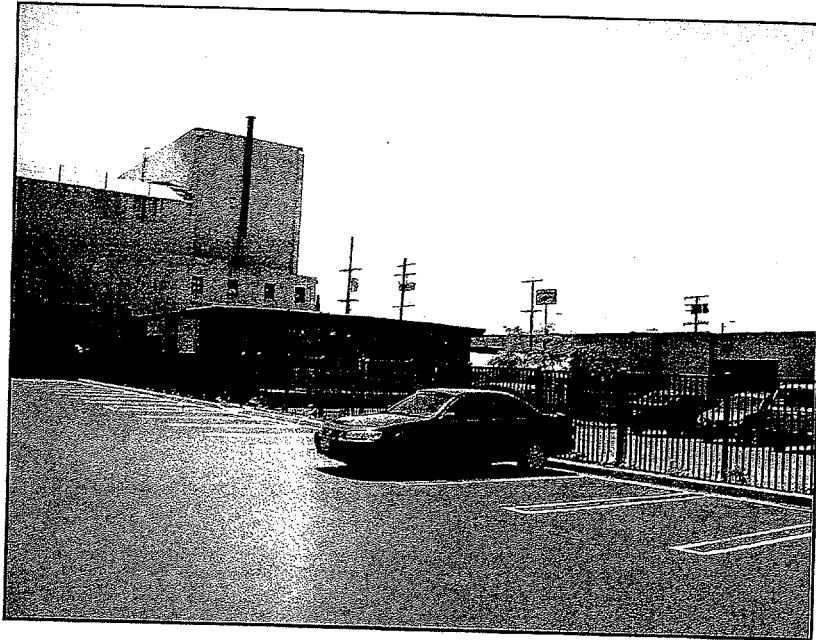


View of site from adjacent Warehouse Shoe Sale development from parking lot looking northeast toward intersection of Whittier Boulevard and Atlantic Boulevard

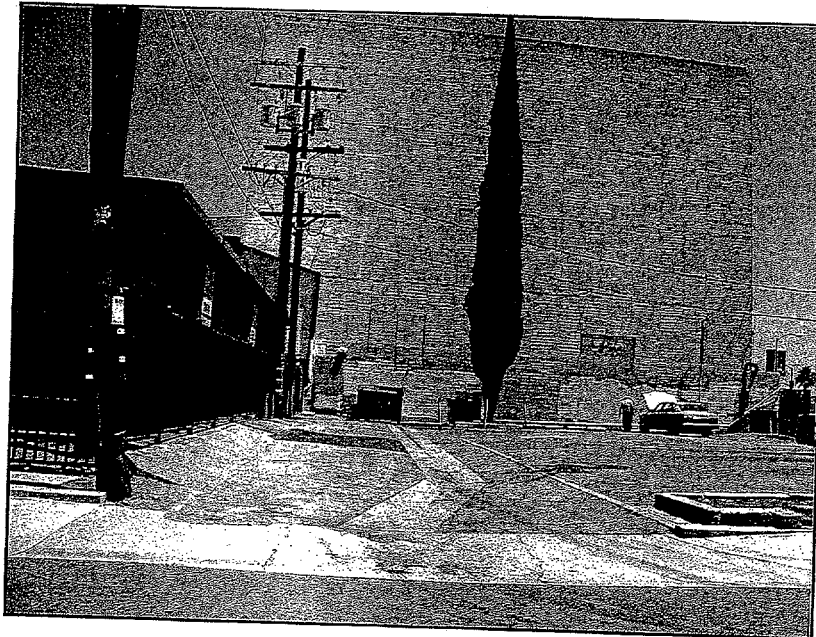


View of site from adjacent Warehouse Shoe Sale development and school site expansion from parking lot looking east toward Atlantic Boulevard

**Figure 3.1-D
Land Use Photos**



View of site and adjacent school site from parking lot of Warehouse Shoe Sale development looking southeast toward Atlantic Boulevard and Louis Place



Rear view of site looking north

Figure 3.1-E
Land Use Photos



Los Angeles County
Department of Regional Planning

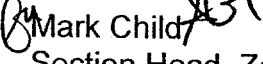
Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

May 7, 2009

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice-Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM:  Mark Child
Section Head, Zoning Permits I

SUBJECT: Additional Materials for Hearing
Project Number: R2005-03503-(1)
Case: RCUP200800136-(1)
RPC Meeting: May 13, 2009
Agenda Item: 5

Please find attached additional letters for the above referenced project, that were received subsequent to hearing package submittal to the Regional Planning Commission. The letters include:

1. An updated letter from the Los Angeles Conservancy
2. Letter of support from the Hoefner MASH
3. Two letters of support from two local business organizations in East Los Angeles
4. 155 signed form letters in support of the project from local residents
(only one example included in your packet)

MC:ag



May 6, 2009

Submitted by email

Ms. Christina Tran
County of Los Angeles Department of Regional Planning
Impact Analysis Section, Room 1348
320 W. Temple Street
Los Angeles, California 90012
Email: ctran@planning.lacounty.gov

Re: Draft EIR for the Golden Gate Theater Reuse Project

Dear Ms. Tran:

On behalf of the Los Angeles Conservancy, thank you for the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the Golden Gate Theater Reuse project. The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with almost 7,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural heritage of Los Angeles. As a longtime advocate for Broadway's unparalleled collection of historic movie palaces – through our Broadway Initiative and Last Remaining Seats film series – the Conservancy has first-hand knowledge of the unique challenges posed by historic theaters in need of repair. Although we are heartened to see a new use proposed for the long-vacant Golden Gate Theater, the Conservancy remains concerned about significant adverse impacts that would result from its proposed conversion into a retail drugstore.

As noted in our earlier comments on the Notice of Preparation in 2006 – and reiterated in a meeting with the Charles Company on May 4, 2009 – the proposed project would leave the theater interior virtually unrecognizable by removing or covering up original architectural features, thereby jeopardizing its listing in the National Register of Historic Places. Fortunately, there are myriad options available to avoid or reduce these impacts, as described in the Carey & Company report in the DEIR and seen in other projects that have sensitively converted historic theaters for retail use.

The Conservancy appreciates the applicant's continued willingness to meet with us to discuss our concerns, and we welcome further dialogue with the owner, the long-term tenant, and the County to resolve these issues as environmental review progresses. Certainly, we can all agree that the theater and the community of East Los Angeles deserve a project that honors its history while meeting the needs of today.

I. Historic Significance of the Golden Gate Theater

Built in 1927, the Golden Gate Theater is one of Los Angeles' most significant neighborhood movie palaces. The Spanish Churrigueresque-style theater was built by developer Peter Snyder, known as the "Father of the East Side." It was designed by William and Clifford Balch, who also participated in the design of the El Rey Theater on Wilshire Boulevard and the Fox Theater in Pomona. As noted in the DEIR, the Golden Gate Theater is one of a handful of neighborhood movie palaces from the 1920s that remain in Southern California, and is the sole remaining intact neighborhood movie palace in East Los Angeles. Although the Vega Building, a historic retail building that once surrounded the theater, suffered damage from the Whittier Earthquake and was demolished in the early 1990s, the Golden Gate Theater remains listed in the National Register of Historic Places and retains many of its original interior features, including the proscenium, lobby, clamshell-shaped concession stand, and mezzanine level.

II. The Project Design Should Incorporate Recommendations to Minimize Adverse Impacts on Historic Resources

A key policy under the California Environmental Quality Act (CEQA) is the lead agency's duty to "take all action necessary to provide the people of this state with... historic environmental qualities...and preserve for future generations...examples of major periods of California history."¹ To this end, CEQA "requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects."² Although the proposed project would preserve the theater exterior and some interior elements, the DEIR nonetheless concludes that the removal and concealment of many interior features is "inconsistent with the Secretary of the Interior's Standards for Rehabilitation (the Standards), and represents a significant adverse impact on historic architectural resources."³

By incorporating design changes described in the Carey & Company report, we feel that the Golden Gate Theater can be rehabilitated and reused as a retail drugstore in compliance with the Standards. The "Impacts and Mitigations Analysis" by Carey & Company, at Appendix C of the DEIR, provides detailed recommendations on how this can be accomplished with minimal impacts on the theater's character-defining features, although many of these suggestions are not reflected in the proposed design. For example, rather than remove the front section of the balcony to provide sufficient headroom as currently proposed, the Carey & Company report suggests removing a dropped soffit to allow for the needed floor-to-ceiling height. Instead of removing the wall between the lobby and house space, Carey & Company recommend enlarging existing openings or simply creating more

¹ Public Resources Code §21001 (b), (c).

² *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41, italics added.

³ DEIR at 3.2-26. Although encapsulating character-defining features untouched behind new walls and ceilings, or removing individual components for proper storage, can be tools for preservation, they are often the last resort as the likelihood of restoring removed components, and the interior space itself, will be greatly diminished if they are hidden from sight. Removal and concealment also risk permanent unforeseen and irrevocable damage to historic features that cannot be restored.

openings. It is not clear in the DEIR if these steps and other Carey & Company recommendations have been considered and discarded, and if so, why.

In addition to the Carey & Company recommendations, the Conservancy proposes the following modifications in order to more closely adhere to the Standards and mitigate potential adverse impacts to a less than significant level:

- Retain the rake floor by installing a reversible floor leveling system, such as a raised floor system with air, data, and electrical systems placed underneath or a foam system currently being investigated by the applicant;
- Eliminate the proposed suspended ceiling to retain the feeling and spatial relationships of the house space, leaving character-defining features such as the proscenium arch and two semi-circular flanking walls exposed;
- Retain, reuse and upgrade to current code, if needed, the original tiled fountain and bathrooms;
- Incorporate the staircase and shell concession stand as display areas for the pharmacy; and
- Take into account available economic and regulatory incentives, including the Federal Rehabilitation Tax Credit and code flexibility under the California Historical Building Code.

Several of these measures have been successfully executed in other adaptive reuse projects involving historic theaters, including the Varsity Theater in Palo Alto, the Rivoli Theater in Berkeley, the Runnymede Theater in Toronto, Canada, and the Fox Studio City Theater, all of which have been converted to serve retail uses.⁴ Each of these examples retain the interior volume and spatial relationships that define them as theaters, while restoring decorative elements such as column capitals, proscenium archways and the original box office kiosks. The restored elements not only preserve their essence as historic theaters, but enhance the retail experience and help distinguish these businesses from competitors.

The Final EIR should thoroughly examine the feasibility of incorporating the Carey & Company recommendations and additional mitigation measures into the final design. To facilitate consideration of less harmful alternatives, the Final EIR should include detailed information on the programmatic requirements of the proposed long-term tenant, while recognizing that the conversion of a historic theater will necessitate deviation from corporate specifications typically used for new construction. Lastly, the Final EIR should more fully discuss potential adverse impacts that could result from retail signage and environmental remediation.

III. Alternatives to the Proposed Project

We appreciate that the DEIR evaluates three alternatives to the proposed project that are more compatible with the theater's historic use. Although the DEIR concludes that all three options meet most of the project objectives, the Theater Re-Use and Church

⁴ For more information on these projects, visit www.cinematreasures.org. For recent photos of the Rivoli Theatre, see www.flickr.com/photos/200pockets/sets/72157615736333418/with/3374311836/.

alternatives are identified as environmentally superior to the proposed project.⁵ In order to better gauge the feasibility of alternatives to the proposed project, the Conservancy requests that the Final EIR include additional information and analyses as specified below.

A. Theater Re-Use

Because the Golden Gate Theater was originally built for theater use, it is not surprising that the Theater Re-Use option “would result in a less significant impact on the historic significance of the building.”⁶ Nonetheless, we question the DEIR’s assumption that modernizing the theater, “would likely require complete removal and demolition of portions of the historic structure...and may make this alternative economically infeasible.”⁷

In order to more accurately assess the economic feasibility of the Theater Re-Use option, the Final EIR should specify the type/s of “theater” use/s being considered. A variety of successful models exist, from single-screen and multiplex cinemas, to live performance venues, to multi-use facilities that also generate revenue from special events and location filming rental. Numerous movie palaces from this era have been successfully reused as performance venues while leaving their historic integrity intact, including local examples the Alex Theater in Glendale and the Orpheum Theater on Broadway in downtown Los Angeles. Both the Warner Grand in San Pedro and the Pomona Fox have been renovated for movies and live performance, with the Pomona Fox project recently profiled in the *Los Angeles Times*.⁸ In terms of project objectives in the DEIR, many of these theater-related uses would create jobs, including professional jobs, for the East Los Angeles community.

B. Restaurant/Nightclub Use

The DEIR assumes that restaurant/nightclub use would require extensive removal of character-defining features such that it would result in a significant adverse impact under CEQA.⁹ Because this conclusion is largely unsupported in the DEIR, the Final EIR should identify historic elements that would need to be removed and explain how their loss would compromise the theater’s overall integrity. Many historic theaters have been sensitively converted to nightclubs/restaurants, including the Mayan in downtown Los Angeles and the El Rey on Wilshire Boulevard. While we recognize that some changes are unavoidable, such as removing ground-floor seating and leveling the raked floor, these examples demonstrate that historic theaters can be adapted for restaurant/nightclub uses in a way that is reversible and sensitive to existing historic fabric, while meeting objectives for the proposed project related to maintaining historic integrity, job creation and adaptive re-use.

⁵ Under CEQA, if feasible alternatives to the proposed project exist that would reduce impacts on historic resources to a less than significant level and “generally meet the basic objectives of the project,” the lead agency should deny approval of the project. “Feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, technological, and legal factors. (PRC §21061.1.) The increased costs of an alternative do not necessarily make it economically infeasible.

⁶ DEIR, 4.0-5.

⁷ *Id.*

⁸ “Fox Theater Pomona is restored to art-deco glamour,” *Los Angeles Times*, April 29, 2009.

⁹ DEIR, 4.0-7.

C. Church Use

Although the Church Alternative is "environmentally superior" to the proposed project and also meets most project objectives, the DEIR questions its feasibility because of existing code requirements for parking capacity. In order to fairly weigh various project alternatives, the DEIR should not rule out church, theater and/or restaurant/nightclub uses based on existing code requirements for parking, in light of the fact that parking requirements will also need to be relaxed for the proposed project. The Final EIR should also evaluate the feasibility of a shared use arrangement with adjacent parking lots to meet parking needs for all project alternatives, and consider whether religious organizations would be more likely to qualify for a parking variance under land use protections for religious organizations under federal law.

IV. Conclusion

The Golden Gate Theater has remained vacant and in jeopardy for far too long. Sensitive adaptive reuse of the Golden Gate Theater can save its unique architecture while making it possible for the theater to be returned one day to its original use. Indeed, hundreds of theaters have been creatively adapted into restaurants, performing arts centers, live entertainment venues, nightclubs and even churches. Such uses can honor a theater's architectural heritage while keeping it a center of community life. The Conservancy remains committed to working with the applicant, the long-term tenant, County officials and community leaders to bring to this pivotal corner a truly catalytic economic development project – a project that contributes to the cultural vitality of East Los Angeles and treats this historic theater as a community asset.

Thank you for the opportunity to comment on the Draft EIR for the Golden Gate Theater Reuse Project. Please do not hesitate to contact me at (213) 430-4203 or mbuhler@laconservancy.org should you need any additional information.

Sincerely,



Mike Buhler
Director of Advocacy

cc: Sarah Magana, Charles Company
Nicole Englund, Los Angeles County Supervisor Gloria Molina, District 1

HOEFNER MASH

05/05/2009

Ms. Christina Tran
Department of Regional Planning
Impact Analysis Section
County of Los Angeles
320 West Temple Street, #1348
Los Angeles, CA 90012

Dear Ms. Tran:

Thank you for your attention. We the residents of East Los Angeles and members of the Hoefner MASH fully support the efforts of the Charles Company to place a Walgreens at the Golden Gate Theatre site.

For many years the Golden Gate Theatre has remained empty and whenever we had issues with homeless or transients the developer was right there helping us. They fenced the property with rod iron fencing. We tried to get others to buy it but there has not been any interest by anyone to rebuild or re-use. The Charles Company took the initiative to purchase and bring economic development to the Boulevard. Before the Charles Company took the bold step in purchasing the property many attempts to re-use it were unsuccessful. The community supports a pharmacy.

Sincerely,


Ramona Murana

Hoefner MASH Captain
323-829-1826

May 4, 2009

Christina Tran
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 W. Temple Street, Room 1348
Los Angeles, CA 90012

Re: Former Golden Gate Theatre

Dear Ms. Tran:

I understand that the property owner is proposing to renovate the former Golden Gate Theatre that will include a possible retail pharmacy and restaurant use at this location. On behalf of the Greater East Los Angeles Chamber of Commerce, we support the proposed project.

This building is an important landmark that has been neglected for far too long. It is imperative that this site be redeveloped to avoid further decay. The proposed uses are complimentary to the residential neighborhood and local business district and will provide necessary services. The property owner has been working on this project since 2002 and has diligently provided all the necessary research to support the proposed reuse.

East Los Angeles is a great community but has difficulty attracting national tenants. The chamber has been working hard for several years to bring new businesses into the area; this retail development is viable and important to East Los Angeles.

Therefore, the proposed retail pharmacy and restaurant use as well as renovating the deteriorating building would be a great improvement to the community.

Thank you,

Louis Herrera
President

April 24, 2009

Christina Tran
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 W. Temple Street, Room 1348
Los Angeles, CA 90012

Re: Former Golden Gate Theatre
909 South Atlantic Blvd
Los Angeles, CA 90022

Dear Ms. Tran:

I understand that the property owner is proposing an adaptive reuse project that will include a possible pharmacy and restaurant use at this location. Please accept the following as a letter of support for the proposed uses.

This building is an important landmark that has been neglected for far too long. It is imperative that this site be redeveloped to avoid further decay. The proposed uses are complimentary to the residential neighborhood and local business district and will provide necessary services. The property owner has been working on this project since 2002 and has diligently provided all the necessary research to support the proposed reuse.

In a letter dated May 31, 2006 prepared by the Los Angeles Conservancy in response to the Notice of Preparation for the Environmental Impact Report addressing the Golden Gate Theatre Reuse Project, the letter states the following:

“The Draft EIR should evaluate a second alternative that would avoid cultural resources impacts by meeting the Secretary of Interior’s Standards. This second alternative should study the reuse of the theater for another, non-drugstore use, preferably for active, community-oriented entertainment uses. This alternative need not specifically propose a single-screen movie theater – its historic use – but should evaluate the feasibility of another entertainment option that could include live theater, restaurant or club use, or use as an assembly space for religious congregations.”

The proposed alternatives identified by the conservancy would impact the quality of life of the surrounding residential neighborhood, adjacent charter school and businesses. They would require substantial parking, possible on-site alcohol consumption and extended hours of operation.

Therefore, the proposed pharmacy and restaurant use would be less disruptive use to the community in which it is located.

Thank you, for your attention!

Steven Acevedo
President

"RENOVATING THE GOLDEN GATE THEATRE"

I Support the proposed Golden Gate Theatre reuse. The project proposes to renovate and preserve the existing vacant theater building (built in 1927) for occupancy of a retail pharmacy with drive thru and possibly renovate and re-open the Jim's Burgers building with another restaurant or retail use.

"RENOVANDO EL TEATRO GOLDEN GATE"

Yo Apoyo el proyecto de renovar el Teatro Golden Gate. El proyecto propone renovar y preservar el edificio del teatro (construido en 1927) para la ocupación de una farmacia y, posiblemente renovar y abrir el edificio de Jim's Burgers con otro restaurante o negocio. "



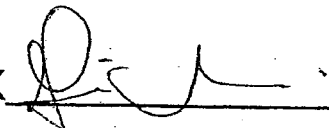
*I Support the proposed Golden Gate Theatre reuse. /
Yo Apoyo el proyecto de la renovación del Teatro Golden Gate.*

Name/Nombre: GABRIEL VALLE

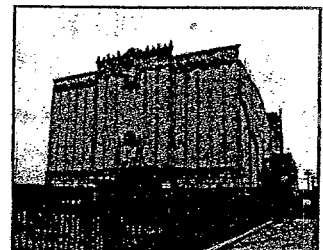
Address/Dirección: 134 VANCOUVER AVE 203

City/Ciudad: Los Angeles State/Estado: CA. Zip/Codigo Postal: 90023

Phone/Teléfono: (323) 980-5159 Email/Correo Electrónico: _____

Signature/Firma: X 

Date/Fecha: 5/02/09



California State
OFFICE OF HISTORIC PRESERVATION

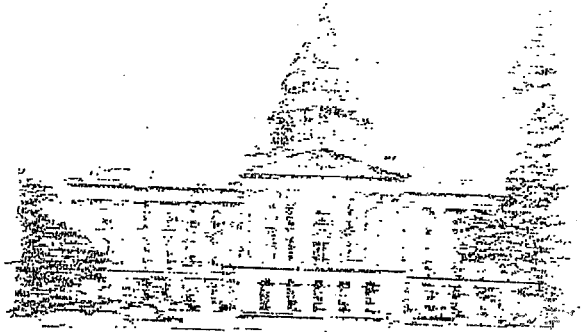
Department of Parks and Recreation

P.O. Box 942896

Sacramento, CA 94296-0001

(916) 653-6624 fax: (916) 653-9824

calshpo@ohp.parks.ca.gov



Fax

Date: 5-7-09

To: Christina Train

Cover + 4 pp.

Organization: LA City Dept. Regional Planner

FAX: 213-626-0634

>> From:

Re: DRIP Golden Gate Thrust

- Urgent
- For Review
- Please Comment
- Please Reply
- Information

* Comments:

Additional Information

Item #5



STATE OF CALIFORNIA - THE RESOURCES AGENCY

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov



Christina Tran
Senior Planner
Los Angeles County Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

May 7, 2009

- sent via facsimile (213) 626-0434 and United States Postal Service -

Golden Gate Theater Re-Use Draft Environmental Impact Report (DEIR) # 2006051069

Dear Ms. Tran:

The State Office of Historic Preservation (OHP) has broad responsibility for the implementation of federal and state historic preservation programs in California. We thank you for the opportunity to comment on the above Draft Environmental Impact Report (DEIR) issued under the California Environmental Quality Act (CEQA) and for speaking with my staff regarding the project. We are very concerned about the proposed re-use for the significant theater which is listed on the National Register of Historical Places and the California Register of Historical Resources. The proposed re-use as a retail pharmacy could threaten its listing on either register and is an inappropriate historical use for a theater.

The proposed project proposes to renovate the existing vacant Golden Gate Theater located on 909 & 933 South Atlantic Boulevard, Los Angeles to be occupied by a retail pharmacy and to renovate and re-open Jim's Burgers building as a restaurant. (DEIR - ES-1) The four project objectives are "to encourage rehabilitation of existing commercial use and development of new commercial infill along the major corridors, to promote, encourage and support the strengthening of existing and commercial job-producing activities to create more jobs (especially professional positions) for residents of East Los Angeles, to provide for new development which is compatible with and compliments existing uses in the area, and maintain the historic integrity and value of the existing vacant theater building through its adaptive reuse so that it retains as many of its significant historic elements as possible." (DEIR - ES-2)

The importance of the Golden Gate Theater has been made clear in the DEIR, and is also implicit from the National Register nomination. As stated in the DEIR, the Golden Gate Theater "stands today as one of the few remaining examples of the 1920s neighborhood movie palace building type. . . . The Golden Gate Theater has attained added significance because so few examples of this genre remain intact. The theater retains design characteristics of the genre, despite neglect and minor earthquake damage. . . . The building still embodies the characteristics of the Spanish Churrigueresque style and . . . its design possesses high artistic values. . . . the

Ms. Christiana Tran
May 6, 2009
Page 2

entrance to the theater is one of the finest examples of the Spanish Churrigueresque to be found in Southern California." (DEIR 3.2-16) The Golden Gate Theater is a very significant building and worthy of a sensitive preservation approach which should not just attempt to consider the exterior of the building. The building as a whole, with its interior and its many character-defining features and spaces is the historical resource that is listed on both Registers.

The re-use of the Golden Gate Theater, a significant National Register property as a retail pharmacy is not appropriate. The adverse impacts resulting from the demolitions and changes to the interior spaces and other character defining features have the potential to threaten the listing status of the theater; the changes would largely not be reversible. A retail pharmacy is simply not a good use for a historic movie theater.

While the project intends to follow the Secretary of the Interior Standard's for Rehabilitation, the DEIR acknowledges to not being consistent with standards 1, 2, and 5 and therefore, causing adverse impacts to the historic building. The DEIR has proposed a range of adequate mitigation measures of cultural resource documentation to lessen the adverse impacts. Nevertheless, the impacts are substantial adverse changes in the significance of a listed historical resource.

While the overall DEIR appears to ^{be} fairly thorough, there are also deficiencies in the following areas:

Lighting and Signing/Signage

There is limited discussion about the lighting (Aesthetics section) that would be installed on and for the outside of the building. But there is no discussion, how this lighting could be impacting the exterior of the historical resource. Chain retail requirements are very standardized requiring how entrances, exits and surrounding parking areas are to be lit. The implementation of retail lighting on the historic exterior has the potential for an adverse impact which is not addressed in the DEIR. The same discussion applies to signage. Retail chains have very distinct requirements as how signs have to be used/placed. The potential of an adverse effect from retail signage on the historic façade with its distinct architectural features is not addressed in the DEIR. Mitigation measures and alternatives would need to be developed for any identified adverse impact.

State Historical Building Code (SHBC)

There is no discussion how the SHBC could be used to implement most of the many proposed changes to avoid or lessen the proposed adverse impacts for the project. The SHBC recognizes and endorses the need—on a case by case basis—to find and adopt reasonable alternative or reasonable levels of equivalency for situations where strict compliance with established statutes or regulations would negatively affect an historic resource's historic appearance or jeopardize its economic viability.

Alternatives

The DEIR proposes four alternatives to the project: No Project Alternative, Theater Reuse, Church, and Restaurant/Nightclub Alternative. The DEIR has identified the

Ms. Christiana Tran
May 6, 2009
Page 3

two of those alternatives, the Theater Reuse and the Church alternative, as being environmentally superior to the proposed project; either one of those two alternatives would be achieving three of the four proposed project objectives.

However, the DEIR does not provide any information on how the County determined the infeasibility specifically of the Theater Reuse alternative. The document states that the "reuse as a theater would require complete internal repairs to the building and cites the uniform Building Code requirement for modern theaters as making the many required upgrades per this code as economically infeasible". (DEIR -4.0.5) But how did the County arrive at this conclusory statement? Firstly, there is no economic data supporting this conclusion, and secondly, there is no mention of using the benefits of the SHBC (See above). Furthermore, the conclusion of economic infeasibility is unsupported as there is also no data provided how much the upgrades, changes and demolitions for the proposed retail pharmacy conversion would be costing as compared to the upgrades and changes needed to reuse the Golden Gate as a movie theater again.

Moreover, the theater reuse alternative could, when following the Secretary of Interior's Standard's for Rehabilitation, avoid the adverse impacts of the project by using it how it was historically used, as a theater, and still achieve three of the four project objectives. Thus the environmentally superior alternative is the alternative the County should adopt since it is feasible and has the fewest impacts on the environment. (PRC § 21002) My office supports the environmentally superior theater reuse alternative.

Additionally, what the County appears to not have considered is the economic revitalization a restored movie theater could have as an anchor for a neighborhood if smaller stores and restaurants or eateries could be planned surrounding it in the existing commercial setting. There are many examples of successful historical theater rehabilitations that have resulted in vibrant city revitalizations such as the Oakland Fox Theater, the Stockton Fox (now Bob Hope Theater), and the Balboa Theater in San Diego, used as multiple venue operation. Movie theaters have in the current recession been an ongoing, well-used form of entertainment for people not just in California. This trend most likely will be on-going. As such, the County should look at this objective in a broader context of regional planning than just at the theater as a single property project. A movie theater that becomes an anchor for a commercial area certainly would have a lot more draw inducing new tenants to develop near-by than a chain retail pharmacy which can be seen at every corner of main street California. Since the project also includes the renovation of Jim's Burger restaurant, the County perhaps is already considering plans for the commercial revitalization of the area. If that is so, the rehabilitated Golden Gate Theater could be a cornerstone for such a plan.

It is unclear from the DEIR who the current owner of the Golden Gate Theater is. It is further unclear whether the current owner has explored the federal tax credit program this National Register building could be eligible for? This certainly should be given consideration as federal tax credits are a viable economic incentive.

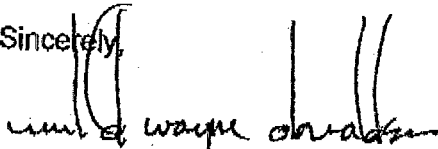
Ms. Christiana Tran
May 6, 2009
Page 4

In summary, we strongly recommend the County to address the deficiencies of the DEIR and since the theater reuse alternative represents the feasible, environmentally superior alternative, the County should be adopting it and moreover study the economic possibilities of revitalization by using the Golden Gate theater as an anchor to a commercial area/neighborhood.

We thank you for the opportunity to comment on the above project. Please understand that our comments herein are specifically related to the environmental review process and adequacy of documents prepared for the environmental review purposes. We do not take positions in support of or against projects, but rather focus on the environmental review process itself.

If you have any further questions, please don't hesitate to contact Michelle C. Messinger, Historian II, CEQA Coordinator Local Government Unit at (916) 653-5099 or at mmessinger@parks.ca.gov.

Sincerely,



Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Cc: Stacy St. James, Coordinator, South Central Coastal Information Center
Linda Dishman Executive Director, Los Angeles Conservancy
State Clearinghouse



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

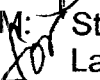
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 7, 2009

IN REPLY PLEASE
REFER TO FILE: **LD-1**

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
GOLDEN GATE THEATER
PROJECT NO. R2005-03503
CUP NO. 200800136
903 AND 909 SOUTH ATLANTIC BOULEVARD

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP in the unincorporated East Los Angeles area located at the intersection of Whittier Boulevard and Atlantic Boulevard. The project is for the renovation of an existing 12,314-square-foot building to include a retail drug store with the addition of drive-through pharmacy. Additionally, the proposed project includes renovation of an existing 1,626-square-foot building previously used as a restaurant to be used for retail or restaurant purposes.

Approval of the project is recommended.

1. Right of Way and Road Improvement

- 1.1 Dedicate road right of way for a corner cut-off at the corners of Whittier Boulevard and Atlantic Boulevard and Louis Place and Atlantic Boulevard to the satisfaction of Public Works (the corner cut off details on the site plan are not necessarily approved). Remove any existing or proposed structure within the newly dedicated right of way to the satisfaction of Public Works. A fee deposit is required for processing the right of way documents.

- 1.2 Dedicate road right of way 30 feet from centerline of Louis Place. Five feet of additional right of way is required beyond the existing right of way line. Remove any interfering private improvements within the area to be dedicated. A fee deposit is required for processing the right of way documents.
- 1.3 Construct curb, gutter, 8-foot-wide sidewalk, base, pavement, pavement transition and parkway improvements (driveways, landing, curb ramps, etc.) on Whittier Boulevard along the property frontage to the satisfaction of Public Works. The new curb shall be 42 feet from the existing centerline of Whittier Boulevard. Relocation of traffic signals at the intersection of Whittier Boulevard and Atlantic Boulevard and any other above-ground utilities will be required.
- 1.4 Construct full-width side walk along the property frontage on Louis Place to the satisfaction of Public Works.
- 1.5 Reconstruct the alley intersection at Louis Place to the satisfaction of Public Works. Existing power pole on the driveway apron/landing will need to be relocated or undergrounded.
- 1.6 Construct a standard bus pad on Whittier Boulevard near the intersection of Whittier and Atlantic Boulevards.
- 1.7 Due to the widening of Whittier Boulevard, reconstruction of off-site driveways may be required. Acquire construction letters from affected adjacent properties owners.
- 1.8 Close any unused driveways with curb, gutter, and sidewalk along the property frontage on Whittier Boulevard and Atlantic Boulevard.
- 1.9 Submit detailed signing and striping plans for Whittier Boulevard and Atlantic Boulevard. The striping details shown on the site plan are not necessarily approved.
- 1.10 Plant street trees along property frontages on Whittier Boulevard and Atlantic Boulevard to the satisfaction of Public Works. Existing trees in the dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

- 1.11 Underground all new service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Public Works' Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
- 1.12 Initiate vacation of the alley right of way to convert the alley into a private driveway and fire lane (this may require consent of any affected property owner). Please contact our Mapping & Property Management Division, attention Mr. Jose Suarez at (626) 458-7060, for procedures and a process fee deposit for the vacation of the alley.
- 1.13 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.
- 1.14 Obtain street plan approval or direct check prior to issuance of grading or building permit, whichever comes first. A review fee is required for the street improvement plan review.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

2. Traffic

- 2.1. If needed, submit detailed signal plan for any necessary modifications to the existing photo red light system at the intersection of Whittier Boulevard and Atlantic Boulevard to Public Works for review and approval prior to the issuance of building permits.
- 2.2. Install the necessary modifications to the existing photo red light system at the intersection of Whittier Boulevard and Atlantic Boulevard prior to the issuance of building permits. Developer shall coordinate construction activities with the County's vendor for the photo red light system.
- 2.3. Submit a 40-foot-scale site plan of the project showing site access locations, interior circulation, parking, adjacent intersections/driveways, and opposite driveways along the project site to Public Works for review and approval prior to the issuance of building permits.
- 2.4. Install the proposed Mitigation Measures improvement at the intersection of Whittier Boulevard and Atlantic Boulevard prior to issuance of building permits.

Mark Child, AICP
May 7, 2009
Page 4

- 2.5. Upon completion of the above-mentioned conditions, to Public Works satisfaction, the developer of this project will be refunded 44.2 percent of the improvement costs that the County has collected, not to exceed \$50,316.00.

For questions regarding the items above, please contact Jeff Pletyak at (626) 300-4721.

3. Building and Safety

- 3.1 Comply with the 2008 County of Los Angeles Building Code Title 26 and Applicable Codes, including regulations from the State Historical Building Code, Title 24, Part 8.”

For questions regarding the items above, please contact Juan Madrigal at (626) 300-6370.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910.

RC:ca

P:/LDPUB/SUBMGT/CUP/PROJECT R2005-03503_RCUP200800136_909 and 933 Atlantic Blvd-Golden Gate Theatrel.final.doc

Gutierrez, Anita

From: mpurfill@ucla.edu
Sent: Tuesday, May 12, 2009 12:05 PM
To: Gutierrez, Anita
Subject: SAVE the GOLDEN GATE THEATRE!!!!

To Whom it May Concern,

I am writing to express my views on the potential loss of the Golden Gate theatre in East LA.

The 1927 theater is one of LA's most significant movie palaces and the only one remaining in the future city of East LA.

Doesn't East LA deserve the enjoyment of historic and cultural preservation as much as some Westside neighborhood? The restoration of a beautiful old theater in the community could potentially house emerging cultural/arts organizations on the Eastside and serve as the anchor for an East LA arts district on Whittier Blvd. Why squander this opportunity??

If we don't save the Golden Gate Theater now, the real estate development firm that holds title to it, the Charles Co., will gut the building in order to lease it to CVS Pharmacy- which is historically an unfriendly business for local communities.

Please do everything in your power to support the restoration and preservation of this important cultural landmark in East LA.

Truly,

Maureen Purfill,
M.A. Urban Planning, Latin American Studies, UCLA 2008 PhD student, Urban Planning, UCLA



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

August 6, 2009

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice-Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child 
Section Head, Zoning Permits I

SUBJECT: **Additional Materials for Hearing**
Project Number: R2005-03503-(1)
Case: RCUP200800136-(1)
RPC Meeting: August 19, 2009
Agenda Item: 6

The Final Environmental Impact Report has not yet been submitted to staff for review and therefore this case will need to be continued to a later hearing date. Staff is working with the applicant to determine the best possible continuance date, a recommendation for continuance will be provided at the August 19, 2009 public hearing.

MC:ag



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

October 21, 2009

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice-Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child *MC*
Section Head, Zoning Permits I

SUBJECT: Status Update
Project Number: R2005-03503-(1)
Case: CONDITIONAL USE PERMIT 200800136-(1)
RPC Meeting: October 21, 2009
Agenda Item: 7

This memo is to provide the Regional Planning Commission, ("Commission") with an update on Project Number R2005-03503-(1) which is a request for a conditional use permit to authorize a drive-through pharmacy window for a retail drugstore with the sale of a full line of alcoholic beverages for off-site consumption. The proposed project includes interior renovations that would convert the nationally and state registered historic Golden Gate Theatre into a pharmacy and proposes use of the existing restaurant located on the property for restaurant or retail use.

The public hearing was opened on May 13, 2009 and remains open awaiting completion of materials requested by the Commission. Below is a summary of what has transpired at the public hearings held on May 13, 2009 and August 19, 2009.

May 13, 2009

All Commissioners were present. The project was presented to the Commission. The Commission directed staff to provide additional analysis in the environmental document, specifically related to the historical preservation of the interior and exterior façade of the building. The Commission requested that the County retain a Historic Consultant to review the design documents and to monitor the renovation to ensure the historic nature of the building is retained and answer the concerns of the community especially in regard to the interior features and proposed signage. The Commission requested CVS Pharmacy, as the proposed tenant, be engaged in discussions with the County, the owners, the Los Angeles Conservancy and the County Historical consultant to discuss the programmatic

standards/requirements for tenant specific development of the interior and exterior of the building. The Commission asked the Los Angeles Conservancy to provide additional information showing sensitive uses that have integrated historic aspects into a commercial project, instead of encapsulation of the historic aspects.

The Commission requested additional information be included in the Final Environmental Impact Report, ("Final EIR") including specific detail of what is going to be preserved, how it's going to be preserved, including visuals and discussion of standards of preservation and why certain standards can't be met if there is a deviation from the standard. (referring to Department of the Interior standards). Additionally, Staff was directed to contact Barrio Planers regarding the storage of a theatre marquee, that was mentioned during public testimony and to see whether other items from the theatre might be in storage somewhere in the County. The item was continued to August 19, 2009.

August 19, 2009

All Commissioners were present. Staff reported that the Final EIR had not yet been submitted to staff for review and therefore recommended the matter be continued to a later hearing date. The item was continued to October 21, 2009

STAFF RESPONSE

Architectural Historian – Chattel Architecture Planning & Preservation, Inc. was retained on or about June 16, 2009 through a third party agreement with the County and the applicant to provide an independent review and analysis of the project's cultural/historical resources for the County. Robert Chattel of Chattel Architecture Planning & Preservation, Inc. has prepared a report with modified site and floor plans that proposed to retain more historical features than what was previously presented. The report is attached to this memo for your review.

Marquee – Staff completed an extensive search in hopes of finding a stored marquee from the original theatre. Staff contacted the Department of Public Works ("DPW") and various DPW yards in and around East Los Angeles, representatives from the First Supervisorial District, the Community Development Commission and Frank Villalobos of Barrio Planners. Unfortunately, no information could be found as to the possible whereabouts of any marquee or other salvaged items from the original Vega Building or former Golden Gate Theatre.

Similar Re-Uses – The Los Angeles Conservancy compiled several examples of single-screen movie theaters adaptively reused for retail. Examples are attached to this report for your review.

Since the time of the original hearing staff has had on-going communication with the applicant regarding developing alternative scenarios for preserving more historically significant aspects of the former Golden Gate Theater. On July 30, 2009, staff arranged a group site visit of the Golden Gate Theater. Attendees included: County staff Anita Gutierrez and Dean Edwards from Zoning Permits I and Steven Mar from Impact Analysis, Robert Chattel and Kathryn McGee of Chattel Architecture Planning & Preservation, Inc., project applicants Stacey Brenner and Sara M. Withers of the Charles Company, Mike

Buhler and Flora Chou from the Los Angeles Conservancy and Stanley Shih from Los Angeles County Public Health. Public Health was not permitted in the building at the time of our site visit, however an additional site visit is being arranged. During the site visit, we were able to discuss alternatives for preserving the balcony of the theatre, the decorative shell and staircase at the front entrance and the proscenium arch. Robert Chattel discusses these alternatives in length in his report. Additional conference calls and meetings were held with the applicant and County staff. CVS was not involved directly with County staff, however their input was solicited from the applicant and then passed on to the County. To date, CVS has not formerly approved the proposed modifications suggested by Mr. Chattel's report.

Additional Correspondence

Since the time of the last hearing one additional letter of correspondence has been received from the Mothers of East Los Angeles which raises concerns with the historical preservation of the former Golden Gate Theatre. These concerns are discussed in the report prepared by Robert Chattel. Letter attached for your reference.

Recommendation

At the October 21, 2009 public hearing, staff recommends Mr. Robert Chattel present to the Commission the findings of his report and be available for any questions. Subsequently, Mr. Chattel's report will be incorporated into the Final Environmental Impact Report along with any other concerns and/or questions the Commission might have. As the Final Environmental Impact Report has not yet been submitted to the County, staff recommends the item be continued to the January 6, 2010 public hearing agenda. Staff has outlined three scenarios for the next possible hearing date.

1) Scenario #1

- Applicant submits FEIR to County by October 30, 2009
- Allow 45 days for review and comment from County
- Allow 15 days for FEIR distribution
- Hearing date January 6, 2010

*This timeline assumes the FEIR submitted requires very minor and little revision and would not require a second screencheck and timely replies from applicant are received.

2) Scenario #2

- Applicant submits FEIR to County by October 30, 2009
- Allow 45 days for first review and comment from County
- Allow 15 days for FEIR distribution
- Allow additional 30 days for review and comment from County on second screencheck
- Continue hearing date February 3, 2010

*This timeline assumes the FEIR submitted requires two screenchecks and timely replies from applicant are received.

3) Scenario #3

- The applicant does not submit FEIR by October 30, 2009 and/or more than two screenchecks are required.
- Project would be taken off-calendar or if schedule is known at that time, continue to a date to be determined.

Suggested Motion

I move that Project Number R2005-03503 be continued to the January 6, 2010 public hearing agenda.

MC:ag

Attachments:

Chattel report

LA Conservancy memo

Additional correspondence



Chattel Architecture Planning & Preservation, Inc.

Memorandum

DATE October 8, 2009

TO Christina Tran, Senior Regional Planning Assistant
Los Angeles County Regional Planning Commission

FROM Robert Chattel, AIA President
Kathryn McGee, Associate
Chattel Architecture, Planning & Preservation, Inc.

RE Golden Gate Theater, 909 and 933 S. Atlantic Boulevard, Los Angeles CA
Secretary's Standards Conformance Review
Modified plan for reuse of theater for retail purposes

A Draft Environmental Impact Report (Draft EIR) to reuse for retail purposes the National-Register-listed Golden Gate Theater, located at 909 and 933 S. Atlantic Boulevard in East Los Angeles, was issued for public comment in March 2009. Matters pertaining to preservation of historical resources were raised in comments received on the Draft EIR. Following issuance of the Draft EIR, the Los Angeles County Regional Planning Commission requested that a historic preservation consultant be retained to provide independent review and analysis of the proposed project. The applicant sought assistance from Chattel Architecture, Planning & Preservation, Inc. (Chattel Architecture) to participate in design collaboration in order to develop a modified plan that seeks to reduce significant historical resource impacts. Chattel Architecture has since worked closely with County planning staff, project applicant and potential tenant to prepare a modified plan that addresses comments on the Draft EIR and strives for conformance with the *Secretary's Standards for Rehabilitation (Secretary's Standards)*, the principal standard associated with work on the project.

The modified plan is still a concept layout and will need to be further evaluated for conformance with the *Secretary's Standards* by the qualified architectural historian identified in Mitigation Measure 3.2.1. The range of options noted herein shall be further considered as design development, construction documents and construction monitoring take place during project implementation. Reports to the County Landmarks and Records Commission shall note compliance with the Draft EIR and the provisions of this memorandum.

The proposed project presented in the Draft EIR (proposed project) included alterations to the exterior and interior of the building and was found to have significant unavoidable impacts on

identified historical resources. Key elements of the proposed project included additional three-dimensional architectural ornament added to the east elevation, and removal of lobby concession shell and stair as well as the majority of the auditorium balcony on the interior. Interior treatments of the proposed project would also have obscured visibility of all the interior spaces and volumes, as well as decorative ceilings and wall treatments.

Comments received on the Draft EIR raised specific issues concerning the following: type of reuse, signage, treatment of exterior elevations, sequence of interior spaces and volumes, retention and visibility of historic building fabric, and removal of the theater balcony. The following analysis of the modified plan identifies approaches to these issues, outlining ways to retain historic building features and spaces to the maximum extent feasible while allowing for retail reuse. While the modified plan is still under consideration by the potential tenant, the following text describes a range of project options developed through collaboration with the County, applicant, and tenant that address these comments while striving for conformance with the *Secretary's Standards*.

The modified plan evaluated in this memorandum consists of six sheets total (See Appendix A, Sheets A1.0, A2.0, A2.1, A3.0, A3.1 and A0.0) prepared by the Charles Company dated September 19, 2009. The modified plan includes a first floor plan, elevations and sections, along with a colored drawing of a pole sign. To the extent this memorandum provides additional detail that is not fully described in the modified plan, this report takes precedence and thus this conformance review report evaluation would travel with the modified plan for incorporation into responses to comments to the Draft EIR.

Exterior

North Façade

Treatment of north façade, the primary elevation, presented in the Draft EIR (March 2009) involves retention of character-defining features, including Churrigueresque ornament, remnants of an arched entrance canopy and window openings. Character-defining features of the north façade including wood and glass lobby doors would be retained; however no treatments are described to exterior finishes. No signage on the north façade is described in the proposed project.

The modified plan (September 19, 2009) proposes more specific treatment of these features and describes signage placement (See Appendix A, Sheet A2.0). Decorative features on the north façade shall be retained, anchored and restored as necessary using gentlest possible means. A contemporary canopy containing signage shall be added to the existing three-part doorway opening. As noted in the existing photograph, there is the remnant of a historic canopy over the doorway (See Figure 9). However, substantial research has not revealed any drawings or photographs of what this original canopy may have been like. As a result, a contemporary canopy extending the full width of the three-part doorway is proposed to extend approximately

6 feet north of the façade, cantilevered from the wall and supported at the wall connection (See Figures 66-67 for inspiration images of a similar canopy, part of a National Park Service-approved project at Judson Rives building in Los Angeles). Existing wood frame doors shall be salvaged, crated, and stored on site to allow for replacement with contemporary automatic aluminum doors. In addition to placement on the leading edge of the canopy, signage is proposed to be placed in the center bay of north façade. The letters of the canopy signage shall be no taller than 5 feet in height and no longer than 25 feet in length. The letters of upper façade signage shall be no taller than 12 feet in height and no longer than 10 feet in length.

Conformance with the Secretary's Standards

Treatment of the north façade proposed in the modified plan conforms to Standards 2, 5, 6, and 7. The north facade shall remain the primary point of entry into the building, retaining its distinctive character in conformance with Standard 2. Decorative features, including ornament and openings shall be retained in conformance with Standard 5 and shall be cleaned and maintained with gentlest means possible in conformance with Standards 6 and 7.

East Elevation

Proposed treatment of the east elevation, a secondary elevation, presented in the Draft EIR (March 2009) involves retention of the concrete exterior shell, but removal of the metal stair, fire escape ladder and infill of existing doors and openings. Three-dimensional architectural ornament drawing inspiration from the north façade is described in the proposed project, however no treatment is proposed to the exterior finishes of the building shell. In addition, a new glass screen wall approximately one story in height is proposed to be added to the north portion of the east elevation between Gridlines E and H. No signage on the east elevation is described in the proposed project.

The modified plan (September 19, 2009) proposes retention and appropriately sensitive treatment of the east elevation's historic utilitarian features, enabling the east elevation to reflect its original design as a secondary elevation, once wrapped by the Vega building (demolished) and not meant to be generally visible and not a focal point (See Figures 1-4; Appendix A, Sheet A2.0). The existing fire escape stair shall be further considered for retention rather than removal. Existing doors, vents, and other openings shall be closed, as appropriate, but shall still read as openings, denoted by recessed solid or pierced infill expressed with shadow lines (See Figures 66-67 for inspiration images of similar infill). The applicant shall paint wall surfaces and other features with added decorative elements on the east elevation in a *tromp l'oeil* or trick of the eye painting technique to continue elements from north façade (primary elevation). This shall take the form of a stenciled pattern (See Figures 62-63 for inspiration images showing stenciling on Subway Terminal building in Los Angeles and Figures 60-61 showing *tromp l'oeil* painting of Banco Popular building in Los Angeles). The pattern of painted ornament and proposed single story glass walls shown in the modified plan do not accurately reflect the proposed decorative painting scheme. Signage is proposed to be placed in the center bay of east elevation. This signage shall consist of individual channel letters on a raceway. The letters of this signage shall be no taller than 5 feet in height and no longer than 25 feet in length.

Conformance with the Secretary's Standards

Treatment of the east elevation proposed in the modified plan conforms to Standards 2, 3, and 5. The historic utilitarian character of the east elevation shall be retained in conformance with Standards 2 and 3. Distinctive openings shall be closed as necessary and appropriate, but expressed with shadow lines, in conformance with Standard 5.

South Elevation

Proposed treatment of the south elevation, a secondary elevation, presented in the Draft EIR (March 2009) involves removal of door, balcony deck and railing, and other utilitarian features. The proposed project did not describe any drive-up window or canopy. No treatments are proposed to the exterior finishes of the building shell on the south elevation.

The modified plan (September 19, 2009) proposes specific measures for treatment of the south elevation (See Appendix A, Sheet A2.1). Like the east elevation, the utilitarian south elevation is a secondary elevation, not meant to be generally visible and not a focal point. Wall surfaces and other features shall be repainted and the elevation shall retain its historic utilitarian character, treated in a manner similar to that of the west elevation. A new opening is proposed for a pharmacy drive-up window, adjacent to a location of previous infill which may have served as a truck door. Opening new doors and windows on a secondary elevation is generally in conformance with the *Secretary's Standards* if they follow a pattern similar to the original (See Figures 64-65 for inspiration images of an appropriate drive-up canopy and window addition to a historic building). A canopy extending 17 feet south of the elevation and 20 feet in length along the elevation and supported on two columns is proposed to cover the drive-up window. The decorative treatment of the canopy edge as shown in the modified plan shall be simplified.

Signage is proposed in an area 25 feet by 50 feet near the parapet above the new drive-up window and canopy containing advertising for the tenant of the property or a possibly a painted mural containing early images of the property or images of local cultural significance. Banner signage in this area is minimally acceptable as the hooks and attachments necessary to connect banner signage to the building exterior may cause damage. If this signage is to be accomplished in banner form, options to minimize the number of attachments shall be studied. Additional signage is proposed to be placed in the east bay of south elevation above the drive-up window. This signage shall consist of individual channel letters on a raceway. The letters of this signage shall be no taller than one foot in height and no longer than ten feet in length.

Conformance with the Secretary's Standards

Treatment of the south elevation proposed in the modified plan appears to conform to Standards 2 and 5. While a new opening will be made in the south elevation to accommodate a drive-up window, the south elevation shall remain a secondary elevation with minimal change, in conformance with Standards 2 and 5.

West Elevation

Proposed treatment of the west elevation, a secondary elevation, presented in the Draft EIR (March 2009) involves removal of doors, windows, metal stair and other utilitarian features. No treatments are proposed to the exterior finishes of the building shell on the west elevation.

The modified plan (September 19, 2009) proposes retention of character-defining utilitarian features, such as the metal stair, and sensitive treatment of openings on the west elevation (See Appendix A, Sheet A2.1). Similar to the south and east elevations, the west elevation the utilitarian south elevation was a secondary elevation, and never meant to be generally visible and not a focal point. Openings in the west elevation shall be infilled in a manner consistent with the east elevation and wall surfaces, stairway and other features shall be painted. A new steel stairway will be added from the balcony level to grade to replace existing. Signage is proposed to be placed in the south bay of the west elevation. This signage shall consist of individual channel letters on a raceway. The letters of this signage shall be no taller than 5 feet in height and no longer than 30 feet in length.

Conformance with the Secretary's Standards

Treatment of the west elevation proposed in the modified plan appears to conform to Standards 2, 3, and 5. While the historic utilitarian character of the west elevation shall be retained in conformance with Standards 2 and 3, a new stair will be built to replace existing. Distinctive openings will be closed as appropriate but expressed with shadow lines, in conformance with Standard 5.

Signage

Signage is not discussed in the Draft EIR (March 2009).

The modified plan (September 19, 2009) includes tenant signage on the north façade above the canopy, on the leading edge of the new contemporary canopy, and additional signage on the east, south and west elevations. The modified plan also includes reusing the existing pole sign at the southeast corner of the site (See Appendix A, Sheet A0.0).

Conformance with the Secretary's Standards

Treatment of signage in the modified plan appears to conform to Standard 2. Originally occupied by theater and commercial uses, the property historically had substantial signage on site, albeit placed along the property edge at the sidewalk (as part of the non-demolished Vega Building) (See Figures 3 and 4 showing historic views of Vega Building with signage and marquee). Addition of new signage reflects the historic character of the site and is therefore appropriate and in conformance with Standard 2. The new signage is also reversible in conformance with Standard 10.

Interior

Lobby

Proposed treatment of the lobby presented in the Draft EIR (March 2009) involves retention of original doors at the primary entrance, insertion of contemporary automatic doors within the lobby (acting as a second set of entry doors similar to an air lock or vestibule), removal of bathrooms in the northeast and northwest corners, removal and salvage of the concession shell and balcony stair, removal of the entire wall dividing the lobby from the auditorium (Gridline G) and insertion of a suspended acoustical tile ceiling. No treatments to the floor or perimeter walls are described in the proposed project. The sequence and volumes of space would be entirely obscured by new construction.

The modified plan (September 19, 2009) proposes the following:

The primary entrance openings shall be retained with contemporary aluminum doors inserted into existing frames (Gridline J). The overall scale and height of the lobby shall be preserved, maintaining an approximately 12-foot high ceiling above finished floor. The lobby restrooms located in the northeast and northwest corners have not been identified to as significant features and both will be removed to enlarge the lobby for use as a retail space. Modifications to the ceiling taking the form of a bulkhead extending below the existing ceiling shall be required to terminate the decorative coffered ceilings in the area of the removed restrooms. Cashier stations will be located in the former lobby.

The existing decorative concession shell and curved staircase within the lobby shall be removed and shell stored on site to create increased floor area for cashier stations and an open line of sight through to the auditorium, both essential modifications to convert the space to retail use. Salvage of the shell appears feasible, based on review of early concepts for removal, crating and lifting to the second floor for storage, the shell and north portion of the stair wall supporting the shell. Detailed, hand measured drawings and selective templates shall be made of the lobby stair for possible future reconstruction. Handrails shall be salvaged and stored in a manner similar to the shell.

The wall currently dividing the lobby from the auditorium (Gridline G) shall be removed between Gridlines 1 and 3, and between Gridlines 4 and 6 in order to enhance visibility and access from the lobby to the auditorium, although existing decorative pilasters, wing walls, and headers shall be retained *in situ* or in place to preserve the sense of lobby enclosure and transition into the auditorium (See Figures 48-57 for inspiration images of historic theaters converted to retail use while preserving sequence of space from lobby into auditorium and through to stage area). The mid-point landings of the balcony stair east and west of the center bay shall be removed to provide for greater visibility to the auditorium to and from the lobby.

As the auditorium floor will be excavated between Gridline E and F, and the existing ramping removed, approximately four steps contained within the central bay will provide the primary

means of access from the lobby to the auditorium space. A guardrail will be installed in the new opening between pilasters in the west bay to prohibit access from the lobby to the lowered auditorium floor. An entrance to an accessible switchback ramp will be provided between along Gridline F between Gridlines 4 and 5.

Historic lobby ceilings shall be clad in a suspended grid incorporating light fixtures without acoustical ceiling tiles so that the coffered plaster ceiling remains visible.

As the historic lobby ceilings and walls are highly decorative and would require substantial effort to fully repair and repaint, complete conservation or restoration of these features will not be part of this project. However, to repair damage and allow for preservation (stabilization) of historic building fabric, damage to lobby ceilings and walls shall be patched and infill painted as necessary.

Conformance with the Secretary's Standards

Treatment of the lobby proposed in the modified plan appears to conform to *Secretary's Standards 1, 2 and 5*. The former lobby shall remain in its original use as the primary entrance space, retaining as many decorative features as possible. While the concession shell and balcony stair must be removed to accommodate the new tenant, the sense of lobby enclosure and sequence of space from lobby to auditorium shall be retained, in conformance with Standards 1 and 2. Distinctive lobby features, including ceiling decoration and pillars shall be preserved to the maximum extent feasible, in conformance with Standard 5.

Auditorium

Proposed treatment of the auditorium presented in the Draft EIR (March 2009) involves removal of the majority of the auditorium balcony including two support columns, leveling the auditorium floor at the lobby floor elevation, and adding a suspended acoustical tile ceiling at 12 feet high. The proscenium arch, perimeter walls, as well as curved walls flanking the proscenium arch would all be preserved behind or above new construction. Coupled with alterations proposed for the lobby, the sequence and volumes of space would be entirely obscured.

The modified plan (September 19, 2009) proposes retention of the historic auditorium balcony and exposure of historic interior building fabric and sequence of spaces from the lobby into the auditorium and through to the stage, to the maximum extent feasible (See Figures 48-57 for inspiration images of historic theaters converted to retail use while preserving historic sequence of space). A range of options for treatment of the coffered underside of the balcony will be evaluated based on specific needs of the tenant. With the goal of achieving maximum exposure of the underside of the balcony while accommodating requirements of retail use, a suspended grid system incorporating light fixtures without acoustical ceiling tiles (exposing the underside of the balcony) shall be considered. Alternatively, lighting may be incorporated into retail display units and/or shelving.

As the coffered underside of the balcony is highly decorative and would require substantial

effort to fully repair and repaint, complete conservation or restoration of this feature will not be part of the project. However, to repair damage and allow for preservation (stabilization) of the underside of the balcony, damage shall be patched and infill painted as necessary.

As the balcony creates a ceiling height considered low for retail use, the currently ramped auditorium floor will be excavated to a depth of approximately two feet between Gridlines E and F to allow for increased ceiling height of approximately 12 feet. The ramped floor extending south toward the stage will be filled to match this depth, creating a level floor stretching south through the auditorium and the stage. The floor elevation at the stage will increase approximately 2 feet above the existing stage elevation. A range of options for treatment of the space created under the leveled floor will be evaluated based on specific needs of the tenant. The space under the new floor may simply be filled with gravel or another similar material, or may be constructed of wood or steel framing and used to house HVAC equipment including ductwork.

At the edge of the balcony, the ceiling height shall increase significantly, extending upward to expose the high volume of the auditorium (Gridline C). A new wall will be built extending from or immediately behind the balcony edge, reaching to the ceiling to encapsulate the balcony seating area, eliminating the need to heat and cool the large-volume space above the balcony.

A range of options for treatment of the high volume auditorium space between the balcony edge and stage will be evaluated based on specific needs of the tenant, with the goal of exposing the volume of the space and decorative ceiling and walls to the maximum extent feasible. While the ceiling height shall increase significantly at Gridline C, the decorative ceiling may be exposed above a suspended grid system without acoustical ceiling tiles or through alternative means. The new grid system would connect with the existing plaster wall above the top of the proscenium arch. Feasibility of heating and cooling the high volume auditorium space shall be studied and shall factor into the ability to expose the historic ceiling. Auditorium lighting will either be provided from light fixtures contained within the suspended grid system, from light fixtures extending from retail display units and shelving, or through alternative means.

A range of options for treatment of auditorium walls will be evaluated based on specific needs of the tenant. Auditorium walls, including curved walls flanking the proscenium arch, shall be exposed above a certain height, with new low-height walls (exact height to be determined based on needs of tenant) constructed in front of existing walls to allow for new retail display units and shelving to be constructed along the interior perimeter.

As the auditorium walls and ceiling are highly decorative and would require substantial effort to fully repair and repaint, complete conservation or restoration of these features will not be part of this project. However, to repair damage and allow for preservation (stabilization) of historic building fabric, damage to the walls and ceiling shall be patched and infill painted as necessary.

In addition, a significant amount of pigeon guano currently sits in the attic space between the

historic ceiling and the roof. While the majority of the guano can be vacuumed, further cleaning of the area above the ceiling shall be carefully studied, as applying any degree of moisture to either side of a painted plaster ceiling can cause significant damage to ceiling structure and decoration. Treatment of this issue may factor into the ability to expose all or certain portions of the historic ceiling.

Conformance with the Secretary's Standards

Treatment of the auditorium proposed in the modified plan appears to conform to Secretary's Standards 1, 2 and 5. Retention of the balcony and sequence of spaces from the lobby through the auditorium is in conformance with Standard 1. To the extent that distinctive decorative work on the underside of the balcony, balcony edge, auditorium walls and ceilings, are made visible, the plan may conform to Standards 2 and 5.

Stage

Proposed treatment of the stage presented in the Draft EIR (March 2009) involves leveling the stage floor at the lobby elevation, insertion of pharmacy and storage use and adding a suspended acoustical tile ceiling at 12 feet high. Utilitarian features and the high volume of the stage area will be preserved behind or above new construction. Coupled with alterations proposed for the lobby and auditorium, the sequence and volumes of space would be entirely obscured by new construction.

The modified plan (September 19, 2009) proposes maximum exposure of not only historic building fabric but also the sequence of space from the auditorium into the stage (See Figures 48-57 for inspiration images of historic theaters converted to retail use while preserving historic sequence of space). The proscenium arch shall be exposed, with the drop ceiling (grid system) in the auditorium stepping up to expose the arch. Between Gridlines A and B a mezzanine level will be inserted into the existing high volume of the stage space. The wall built to enclose the new mezzanine level shall either extend from or be situated directly behind the proscenium arch, reaching down from the crest of the proscenium arch approximately halfway to the new floor. To emphasize the stage space, a range of options for treatment of the new wall will be studied based on specific needs of the tenant. It may be painted in tromp l'oeil fashion to mimic a partially drawn-up stage curtain, drawing on design of historic stage curtain (see Figure 5), or shall be otherwise finished in a fashion emphasizing the stage area. A pharmacy capped with an approximately 12-foot high ceiling will be added to the east stage area, extending north into the auditorium. The central bay will also contain a portion of the pharmacy within the stage. The west stage area will contain a receiving space.

As the proscenium arch and surrounding walls and ceiling are highly decorative (see Figure 5) and would require substantial effort to fully repair and repaint, complete conservation or restoration of these features will not be part of this project. However, to repair damage and allow for preservation (stabilization) of historic building fabric, damage to the proscenium arch and surrounding walls and ceiling shall be patched and infill painted as necessary.

Conformance with the Secretary's Standards

Treatment of the stage proposed in the modified plan appears to conform to Secretary's Standards 1 and 5. The sequence of space from the auditorium to the stage shall be clearly defined by maintaining visibility of the proscenium arch and surrounding ornament and by a change in ceiling height from the high volume exposed in the auditorium to the 12 foot high ceiling in the stage area, in conformance with Standard 1. Distinctive decoration and ornament on or adjacent to the proscenium arch shall be preserved, in conformance with Standard 5.

Conclusion

The modified plan addresses concerns raised in responses to comments while striving for project conformance with the *Secretary's Standards* as described in detail above. While the proposed project would not fully conform to the *Secretary's Standards*, the design shown in the modified plan and the treatments described in this memorandum demonstrate a serious and concerted effort to reduce significant historical resources impacts identified in the Draft EIR. It is our professional opinion that this modified plan, with implementation of Mitigation 3.2.1 for design review already incorporated into the Draft EIR, will significantly reduce historical resources impacts, but not to a less than significant level.

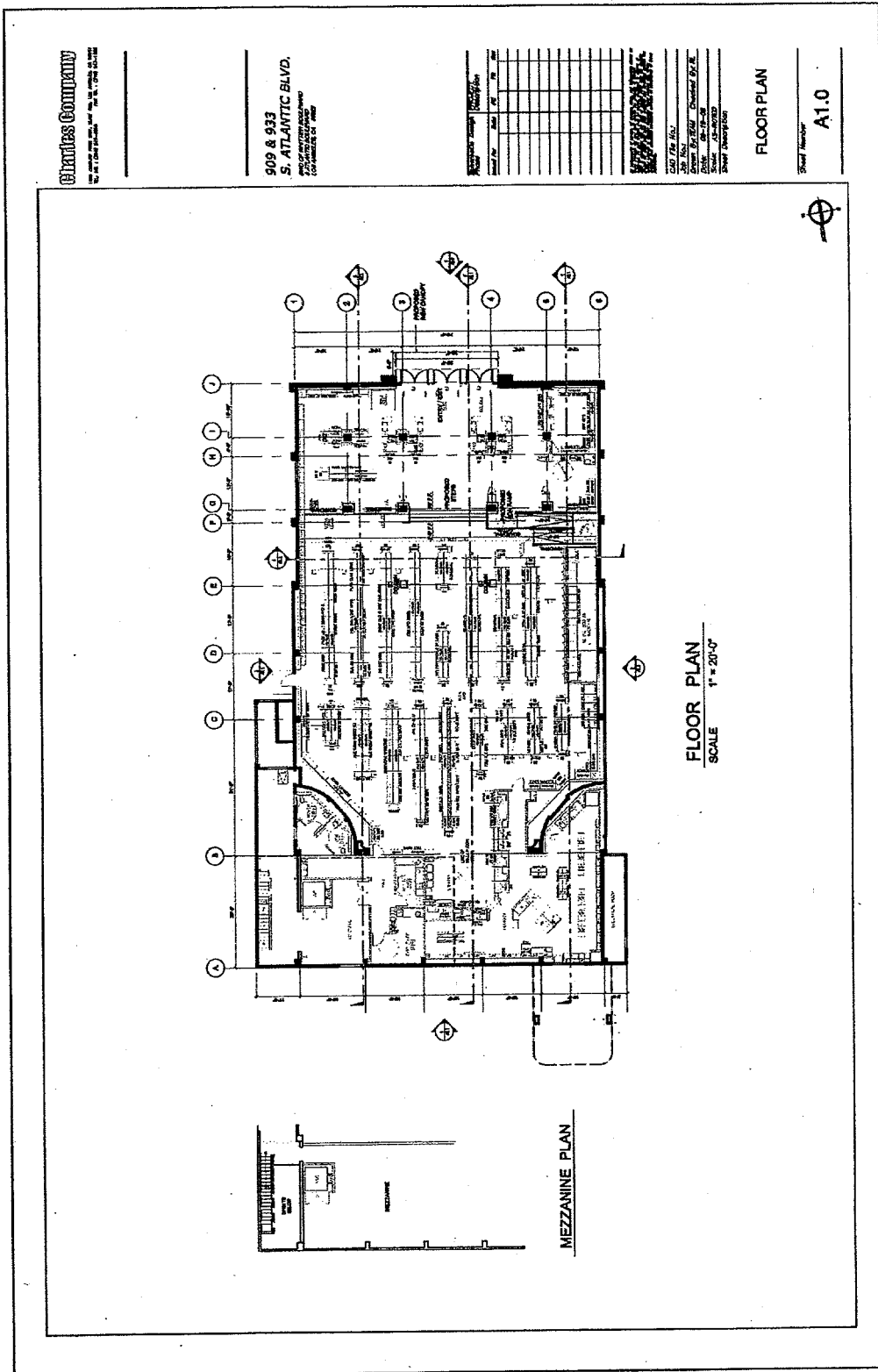
Please let us know if you have any questions or concerns.

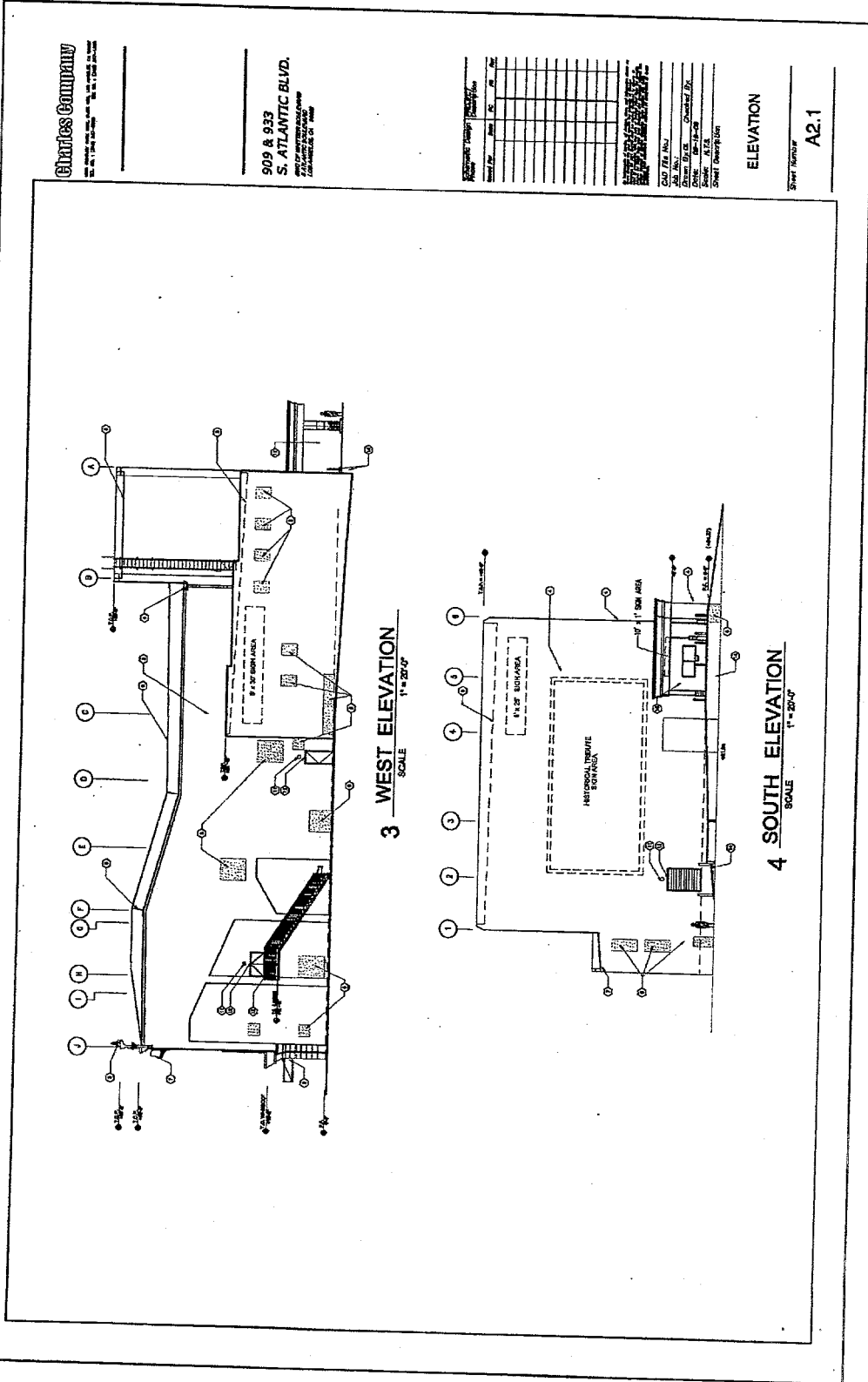
Appendices

- A: Modified Plan for Reuse of Golden Gate Theater, dated 9/19/2009
- B: Historic Photos
- C: Contemporary Photos
- D: Inspiration Images

APPENDIX A

Modified Plan for Reuse of Golden Gate Theater, dated 9/19/2009





Charles Company
 1000 W. 11th Street, Suite 200
 Los Angeles, CA 90057
 Tel: 213.486.1234

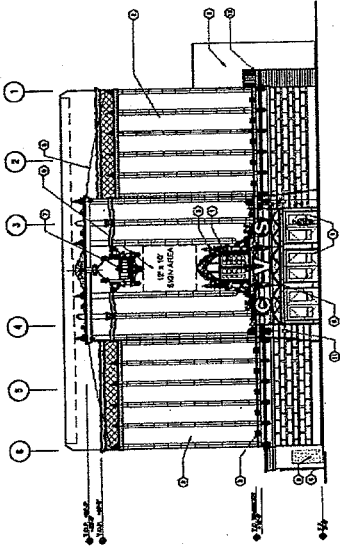
909 & 933
 S. ATLANTIC BLVD.
 LOS ANGELES, CALIFORNIA
 90015

Revised	By	Date	Description

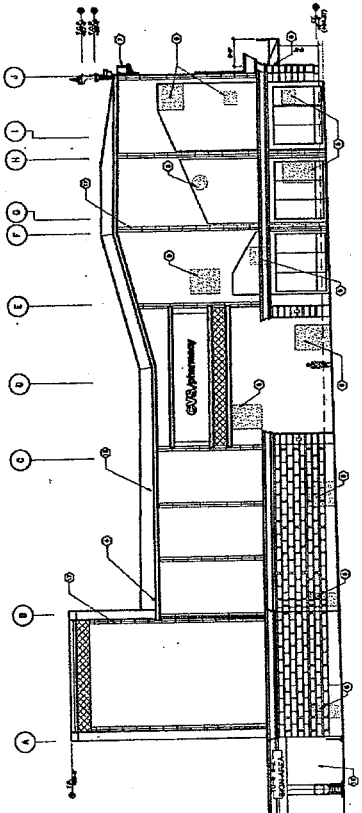
ELEVATION
 Sheet Number
 A2.0

ELEVATION KEY NOTES

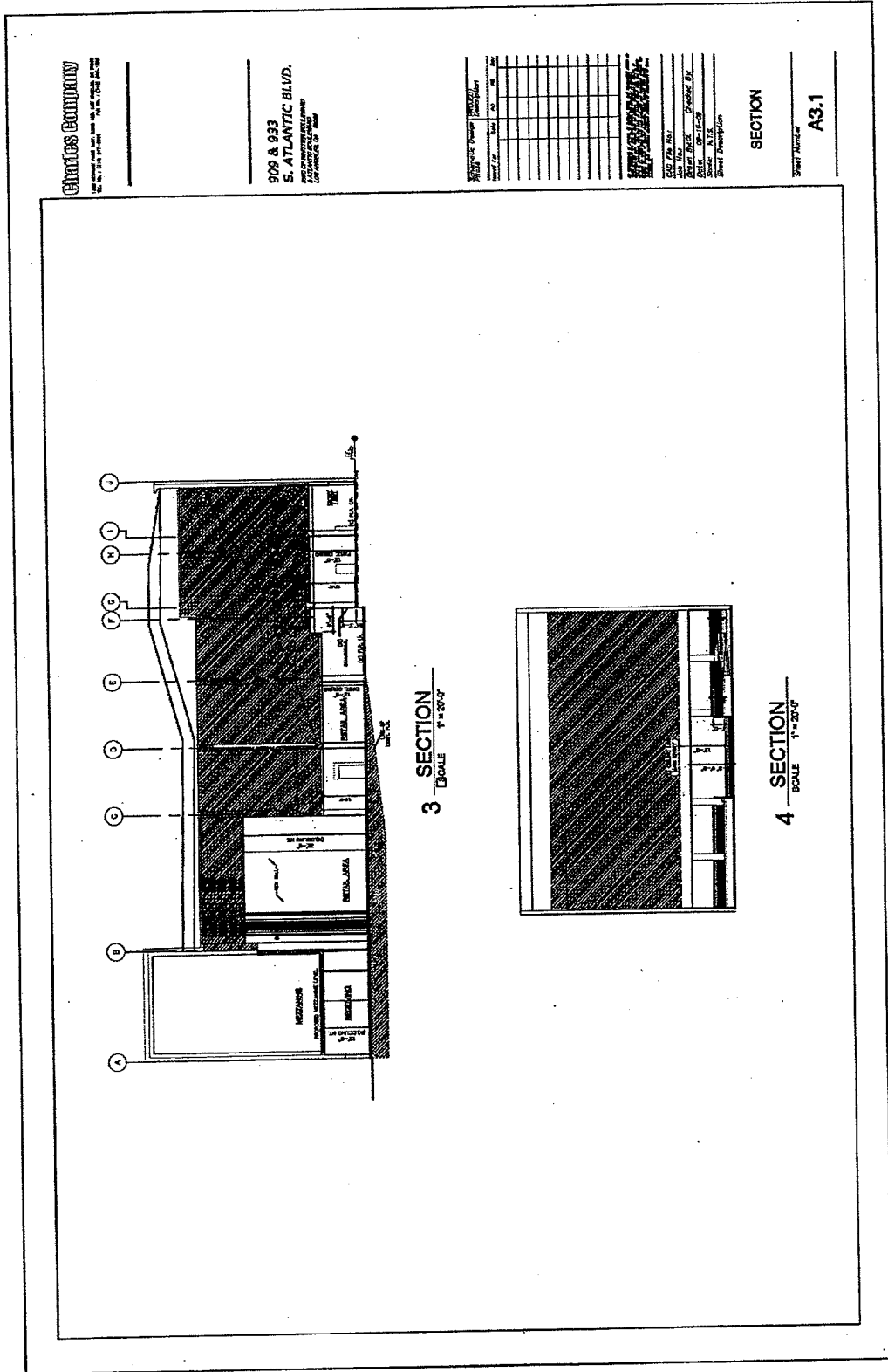
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2. FINISHES TO BE SHOWN ON THE DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED.
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1 NORTH ELEVATION
 SCALE 1" = 20'-0"



2 EAST ELEVATION
 SCALE 1" = 20'-0"



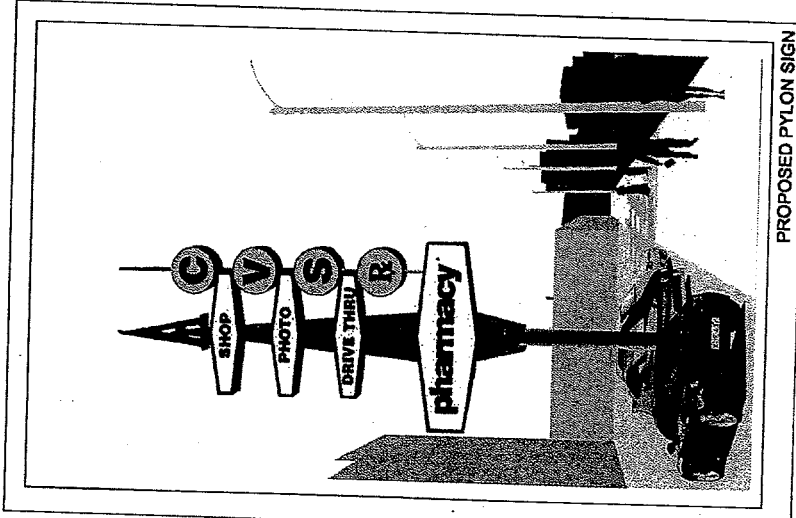
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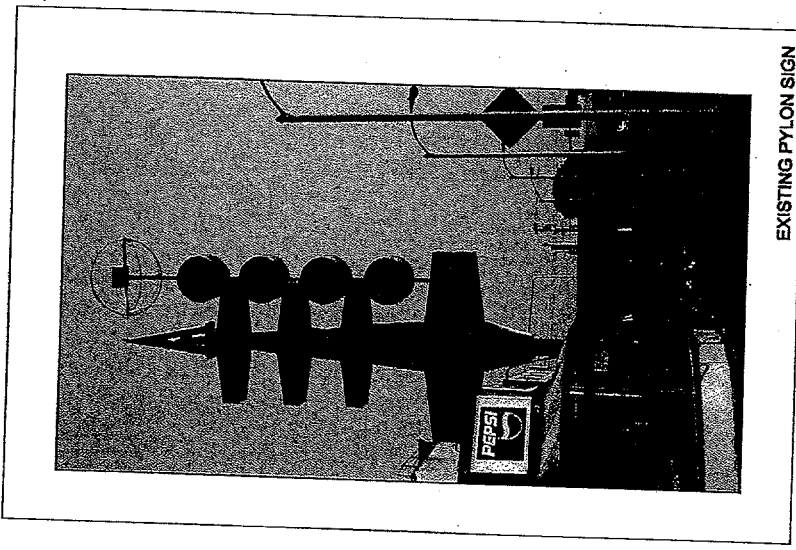
Project Name	City	State	Year

OLD PH. NO.
NEW PH. NO.
Drawing Date
Drawing By
Checked By
Scale
Sheet No. of Total
Sheet Name/Title

SIGNAGE
EXISTING Pylon Sign
Sheet Number
A0.0



PROPOSED PYLON SIGN



EXISTING PYLON SIGN

APPENDIX B

Historic Photos

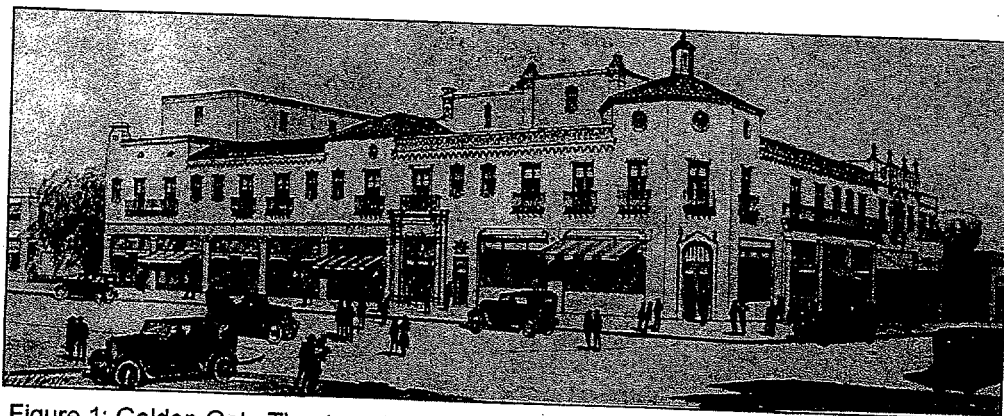


Figure 1: Golden Gate Theater, view southwest, (east elevation visible) wrapped by the Vega building (demolished) (artist and date unknown)

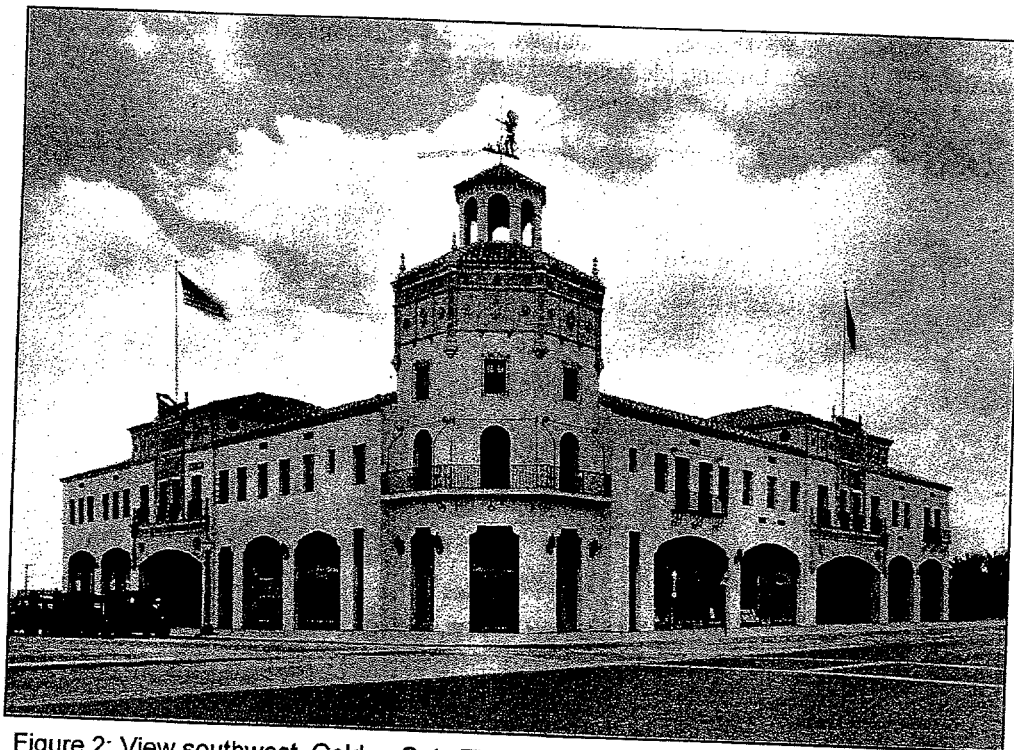


Figure 2: View southwest, Golden Gate Theater (not visible) wrapped by the Vega building (demolished) (source and date unknown)



Figure 3: Golden Gate Theater, view southwest, (upper portion of north façade visible) wrapped by the Vega building (demolished) (Los Angeles Public Library Photo Collection, Photo No. 0015321, date unknown)



Figure 4: Golden Gate Theater, view southwest, (upper portion of north façade visible) wrapped by the Vega building (demolished) (William Reagh, Los Angeles Public Library Photo Collection, Photo No. 0015322, 1980)

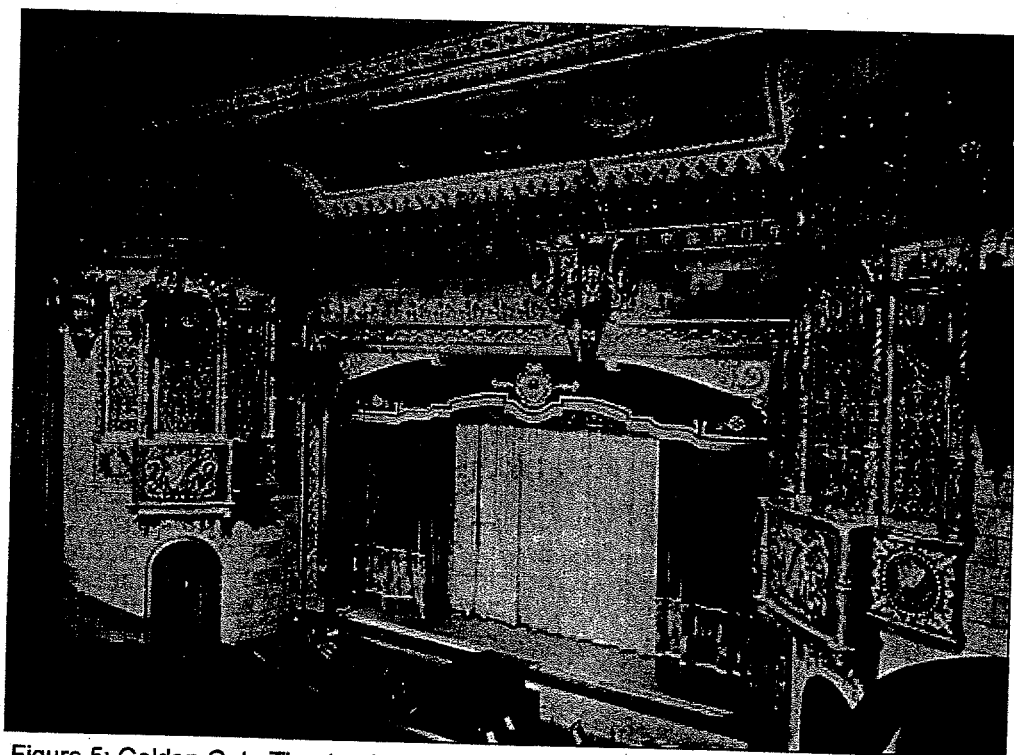


Figure 5: Golden Gate Theater, interior, view southeast looking toward stage (Los Angeles Public Library Photo Collection, Photo No. 0015324, date unknown)



Figure 6: Golden Gate Theater, interior, view northeast into balcony lobby (Los Angeles Public Library Photo Collection, Photo No.00015323)

APPENDIX C
Contemporary Photos

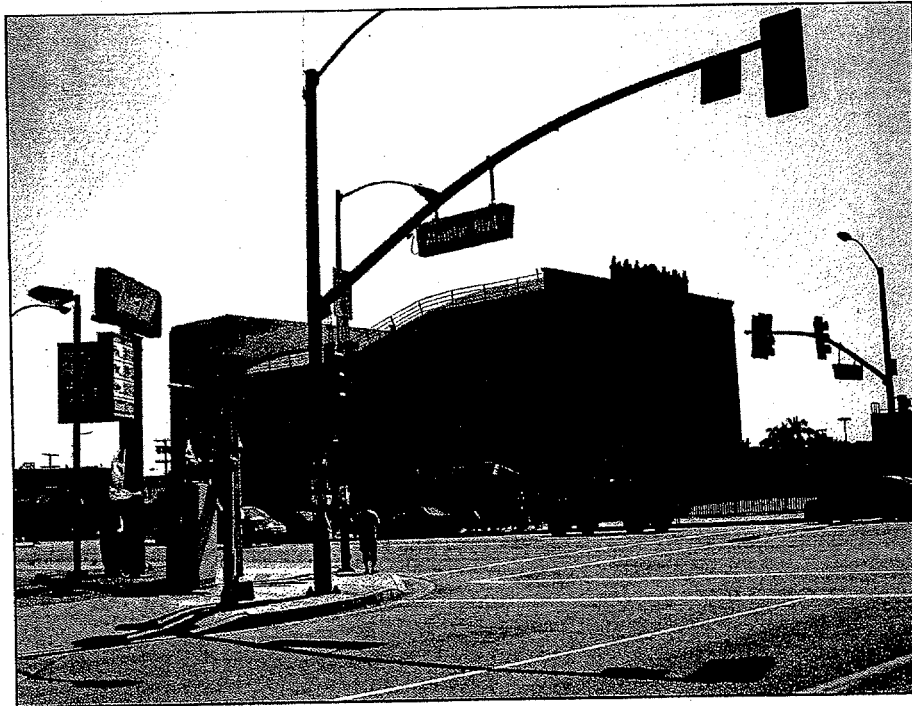


Figure 7: Golden Gate Theater, exterior, view southwest from Whittier Boulevard showing north façade (right) and east elevation (left) (Chattel Architecture 2009)

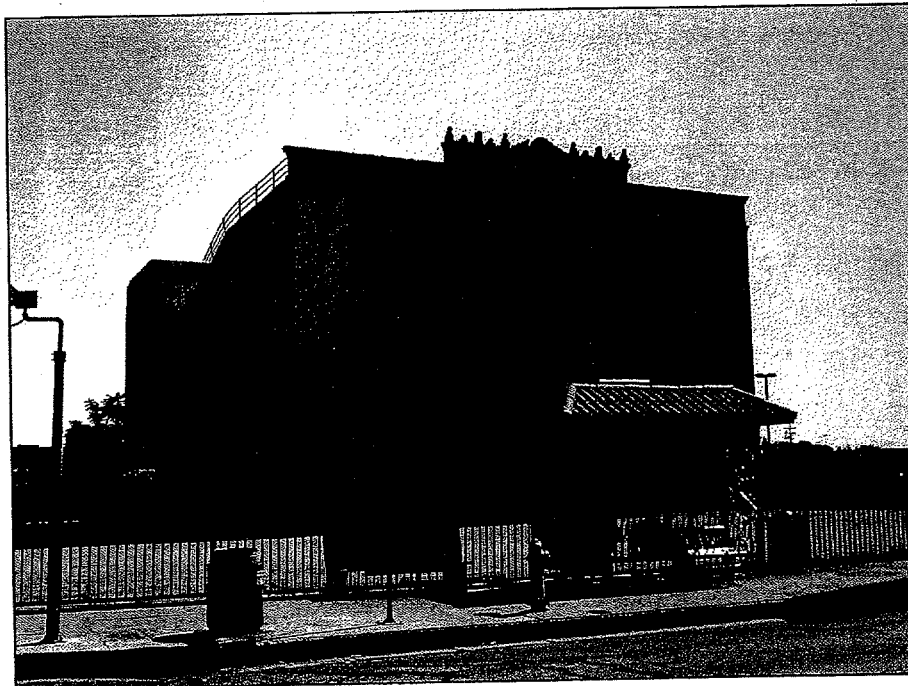


Figure 8: Golden Gate Theater, exterior, view southwest from Whittier Boulevard showing north façade (right) and east elevation (left) (Chattel Architecture 2009)

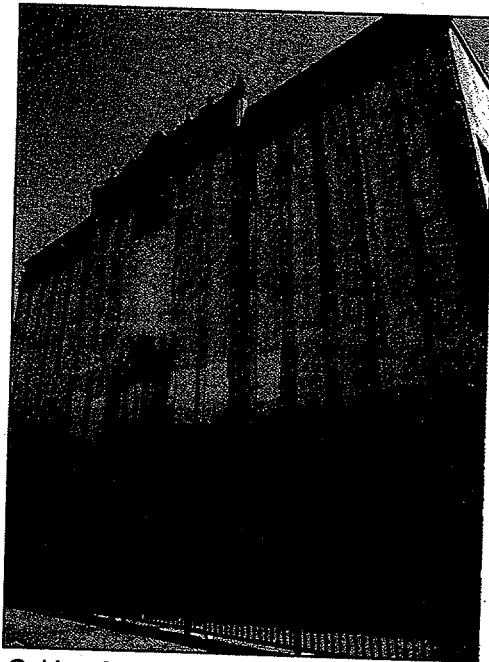


Figure 9: Golden Gate Theater, exterior, view southeast of north façade (Chattel Architecture 2009)

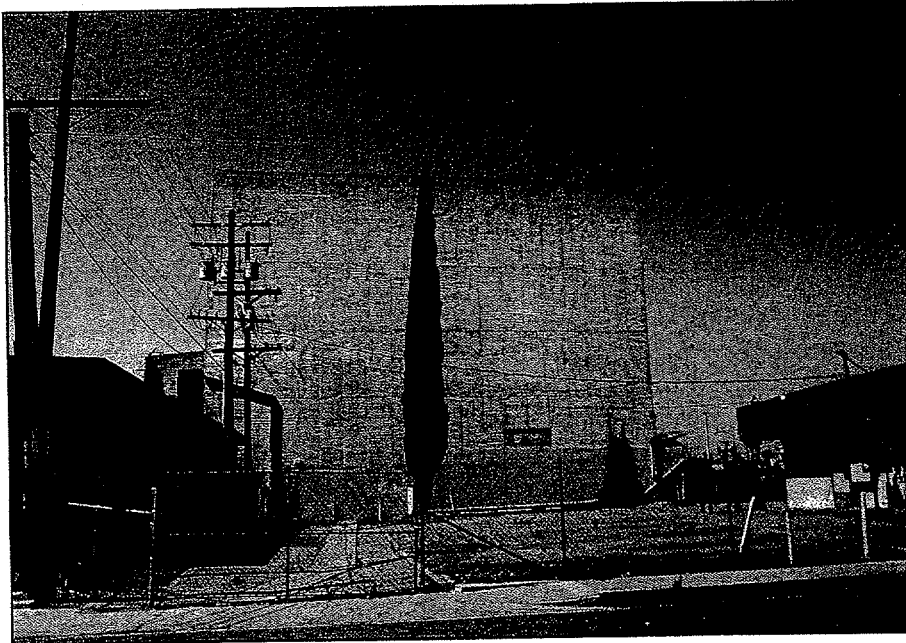


Figure 10: Golden Gate Theater site, view north showing south elevation of theater (center) and western edge of Jim's Burgers food stand (right) (Chattel Architecture 2009)

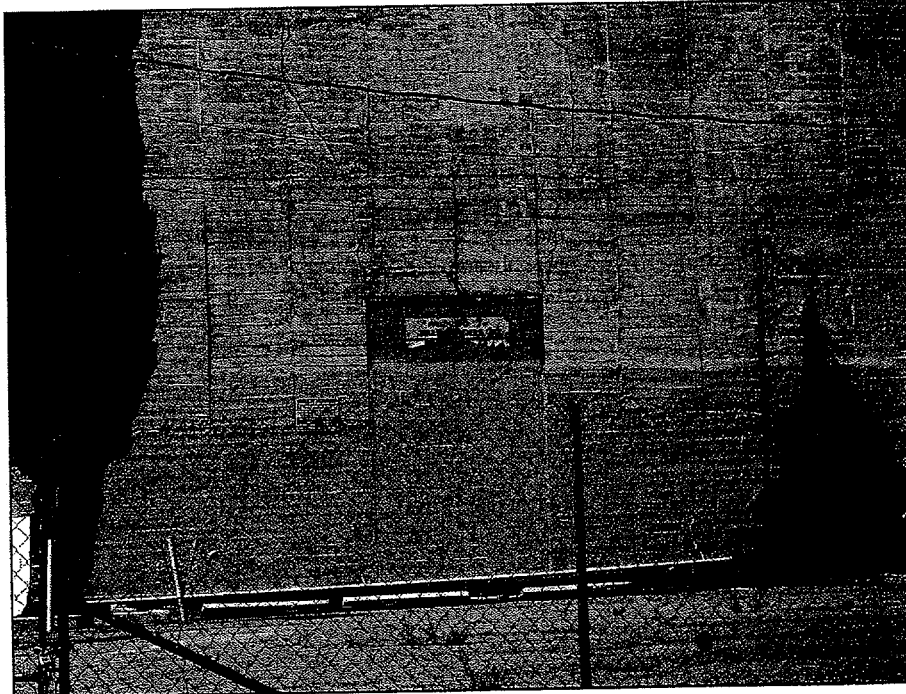


Figure 11: Golden Gate Theater, detail view northeast showing site of previous infill in south elevation (Chattel Architecture 2009)

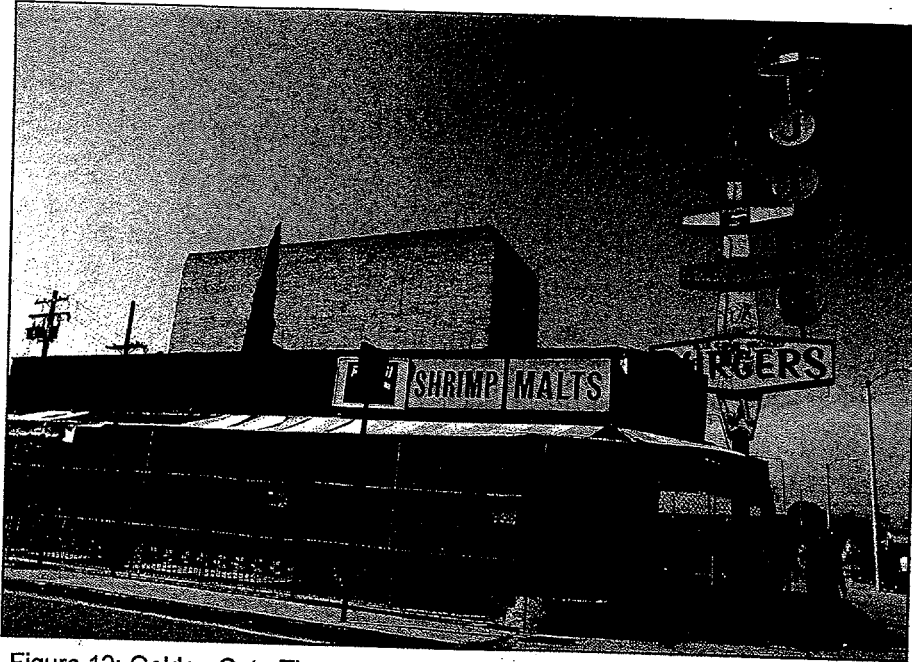


Figure 12: Golden Gate Theater site, view north showing south elevation of theater (center) and western edge of Jim's Burgers food stand (right) (Chattel Architecture 2009)

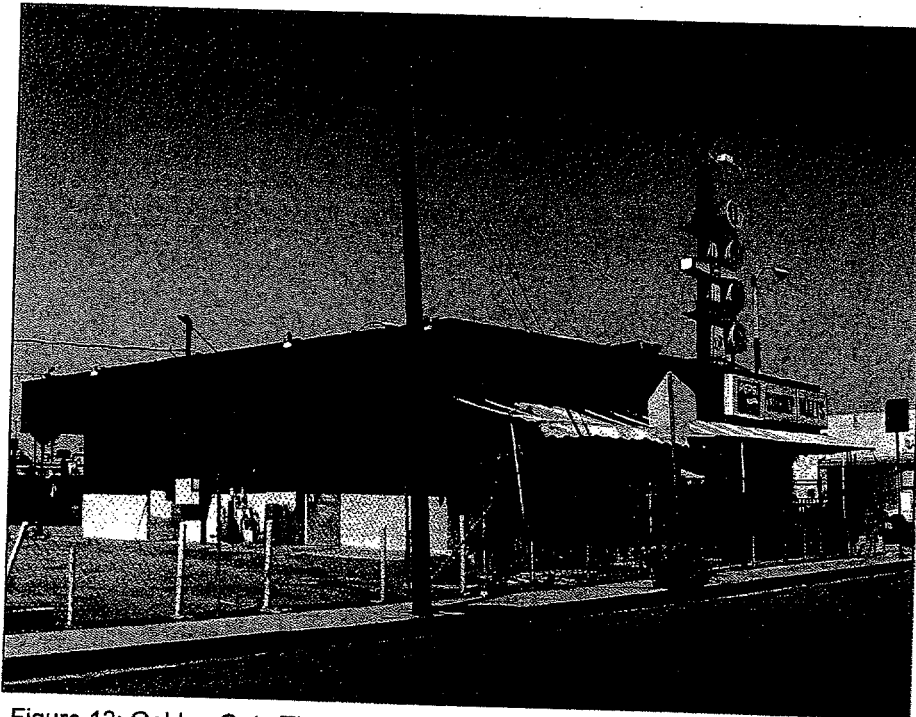


Figure 13: Golden Gate Theater site, view northeast showing Jim's Burgers food stand (vacant) (Chattel Architecture 2009)

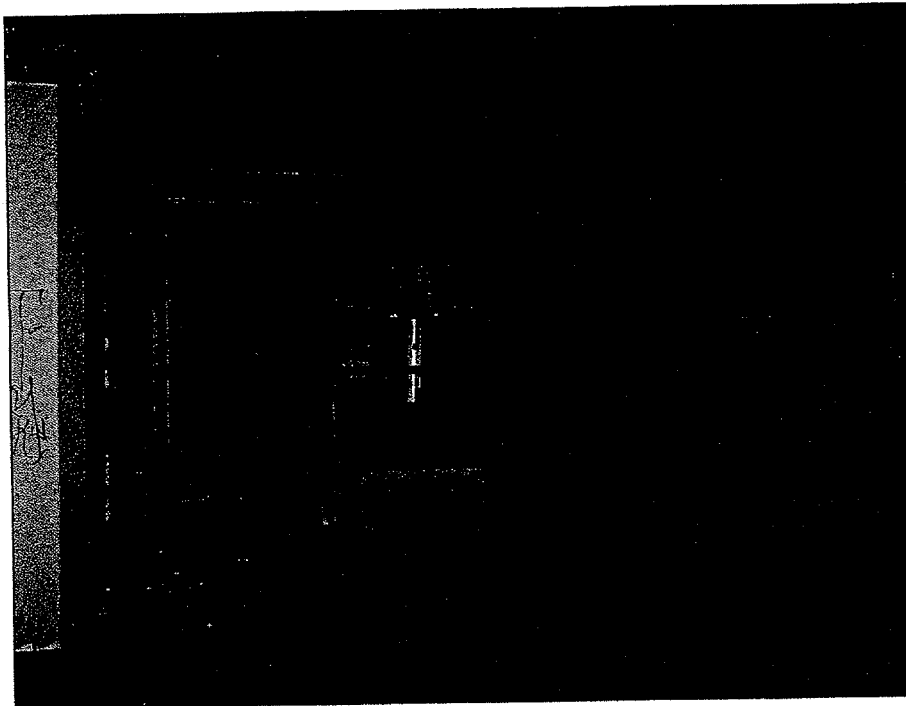


Figure 14: Golden Gate Theater, interior, view east into east wing of lobby showing fountain (left) and pillars (right) (Chattel Architecture 2009)

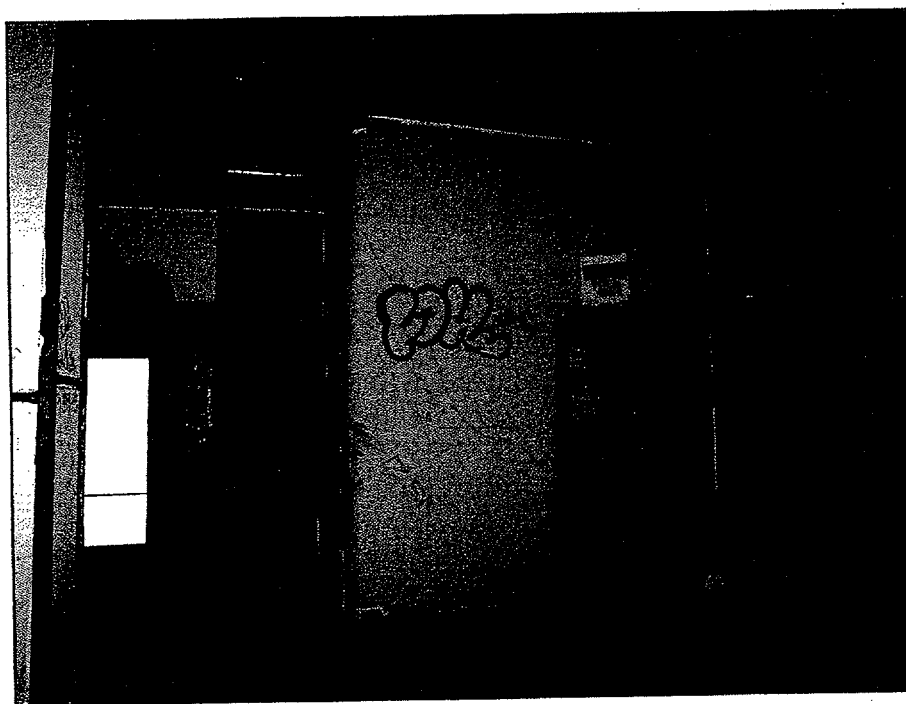


Figure 15: Golden Gate Theater, interior, view northwest showing balcony level restrooms (right) (Chattel Architecture 2009)

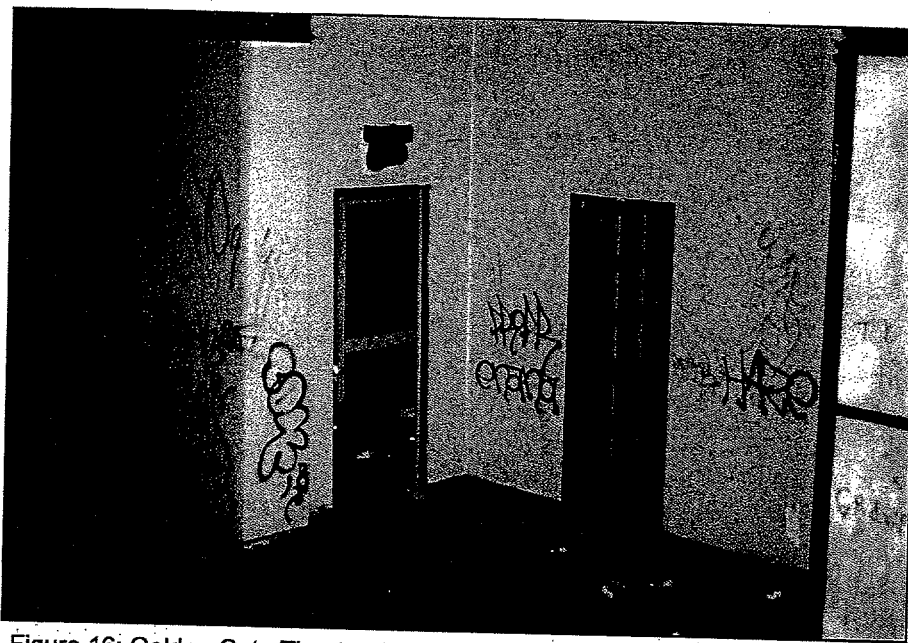


Figure 16: Golden Gate Theater, interior, view south into west wing of lobby showing fountain (left) and restrooms (right) (Chattel Architecture 2009)

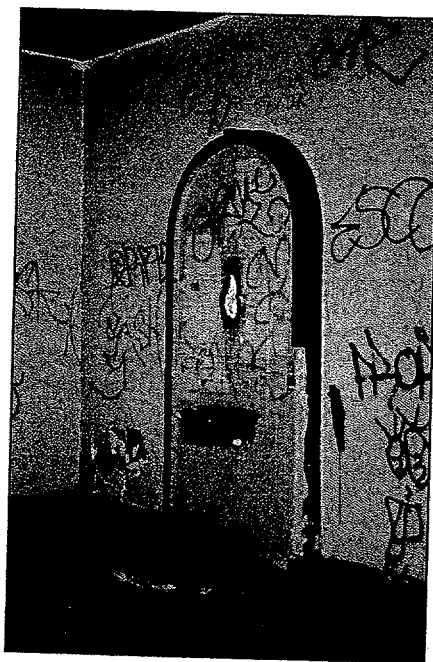


Figure 17: Golden Gate Theater, interior, view northwest into west wing of lobby showing fountain (Chattel Architecture 2009)

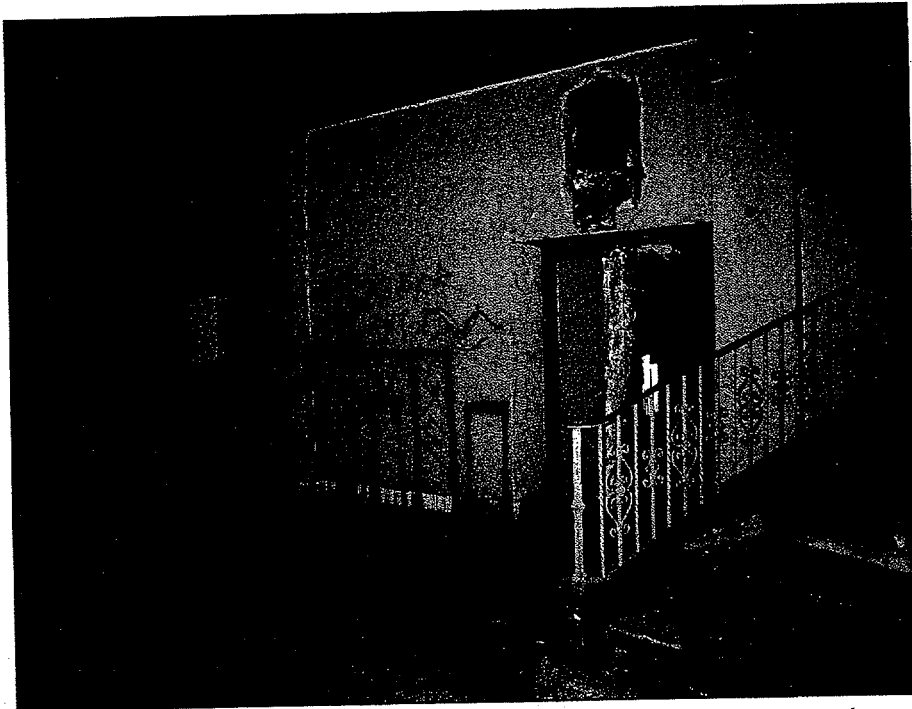


Figure 18: Golden Gate Theater, interior, view southeast from lobby toward doors to auditorium (Chattel Architecture 2009)



Figure 19: Golden Gate Theater, interior, view southwest from lobby toward door to auditorium (Chattel Architecture 2009)

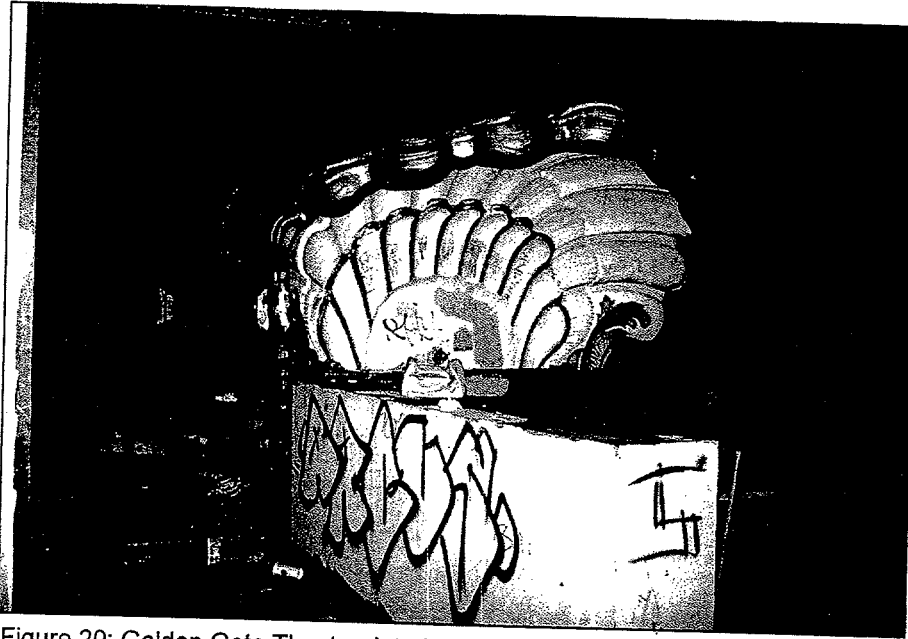


Figure 20: Golden Gate Theater, interior, view southwest of lobby concession shell and attached stair to balcony (Chattel Architecture 2009)

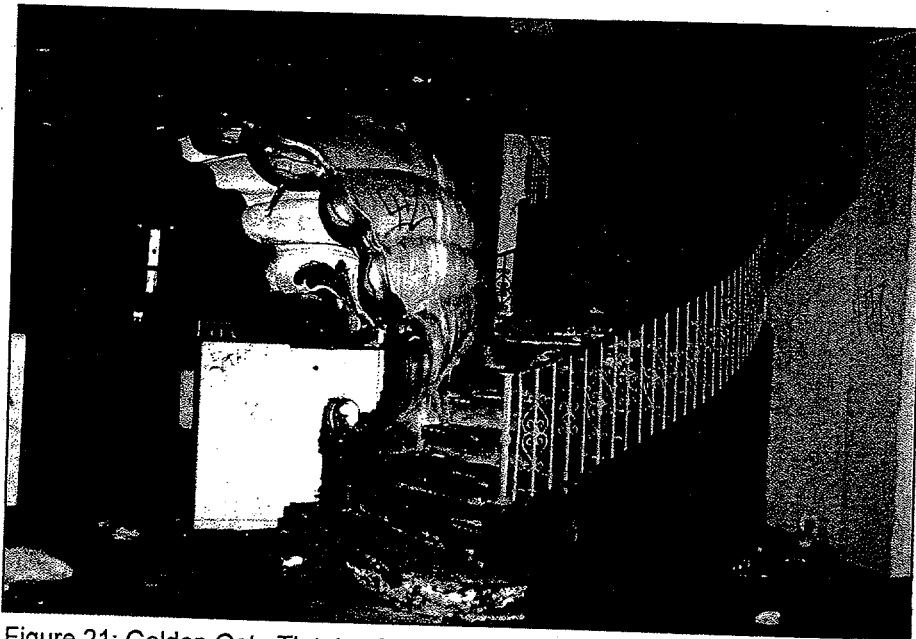


Figure 21: Golden Gate Theater, interior, view southeast of lobby concession shell and attached stair to balcony (Chattel Architecture 2009)



Figure 22: Golden Gate Theater, interior, detail view northwest of lobby concession shell showing damage (Chattel Architecture 2009)

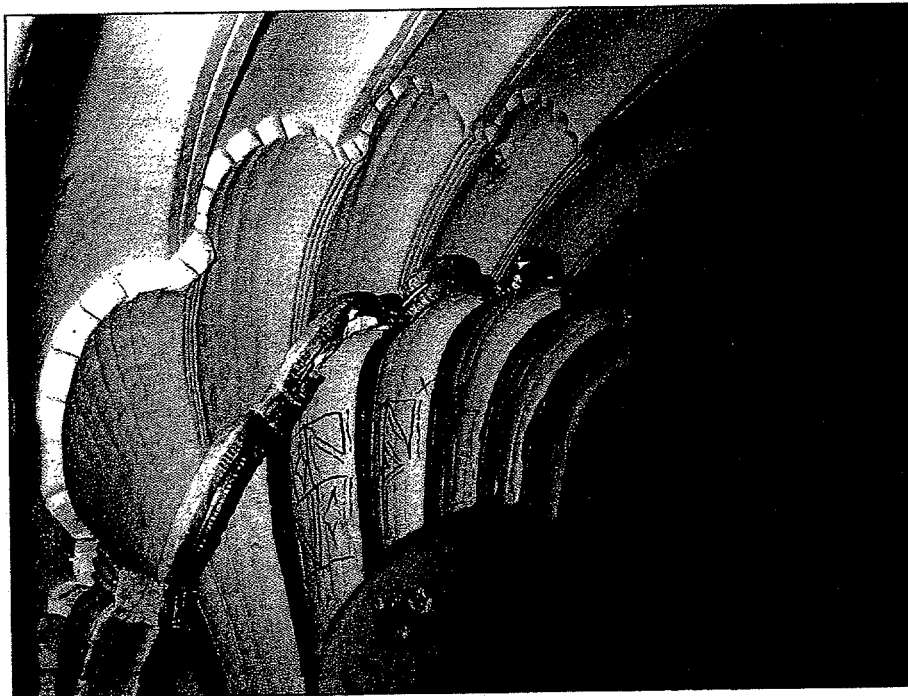


Figure 23: Golden Gate Theater, interior, detail view southwest of lobby concession shell (Chattel Architecture 2009)

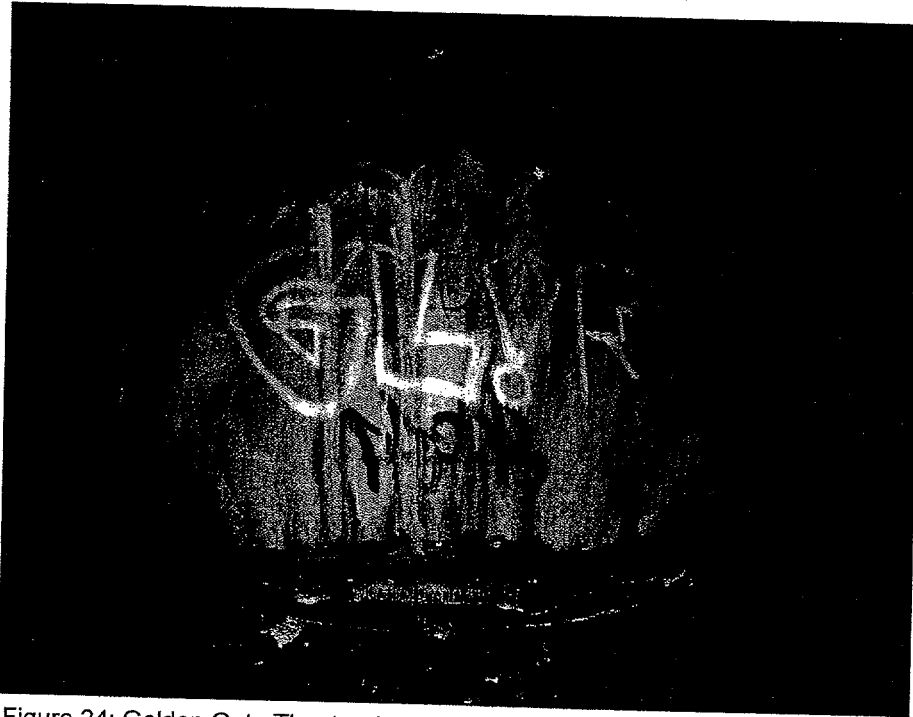


Figure 24: Golden Gate Theater, interior, view north of lobby concession shell showing attachment to stair to balcony (Chattel Architecture 2009)

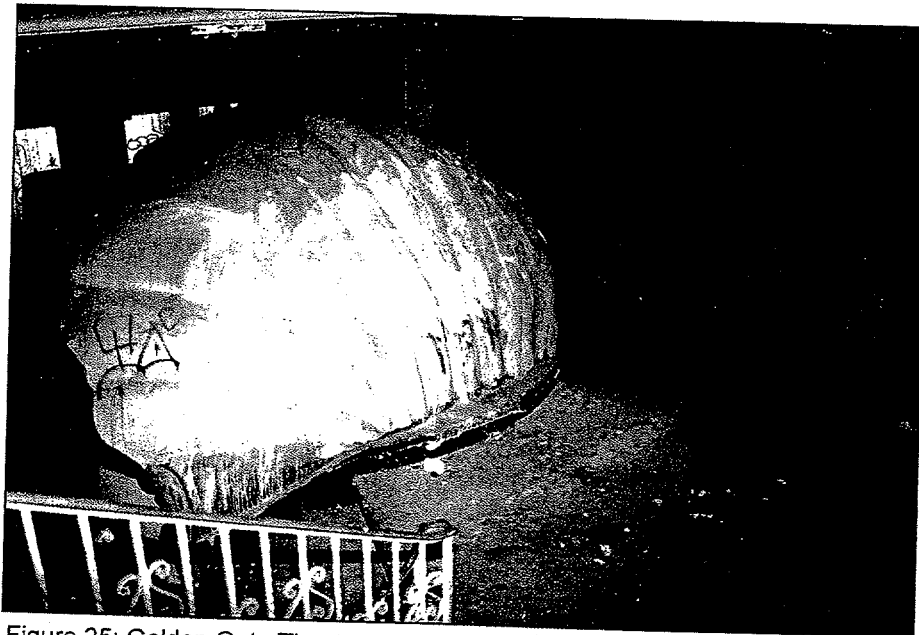


Figure 25: Golden Gate Theater, interior, view northeast of lobby concession shell showing attachment to stair to balcony (Chattel Architecture 2009)

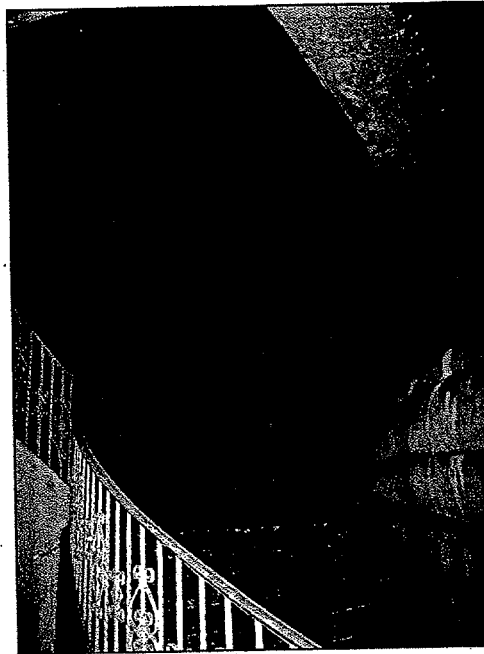


Figure 26: Golden Gate Theater, interior, view southwest showing stair to balcony and attachment to lobby concession shell (Chattel Architecture 2009)

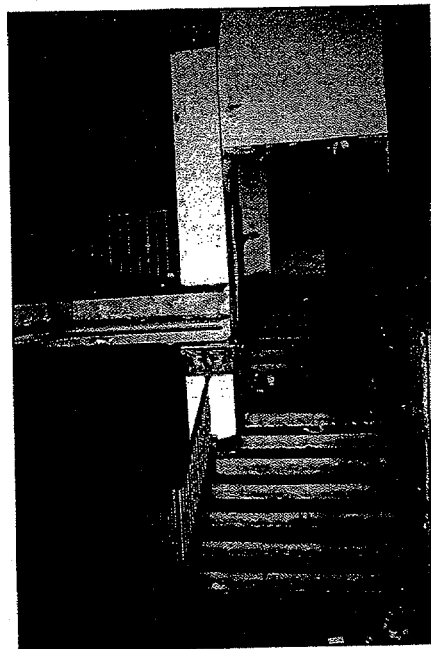


Figure 27: Golden Gate Theater, interior, view east from stair to balcony looking down into lobby and across into balcony level (Chattel Architecture 2009)

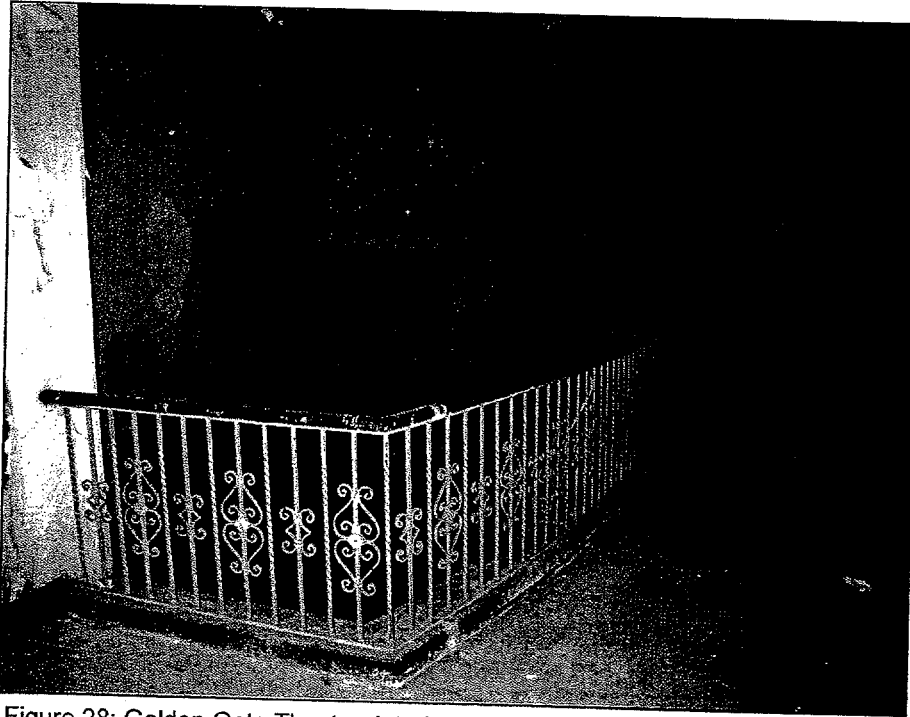


Figure 28: Golden Gate Theater, interior, view southwest from balcony looking toward stair from lobby (Chattel Architecture 2009)



Figure 29: Golden Gate Theater, interior, view northeast from balcony looking toward balcony level (above) and first floor lobby (below) (Chattel Architecture 2009)

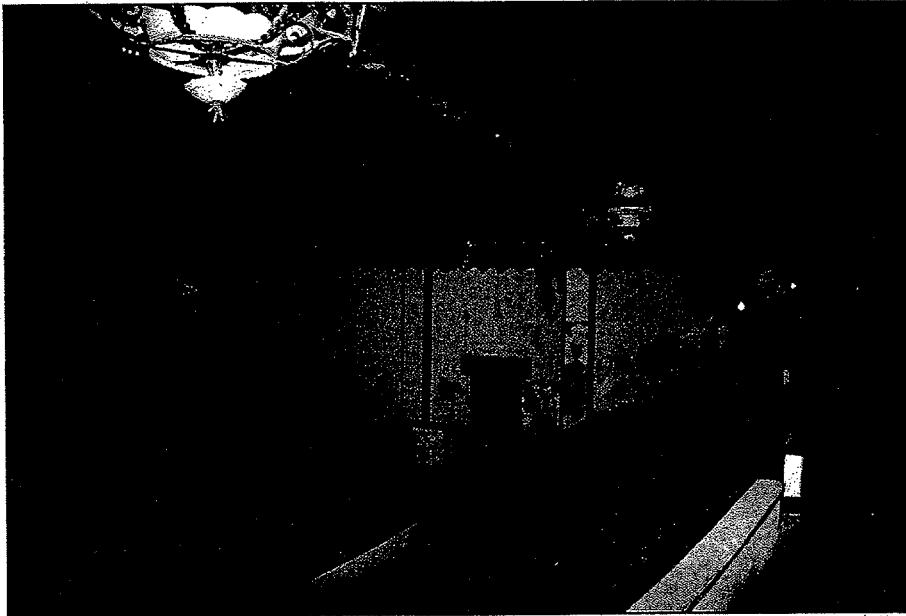


Figure 30: Golden Gate Theater, interior, view southwest from balcony showing balcony seating (right) and edge of proscenium arch (left) (Chattel Architecture 2009).

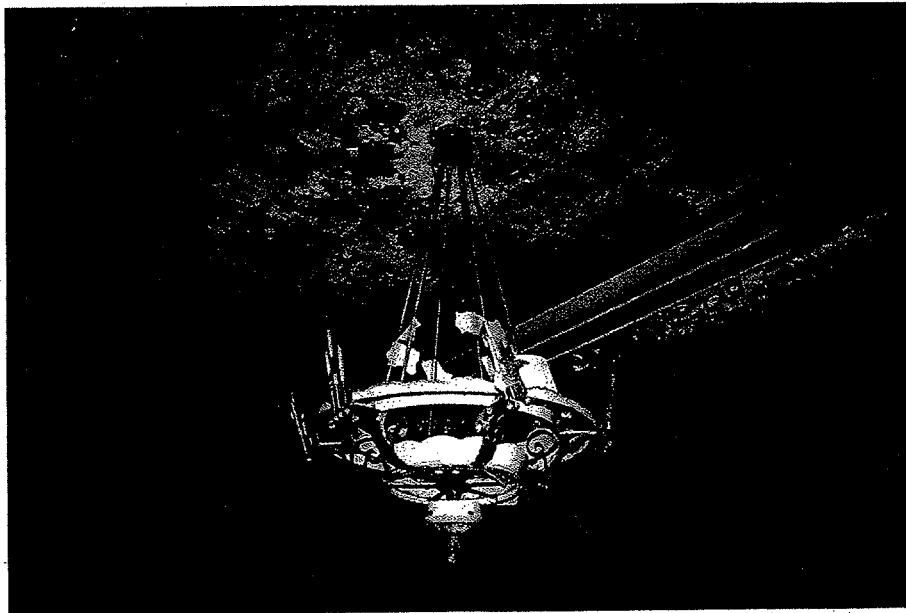


Figure 31: Golden Gate Theater, interior, detail view of ceiling light fixture above balcony (typical) (Chattel Architecture 2009)

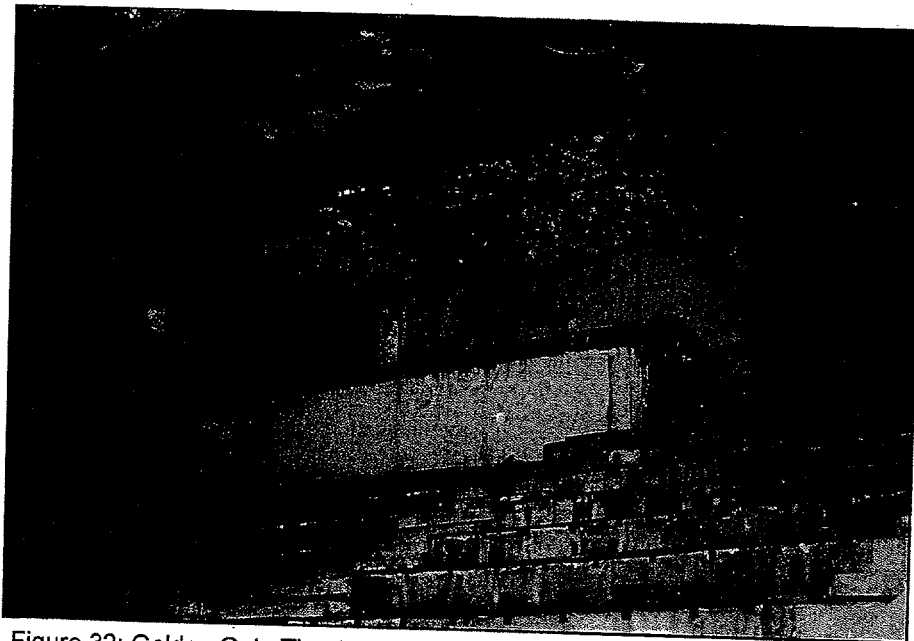


Figure 32: Golden Gate Theater, interior, view northwest from balcony seating looking toward projection booth (Chattel Architecture 2009)

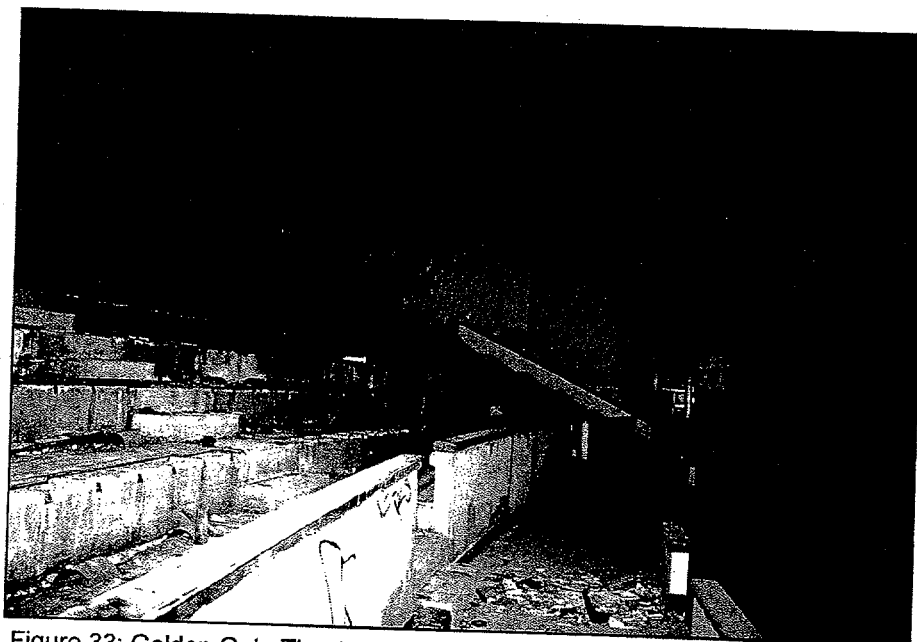


Figure 33: Golden Gate Theater, interior, view northeast from balcony edge (Chattel Architecture 2009)

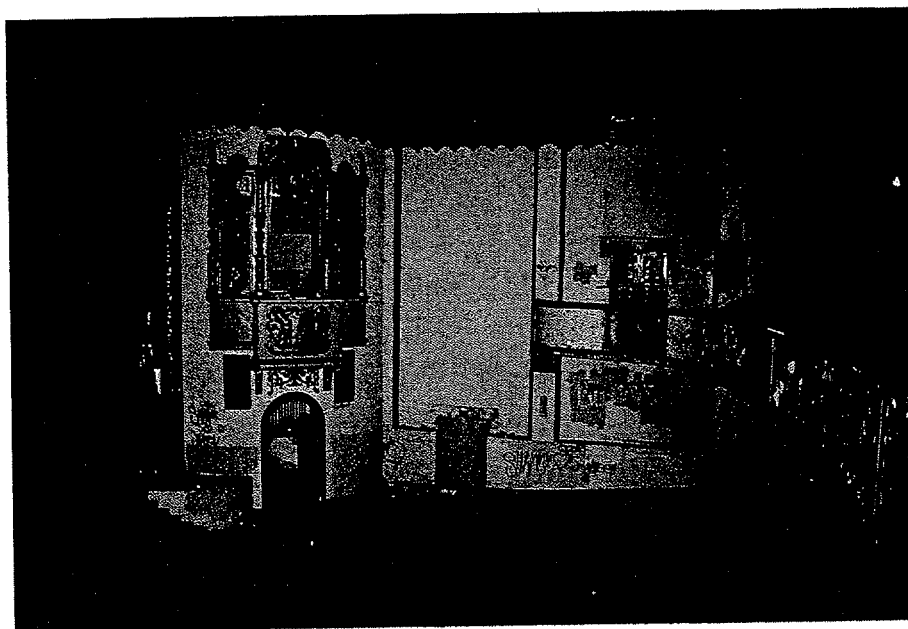


Figure 34: Golden Gate Theater, interior, view southwest into auditorium from balcony (Chattel Architecture 2009)

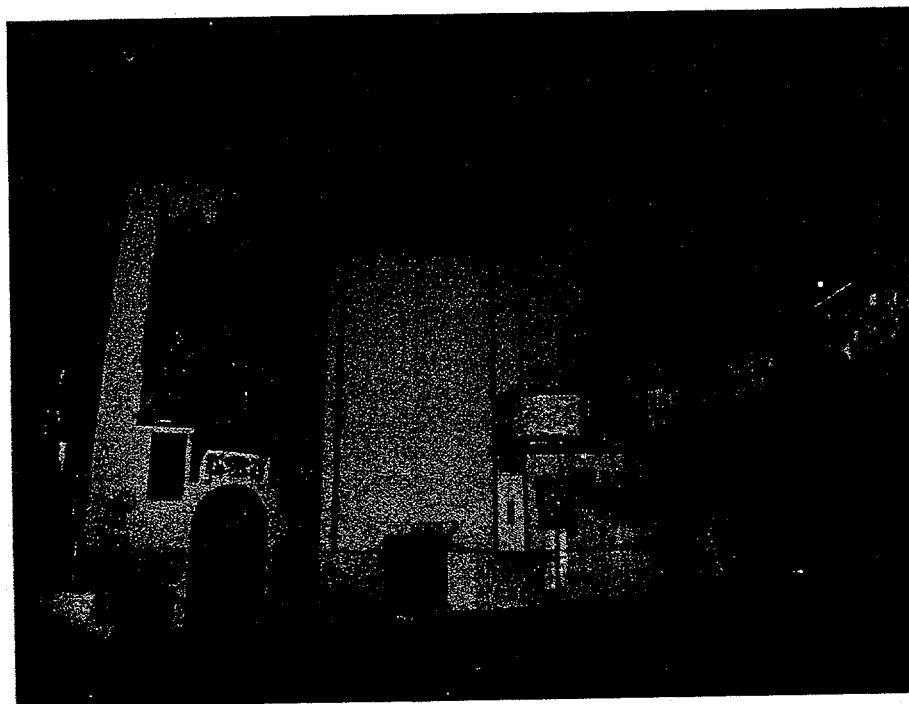


Figure 35: Golden Gate Theater, interior, view west into auditorium (Chattel Architecture 2009)

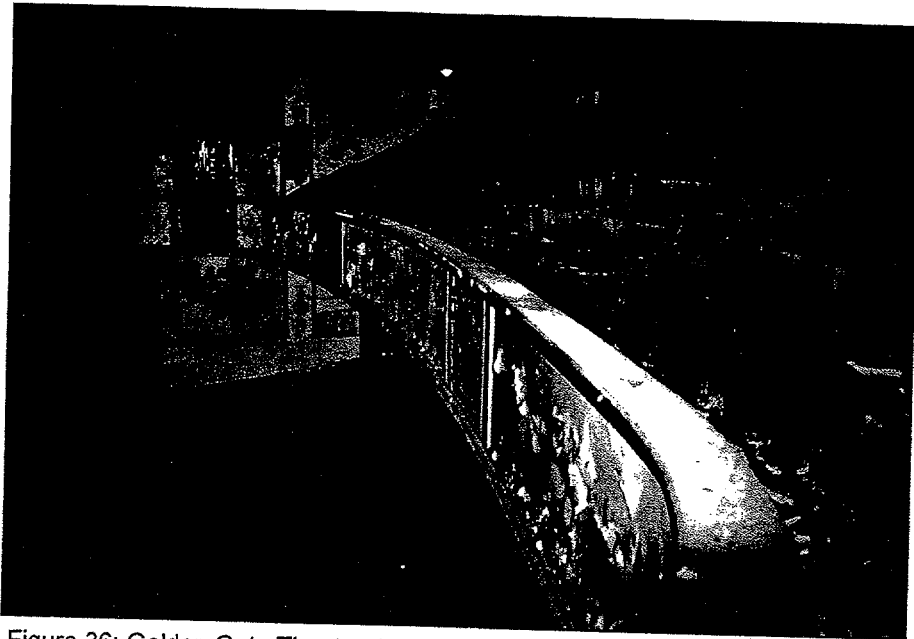


Figure 36: Golden Gate Theater, interior, view northwest from balcony showing balcony seating and balcony edge condition (Chattel Architecture 2009)

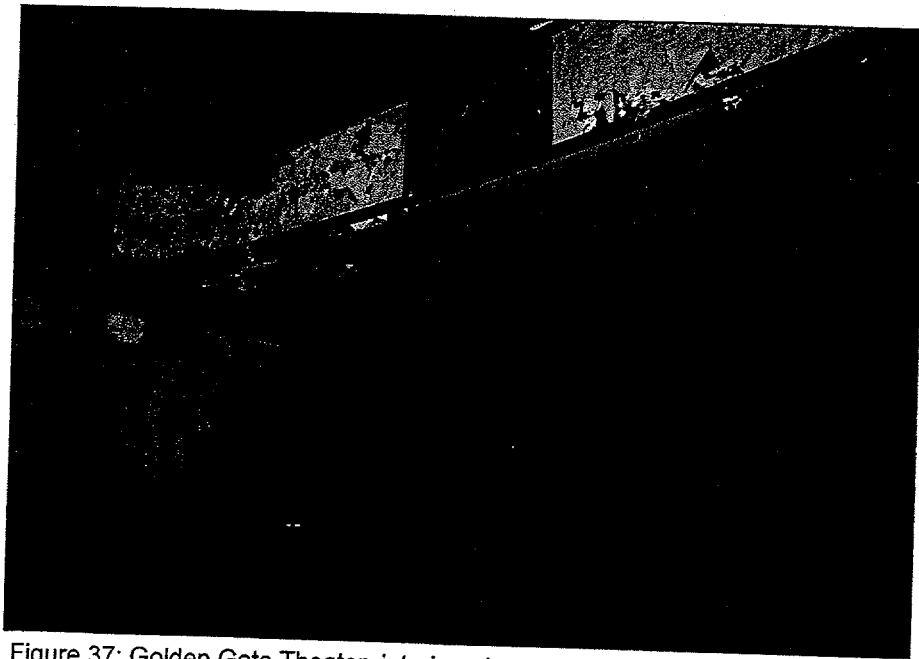


Figure 37: Golden Gate Theater, interior, view northwest into auditorium showing underside of balcony and entrances to lobby (Chattel Architecture 2009)

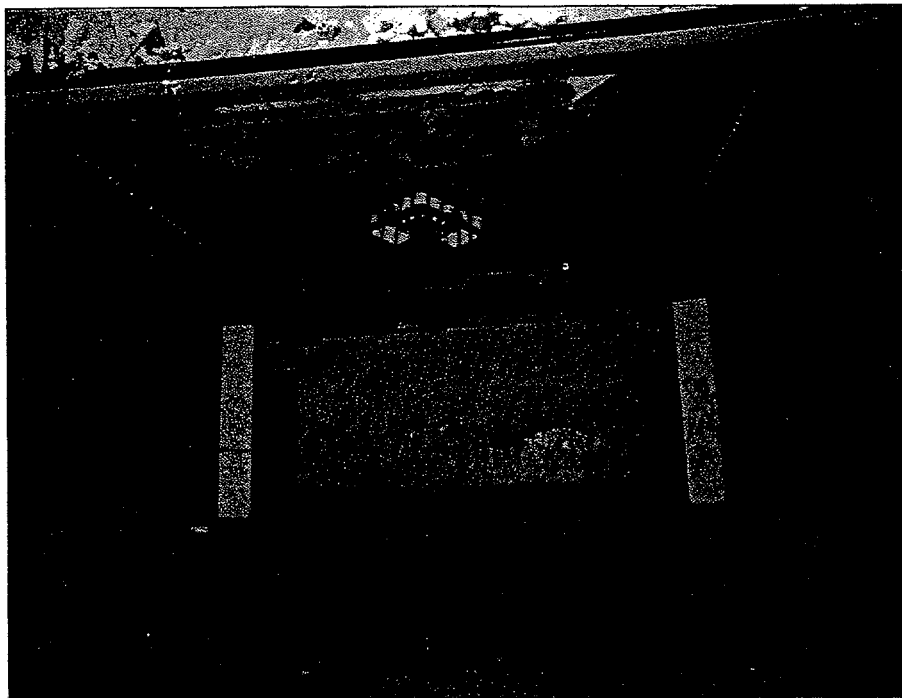


Figure 38: Golden Gate Theater, interior, view north from auditorium showing underside of balcony looking toward lobby (Chattel Architecture 2009)

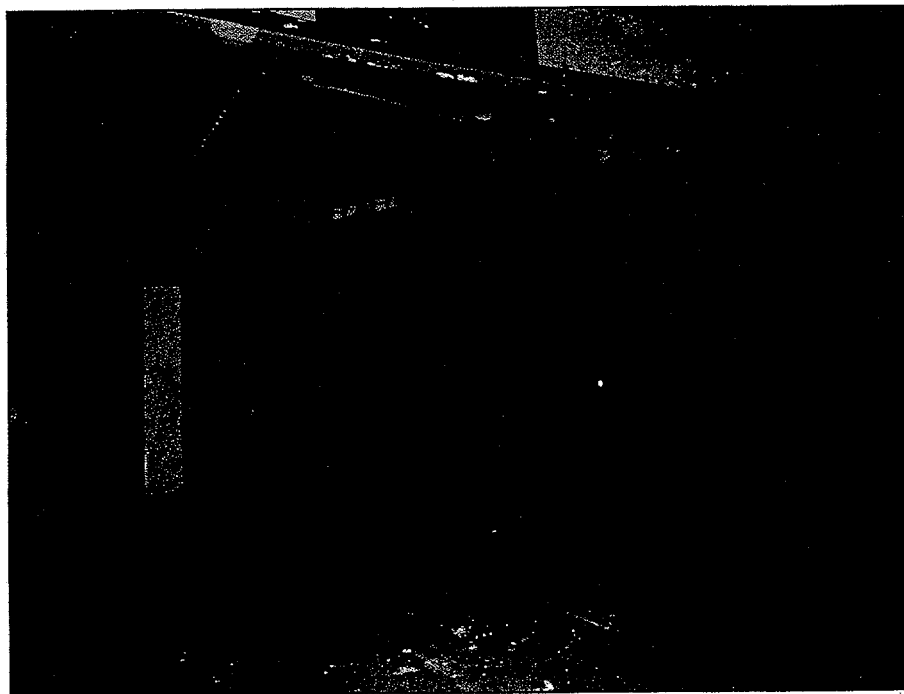


Figure 39: Golden Gate Theater, interior, view northeast from auditorium showing underside of balcony looking toward lobby (Chattel Architecture 2009)

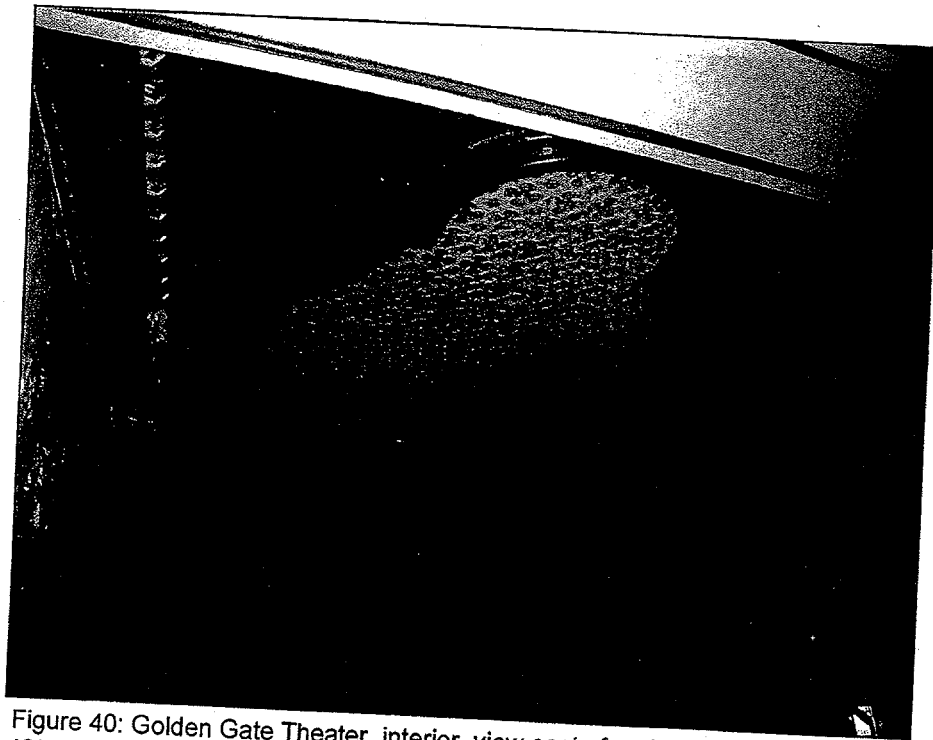


Figure 40: Golden Gate Theater, interior, view east of underside of balcony
(Chattel Architecture 2009)



Figure 41: Golden Gate Theater, interior, view northeast from auditorium showing damage to underside of balcony (Chattel Architecture 2009)

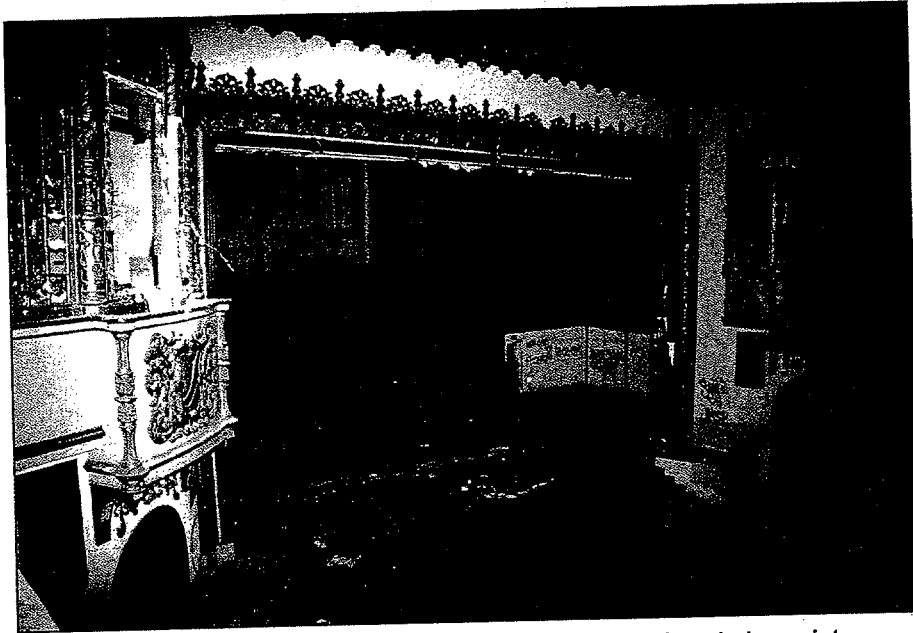


Figure 42: Golden Gate Theater, interior, view southwest from balcony into stage, showing proscenium arch and surrounding ornament (Chattel Architecture 2009)

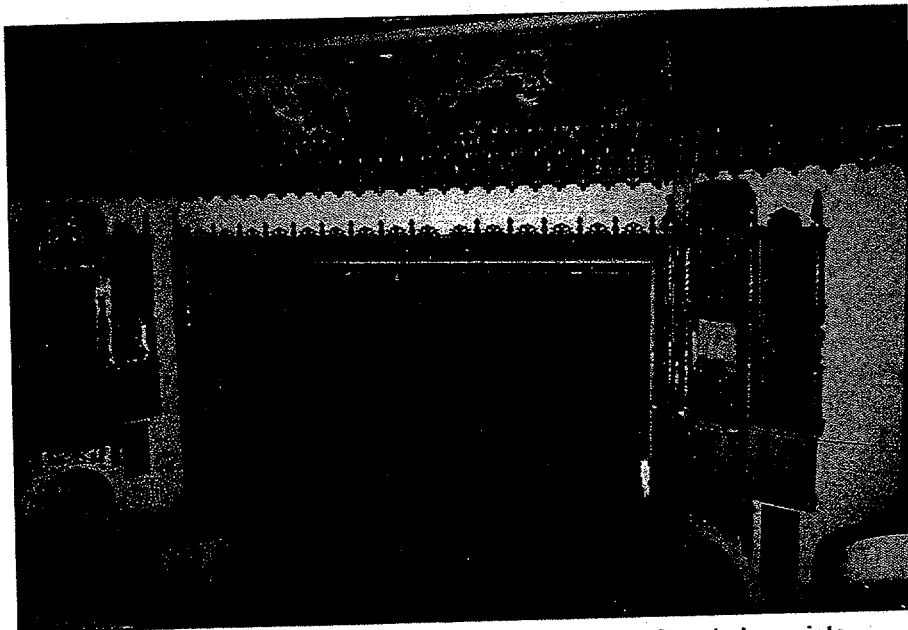


Figure 43: Golden Gate Theater, interior, view southeast from balcony into stage, showing proscenium arch and surrounding ornament (Chattel Architecture 2009)

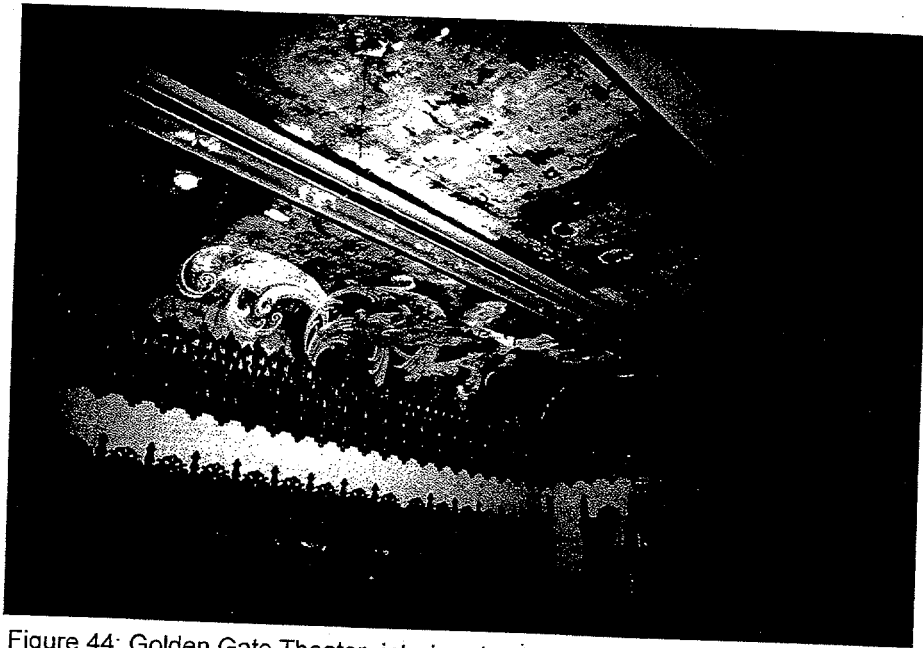


Figure 44: Golden Gate Theater, interior, detail view southwest from balcony showing proscenium arch and ceiling detail (Chattel Architecture 2009)



Figure 45: Golden Gate Theater, interior, detail view northwest from balcony showing ceiling and ornament damage (typical) (Chattel Architecture 2009)

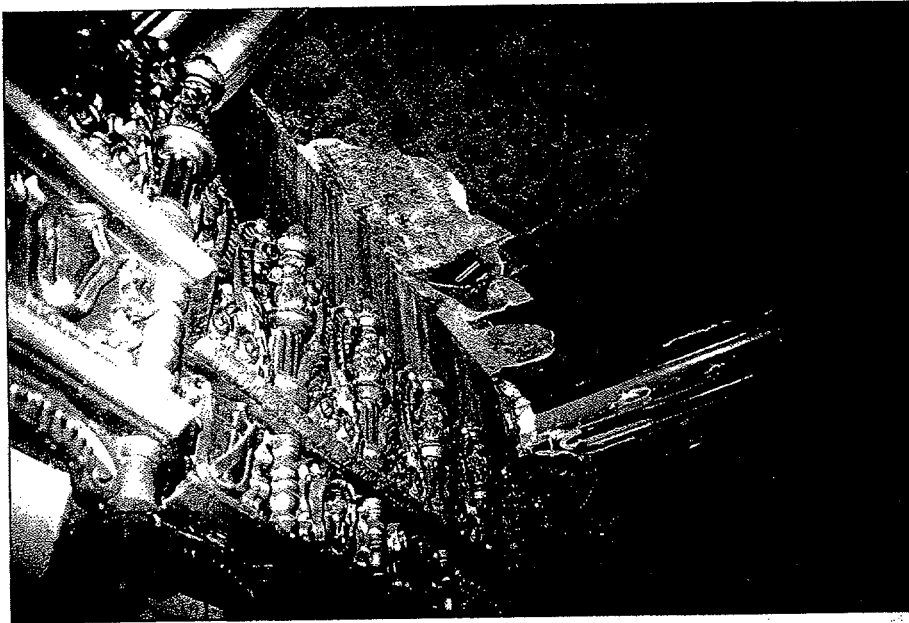


Figure 46: Golden Gate Theater, interior, detail view southeast from balcony showing ceiling and ornament damage (typical) (Chattel Architecture 2009)

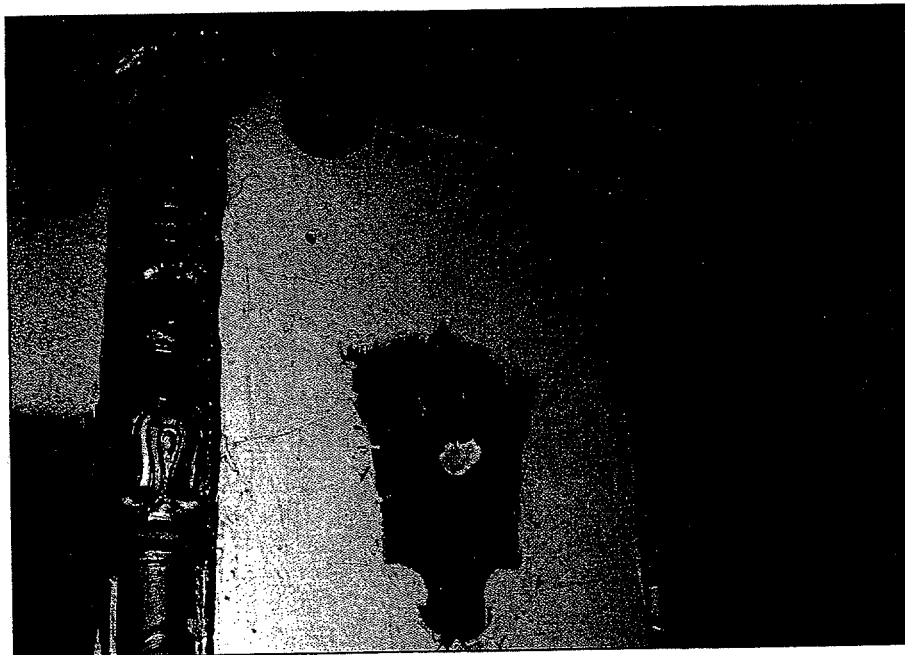


Figure 47: Golden Gate Theater, interior, detail view southwest from balcony showing wall ornament and ceiling damage (typical) (Chattel Architecture 2009)

APPENDIX D
Inspiration Images

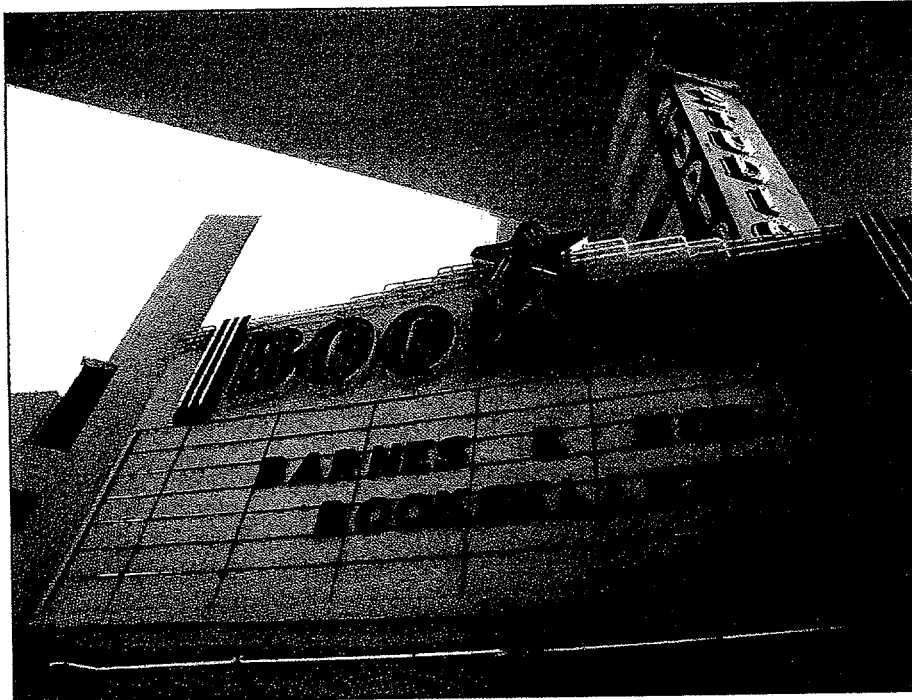


Figure 48: BookStar book store (formerly Studio City Theater), 12136 Ventura Boulevard, Studio City, view southwest of book store marquee (Chattel Architecture 2009)

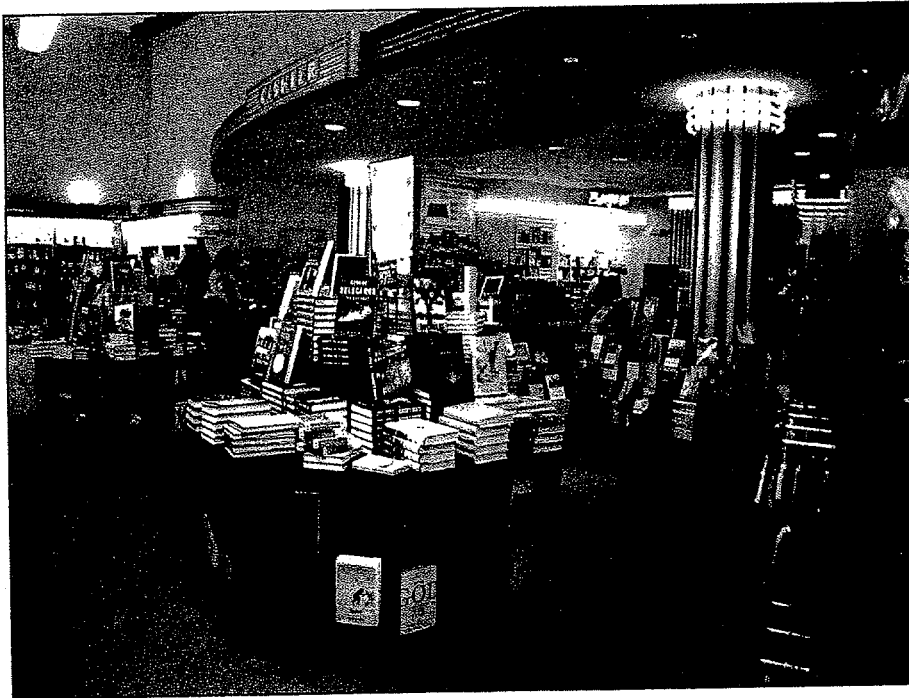


Figure 49: BookStar book store (formerly Studio City Theater), 12136 Ventura Boulevard, Studio City, interior view northwest showing cashier station in former lobby (right) and main retail area in former auditorium (left) (Chattel Architecture 2009)

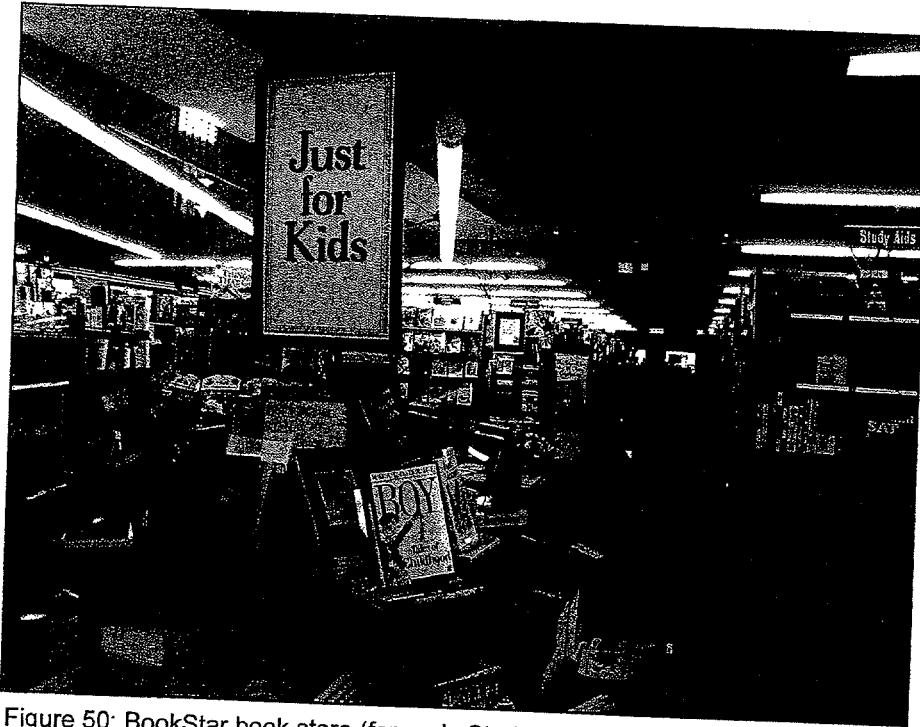


Figure 50: BookStar book store (formerly Studio City Theater), 12136 Ventura Boulevard, Studio City, interior view northwest from main retail area in rear of former auditorium looking toward cashier stand / former lobby (Chattel Architecture 2009)

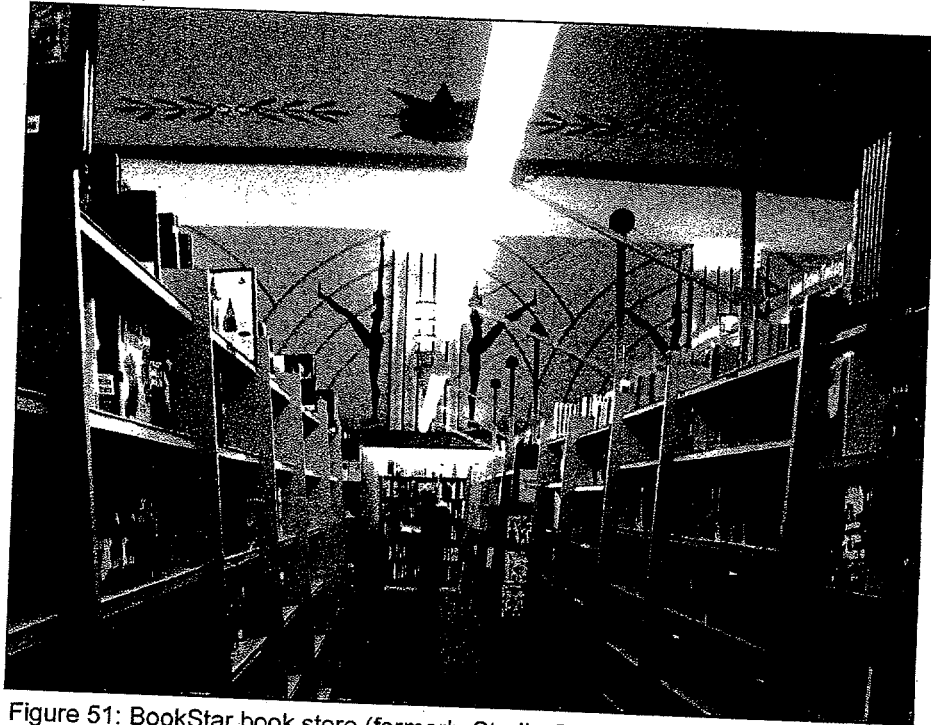


Figure 51: BookStar book store (formerly Studio City Theater), 12136 Ventura Boulevard, Studio City, interior view west from main retail area in former auditorium showing lighting affixed to retail display shelving (Chattel Architecture 2009)

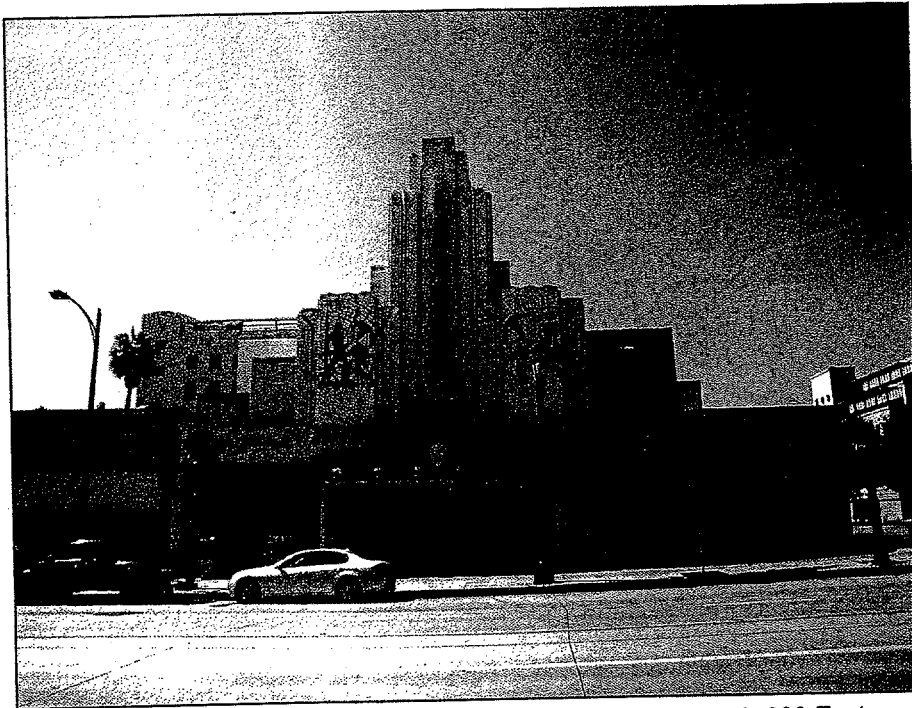


Figure 52: Angels School Supply (formerly United Artists Theater), 600 East Colorado Boulevard, Pasadena, view south of north façade (Chattel Architecture 2009)

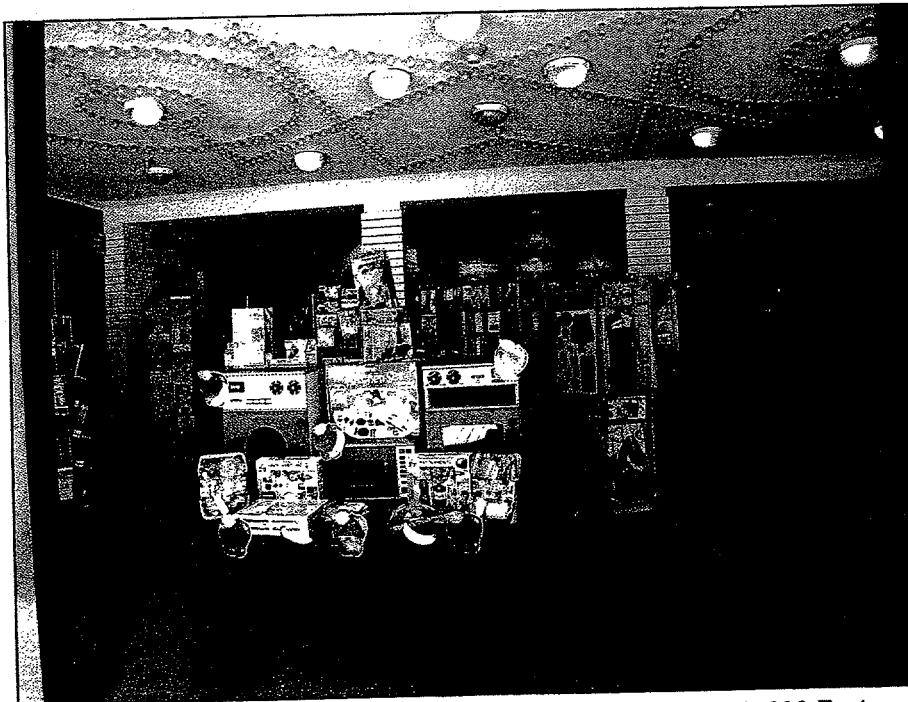


Figure 53: Angels School Supply (formerly United Artists Theater), 600 East Colorado Boulevard, Pasadena, view into former lobby (Chattel Architecture 2009)

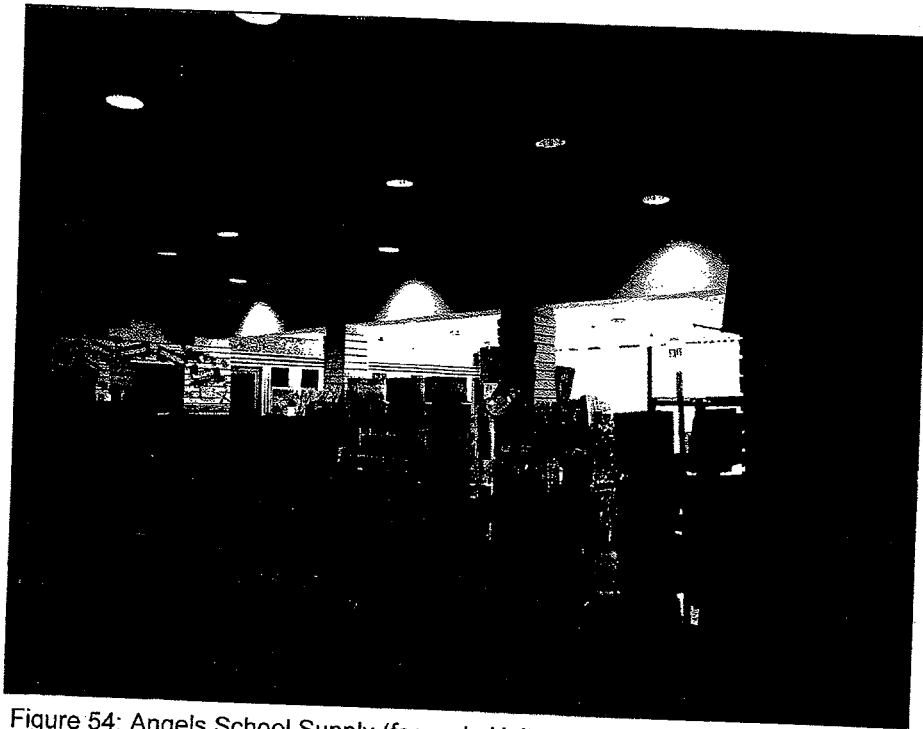


Figure 54: Angels School Supply (formerly United Artists Theater), 600 East Colorado Boulevard, Pasadena, interior view northwest looking from former auditorium toward former lobby (Chattel Architecture 2009)

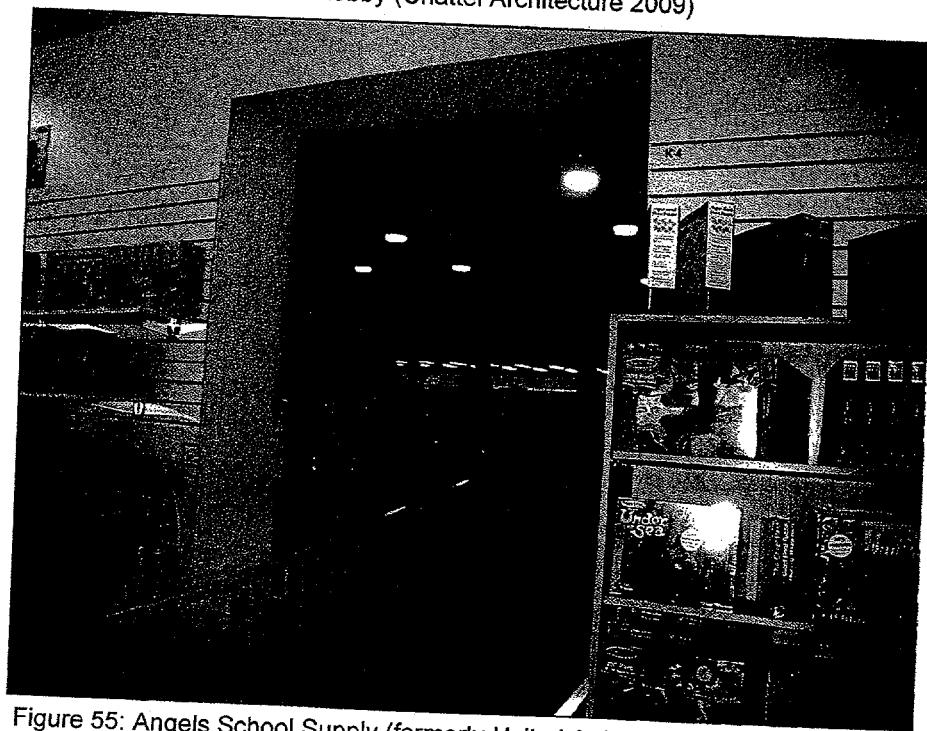


Figure 55: Angels School Supply (formerly United Artists Theater), 600 East Colorado Boulevard, Pasadena, interior view southeast from former lobby (note ramping) looking toward former stage (currently with mezzanine inserted into high volume stage space) (Chattel Architecture 2009)



Figure 56: Angels School Supply (formerly United Artists Theater), 600 East Colorado Boulevard, Pasadena, interior view south showing mezzanine level inserted into former stage area (Chattel Architecture 2009)

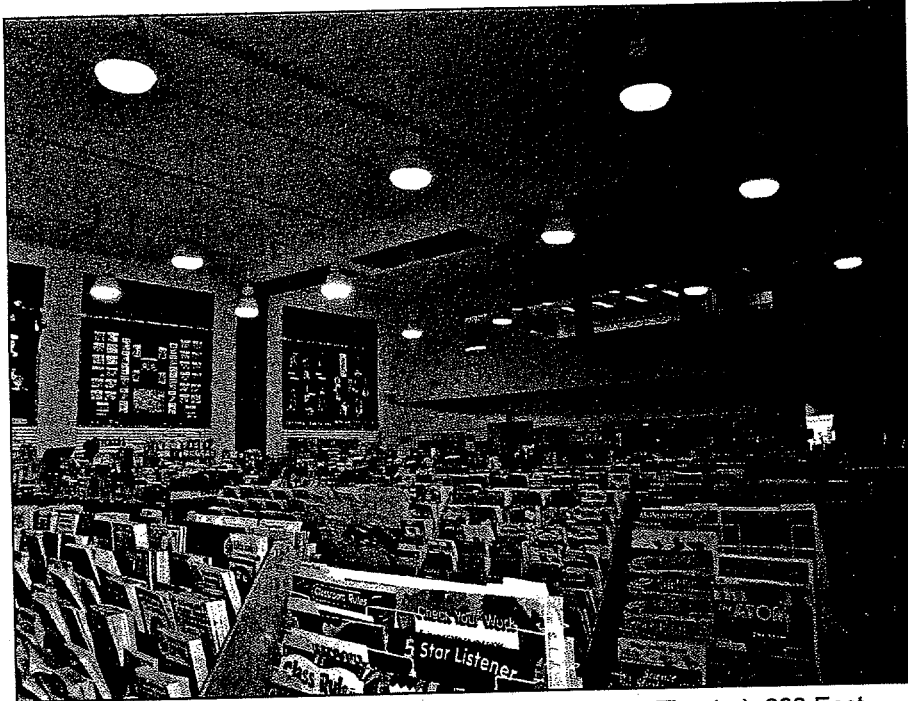


Figure 57: Angels School Supply (formerly United Artists Theater), 600 East Colorado Boulevard, Pasadena, interior view northwest looking toward projection booth (above) and cashier area in former lobby (below) from former auditorium space (Chattel Architecture 2009)

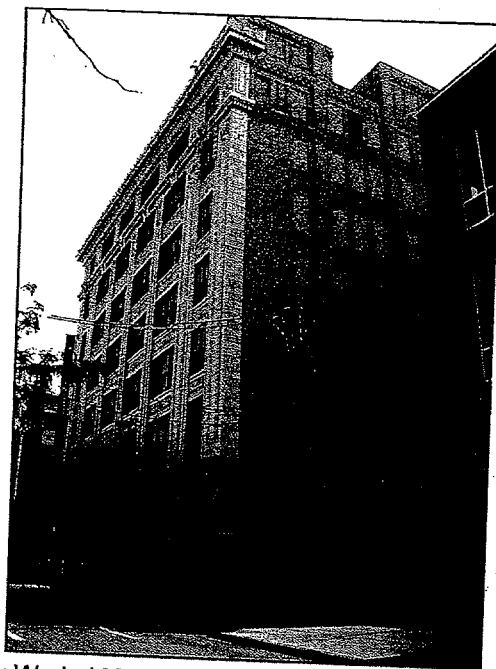


Figure 58: Andy Warhol Museum, 117 Sandusky Street, Pittsburgh, PA, view of window infill on secondary elevation (right)

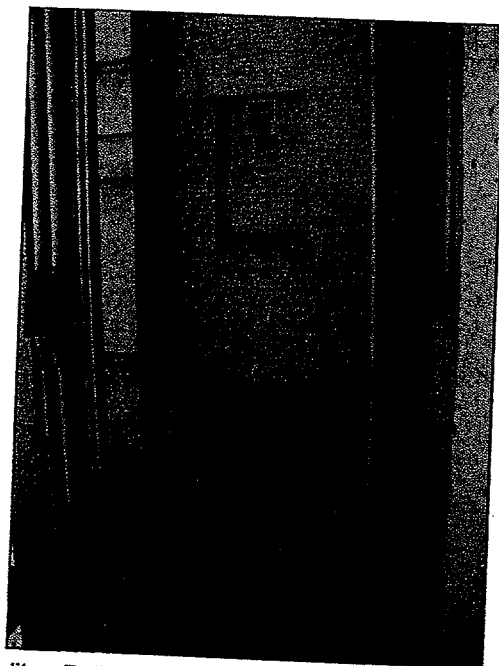


Figure 59: Metropolitan Building, 315 West 5th Street, Los Angeles, view of window infill on secondary elevation

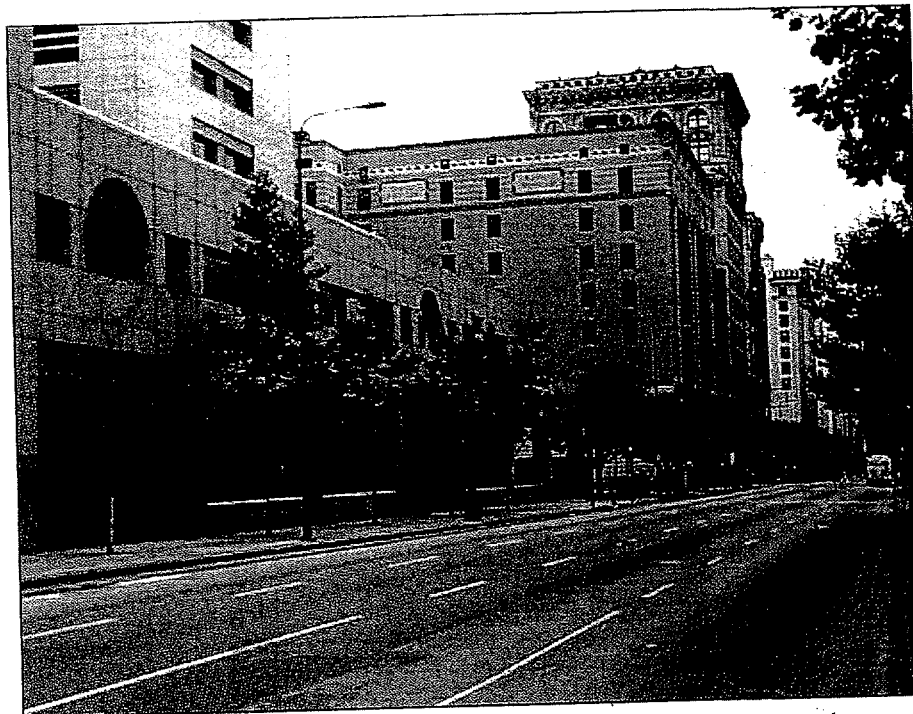


Figure 60: Banco Popular Building, 354 S. Spring Street, Los Angeles, view north showing tromp l'oeil (trick of the eye) stencil painting on secondary elevation (left) continuing ornament from primary façade (right)

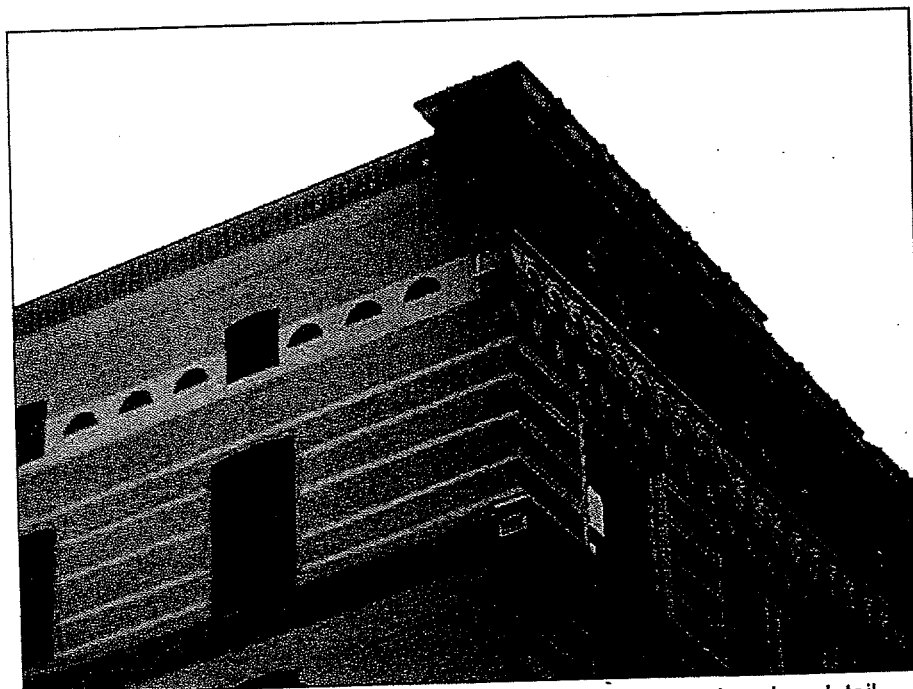


Figure 61: Banco Popular Building, 354 S. Spring Street, Los Angeles, detail view north showing tromp l'oeil (trick of the eye) stencil painting on secondary elevation (left) continuing ornament from primary façade (right)

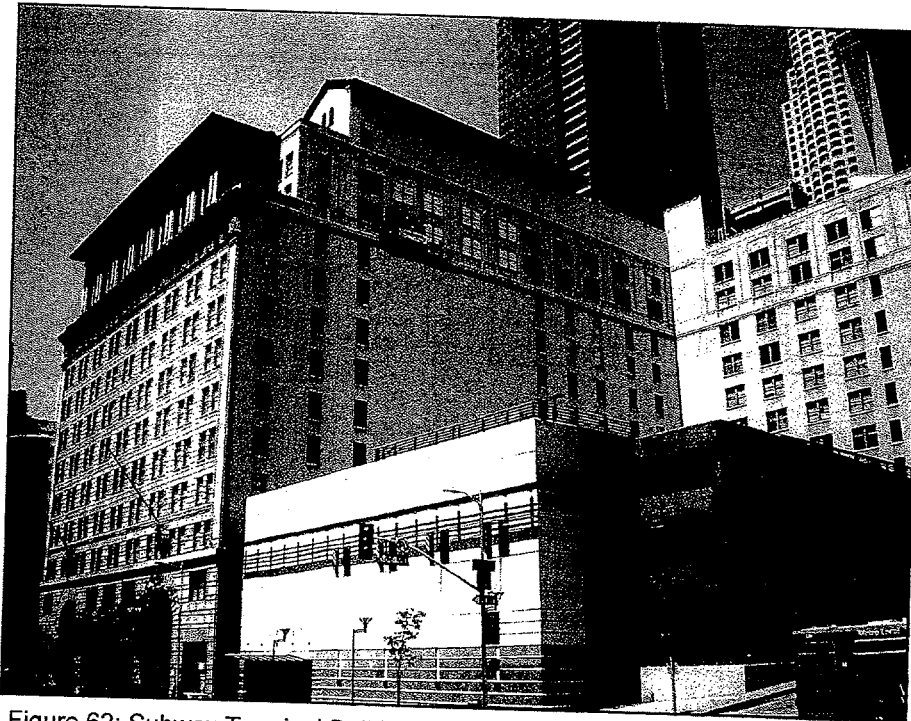


Figure 62: Subway Terminal Building, 417 S. Hill Street, Los Angeles, view of tromp l'oeil (trick of the eye) painting



Figure 63: Subway Terminal Building, 417 S. Hill Street, Los Angeles, view of tromp l'oeil (trick of the eye) painting

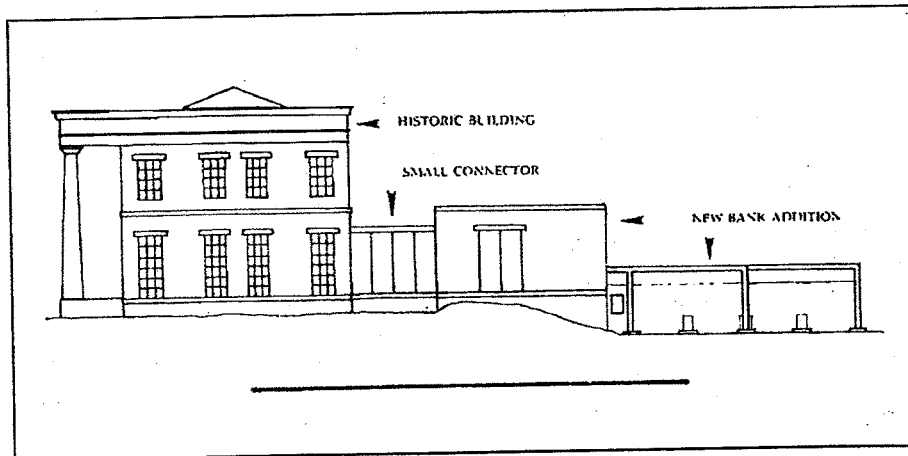


Figure 64: Drawing of drive-up canopy and window addition (right) to historic residential building (left) to convert building into a bank (*The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, Washington, D.C.: U.S. Department of the Interior, 1997, 90.)

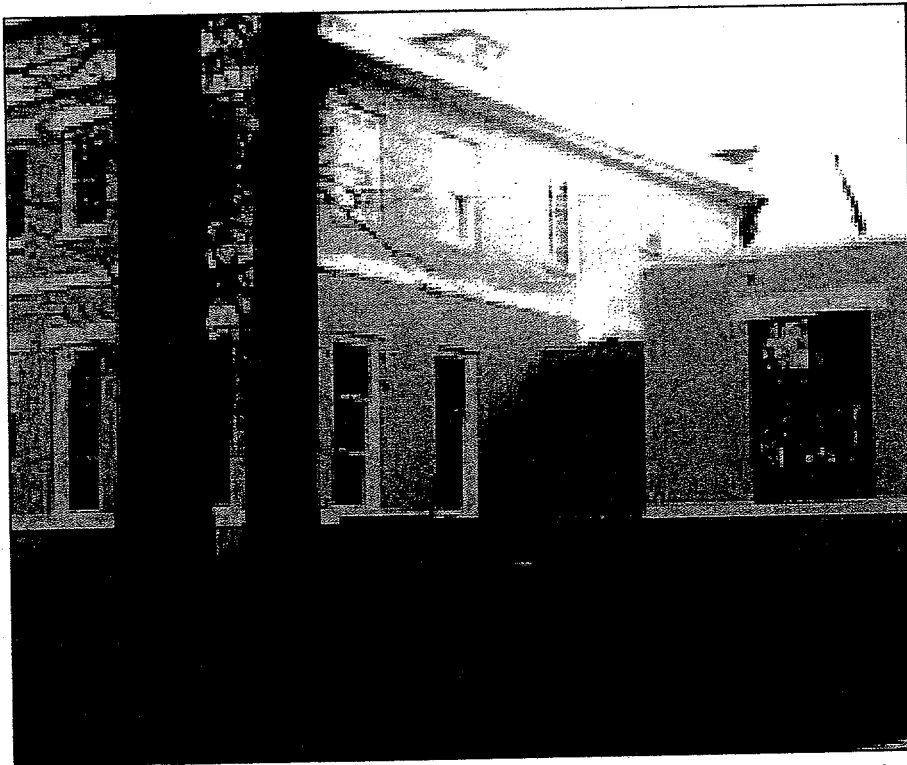


Figure 65: View of small connector (center) attaching new bank addition (right) to historic building (left), as illustrated above (*The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, available: <<http://www.nps.gov/history/hps/tps/tax/rhb>>)

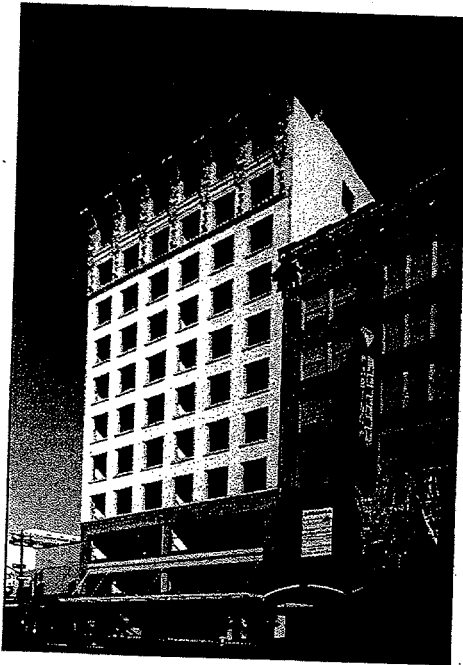


Figure 66: Judson Rives Building, 424 S. Broadway, Los Angeles, view showing contemporary canopy (yellow) added to historic building facade

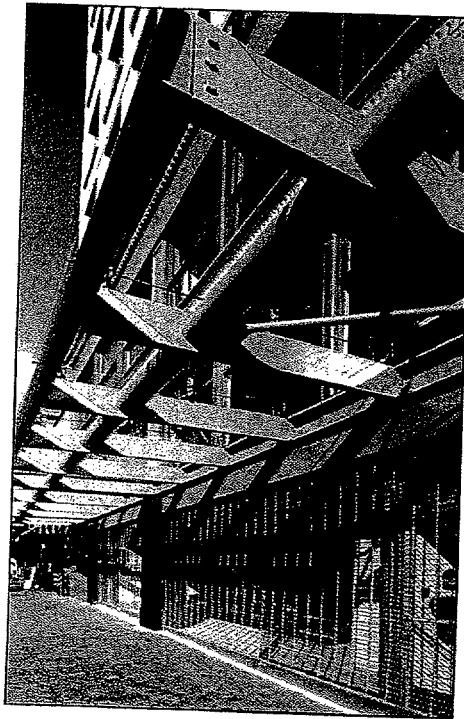


Figure 67: Judson Rives Building, 424 S. Broadway, Los Angeles, detail view of contemporary canopy added to historic building facade

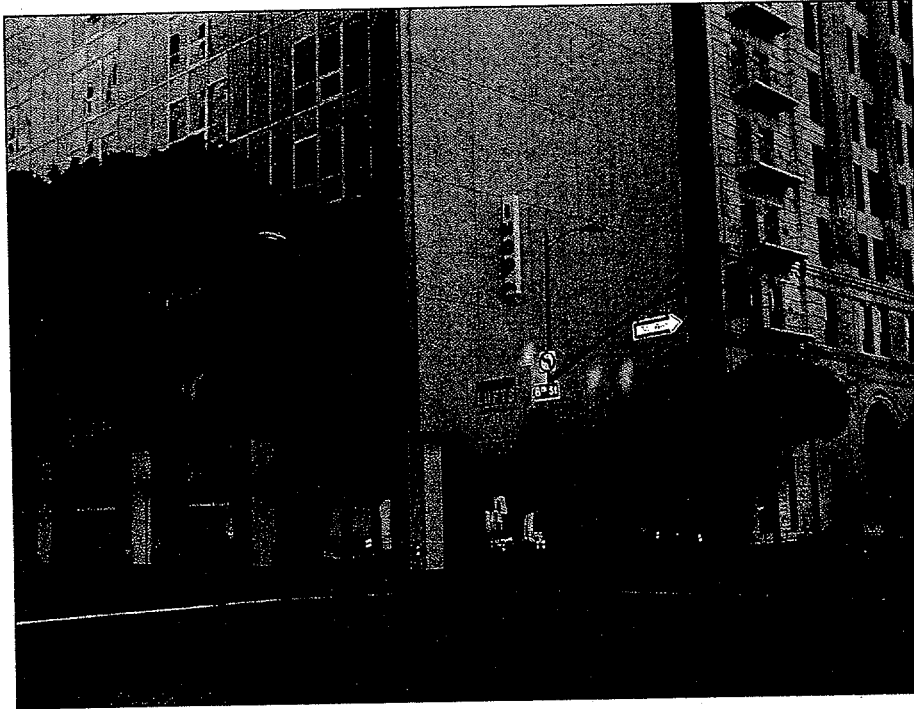


Figure 68: Gas Company Lofts Building, 800, 810, 820 S. Flower Street, Los Angeles, view showing IHOP signage on contemporary canopy

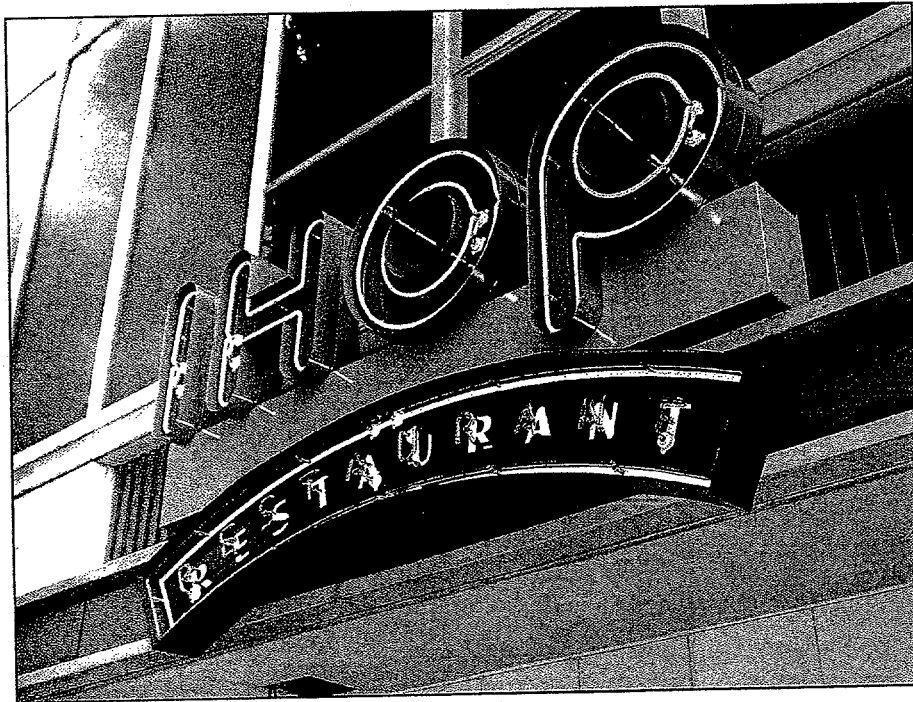


Figure 69: Gas Company Lofts Building, 800, 810, 820 S. Flower Street, Los Angeles, detail view of IHOP signage on contemporary canopy

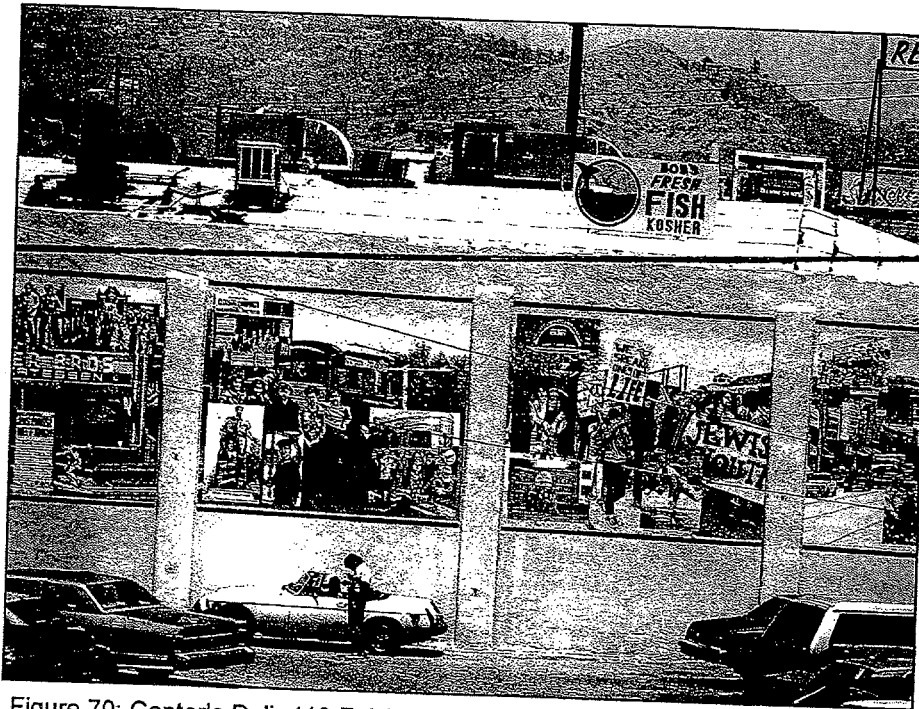


Figure 70: Canter's Deli, 419 Fairfax Avenue, Los Angeles, view of mural depicting history of local Jewish immigrants painted on south elevation of building

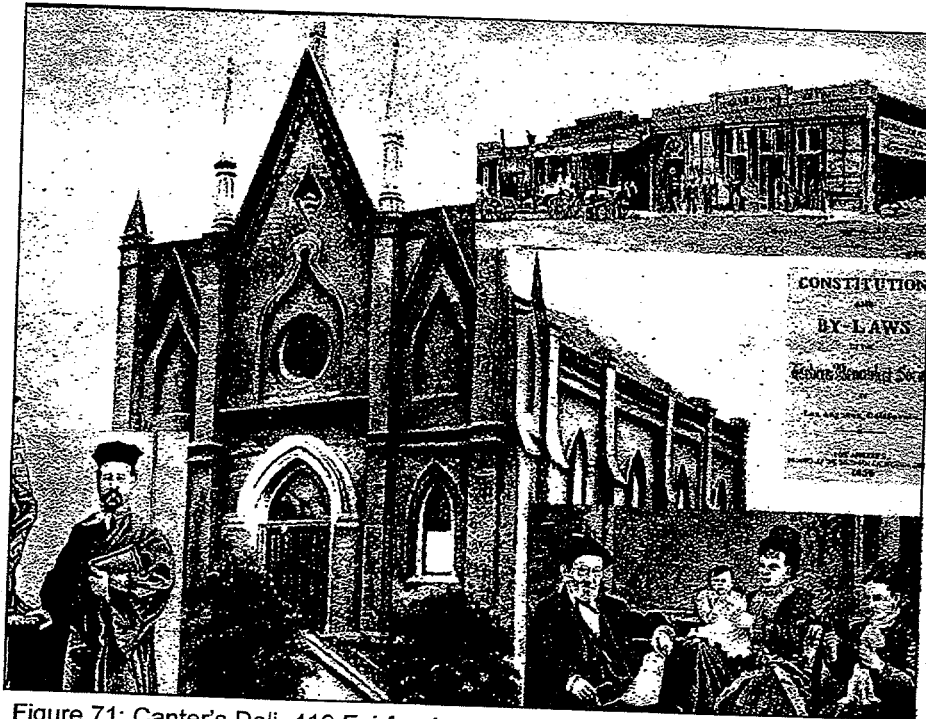


Figure 71: Canter's Deli, 419 Fairfax Avenue, Los Angeles, detail view of mural depicting history of local Jewish immigrants painted on south elevation of building



May 27, 2009

Submitted by email

Ms. Christina Tran
County of Los Angeles Department of Regional Planning
Impact Analysis Section, Room 1348
320 W. Temple Street
Los Angeles, California 90012
Email: ctran@planning.lacounty.gov

Re: Golden Gate Theater Reuse Project - Examples of movie theaters reused for retail

Dear Christina:

Per the Regional Planning Commission's request at its May 13, 2009 hearing, please find below images showing representative examples of single-screen movie theaters adaptively reused for retail. Because each reuse project is different and some are outside the United States, we cannot say with certainty that these all meet the Secretary of the Interior's Standards. However, these examples illustrate sensitive ways in which the character of the historic theaters can be retained.

Although we were unable to obtain interior photographs of the Fox Theater in Studio City, it is a relevant local example that has been converted into a bookstore while leaving historic theater elements exposed. Also of interest may be the Fox Theater (also known as the Iris) in Hollywood that is undergoing renovation into a lounge/supper club use. A reversible rake is being proposed to level the auditorium floor. The finished floor of the Golden Gate Theater has not been called out as a character-defining element, but the sloped rake certainly is an important element of its original use as a theater and should be retained. A reversible method to level the floor for retail use such as proposed at the Fox Theater in Hollywood would therefore be more sensitive and more likely to meet the Secretary of the Interior's Standards.

Please feel free to contact me at (213) 430-4203 or mbuhler@laconservancy.org if you or the commissioners have any questions. If we come across other examples, we will be sure to pass them along.

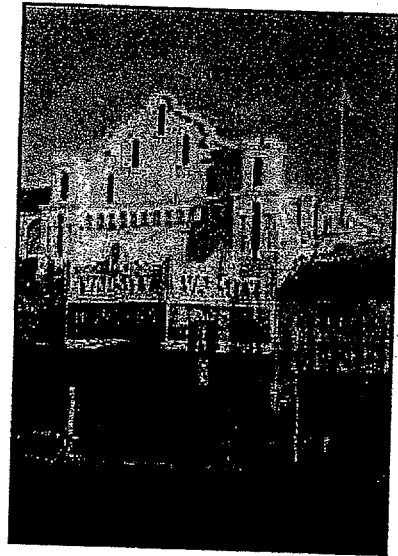
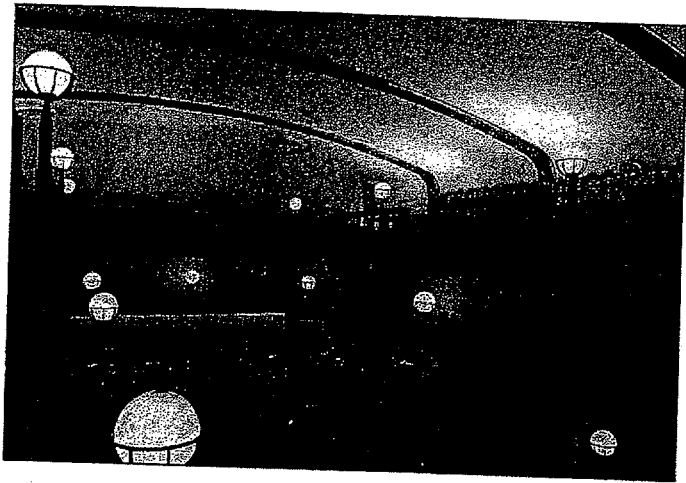
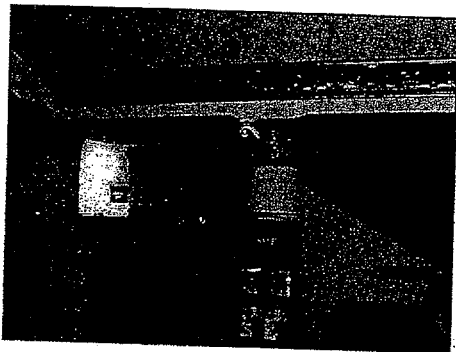
Sincerely,

Mike Buhler
Director of Advocacy

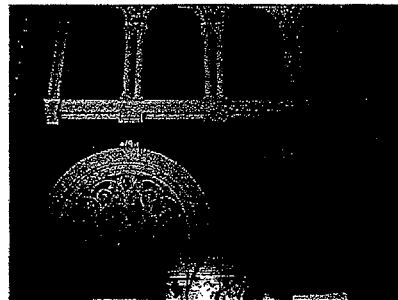
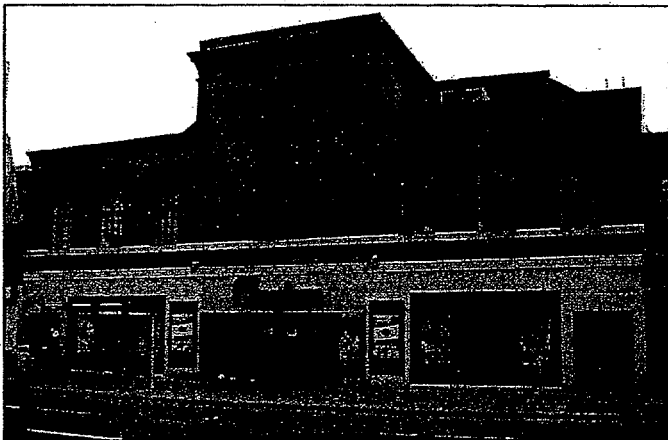
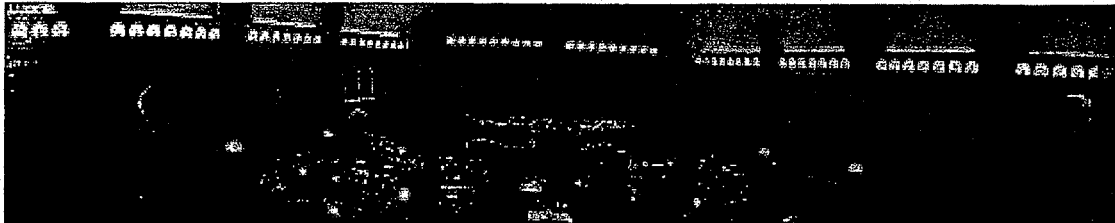
cc: Sarah Magana Withers, Charles Company
Stacey Brenner, Charles Company

Varsity Theater, Conversion to Borders Bookstore
Palo Alto, CA

“Since opening in 1996, Borders Palo Alto has made few changes to the classic structure. We have preserved the beautiful architecture which includes the original Art Deco design, classic molding and authentic Spanish style courtyard complete with fountain.” – from store webpage at www.borders.com



Runnymede Theater, Conversion to Chapters Bookstore
Toronto, Ontario, Canada



Rivoli Theater, Conversion to Retail Store
Berkeley, California

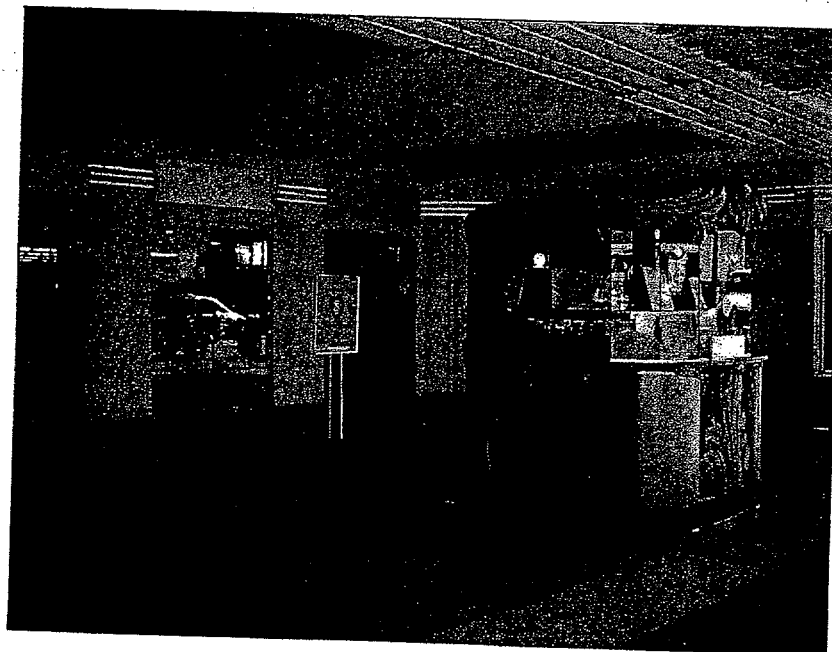
Smart N' Final uncovered detailed remains of the theater auditorium when they were preparing to occupy the building in 2000 and decided to leave these elements intact and exposed. Subsequent tenants, including Longs Drugs (now a part of CVS) and the current tenant, 99 Cent Store, have maintained the interior with the theater auditorium open.



El Ateneo Theatre, Conversion to Bookstore
Buenos Aires, Argentina



Fox Theater, Conversion into Bookstar (Barnes & Noble) Bookstore
Studio City, CA





**DRP COPY
DO NOT REMOVE**

03/13/09

May 13, 2009

Los Angeles County Department
of Regional Planning
Planning Commissioners
313 N. Figueroa Street
Los Angeles, CA 90012

Re: Project No R2005-03503 (1)
Conditional Use Permit Case No. 200800136-(1)
Environmental Assessment Case No. 2005-00198-(1)
909 and 903 Atlantic Boulevard

5
Jten
TO: Cutler

Dear Planning Commissioners:

The Mothers of East Los Angeles are an East Los Angeles Environmental Justice Organization we formed in 1986 in an effort to stop the construction of a State Prison in our community. Since then we have remained involved in fighting through environmental justices in order to provide a better quality of life for our children.

We are submitting our opposition to the approval of the Conditional Use Permit by your Commission because the Charles Company does not intend to comply with the State of California Historical Code. The Golden Gate Theater/Vega Building with its original address 5170-5188 Whittier Boulevard was originally a two and three story building complex fronting Whittier boulevard with an arcade pass thru leading to the present and now standing theatre. The theater was constructed in 1927 in a Spanish Renaissance design based on the portal of the University of Salamanca Spain is considered the most monumental secular building in East Los Angeles. In 1976 Barrio Planners Inc a local architecture firm registered the building as historical monument and listed it on the State and Federal register of Historic places in order to preserve this unique structure.

In the summer of 1994 the owners of the property acted to demolish the corner tower and the Vega Building, but we the Mothers of East Los Angeles citing the State Historical Code and the National Registrar acted within the law to stop the destruction of the Golden Gate Theatre. Restriction were mandated at the time and the County of Los Angeles Community Development Commission was charged with preserving the building its' churubesque façade, its concession stand and its' marquee which is currently stored away in a County yard awaiting its re-installation.

In addition to the Historical effort we urge this commission to reconsider the approval for the reduction in parking. Whittier Boulevard has gone through many planning studies,

**MOTHERS OF EAST LOS ANGELES
2314 City View Avenue, Los Angeles, CA 90033**



the Whittier Boulevard Commercial Revitalization Study 1980, El Zocalo Study 1976, the Los Angeles County Community Beautification Revitalization Program Study 1986, all of these studies complied with the requirement of the needs of the community. The East Los Angeles Community Union was commissioned by the County of Los Angeles in 1974 to study historic and architectural resources in the greater East Los Angeles area the study was funded by the State Historic Preservation offices. This study cited 15 buildings in the area and the Golden Gate Theatre / Vega Building were the most significant.

We urge you to follow the Federal Advisory Council on Historic Preservation criteria in addressing adverse environmental impacts on this historic site in determining the action you will take on this project and vote NO until suitable mitigations are address by the developer.

Cordially,

Lucy Delgado
Mothers of East Los Angeles

MOTHERS OF EAST LOS ANGELES
2314 City View Avenue, Los Angeles, CA 90033



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 11, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Mark Child 
Section Head, Zoning Permits I

SUBJECT: **Additional Materials for Hearing**
Project Number: R2005-03503-(1)
Case: RCUP200800136
RPC Meeting: 02/17/10
Agenda Item: 6

Please find attached an updated staff report and draft conditions for your review. Below is a brief synopsis of the continued public hearings.

The public hearing was opened on May 13, 2009 and remains open awaiting completion of materials requested by the Commission. Below is a summary of what has transpired at the public hearings held on May 13, 2009 and August 19, 2009, October 21, 2009, October 28, 2009 and November 4, 2009.

May 13, 2009

All Commissioners were present. The project was presented to the Commission. The Commission directed staff to provide additional analysis in the environmental document and the applicant was asked to address concerns raised by the Los Angeles County Regional Planning Commission, organizations, and the public with regard to the extent of the proposed exterior and interior modifications to the historic structure to accommodate the retail pharmacy use. The Commission directed County Staff to retain a historic preservation consultant to provide an independent review and analysis of the proposed project. The Item was continued to August 19, 2009 for the result of this analysis.

August 19, 2009

All Commissioners were present. Staff reported that Chattel Architecture Planning & Preservation, Inc. was retained as the architectural historian for the project. Additional time was needed for review and analysis. The item was continued to October 21, 2009.

October 21, 2009

All Commissioners were present. The Commission continued the item one week to October 28, 2009 due to a full agenda.

October 28, 2009

All Commissioners were present. Robert Chattel with Chattel Architecture presented an independent historical analysis of the revised project design. The project was continued to November 4, 2009 with instruction to the applicant to complete the Draft EIR and submit to staff for review.

November 4, 2009

All Commissioners were present. Staff reported that the Draft EIR had not yet been submitted. The item was continued to February 17, 2010.

MC:ag

STAFF ANALYSIS
PROJECT NUMBER R2005-03503-(1)
ENVIRONMENTAL ASSESSMENT CASE 200500198
CONDITIONAL USE PERMIT 200800136-(1)
REVISED, FEBRUARY 17, 2010

PROJECT DESCRIPTION

The proposed project includes the interior renovation of the former Golden Gate Theatre to construct a retail drugstore with the addition of a drive-through pharmacy window and the sale of a full line of alcohol for off-site consumption. Additionally, the project includes the renovation of an existing restaurant (formerly Jim's Burger) located in the south-eastern portion of the site to be used for either restaurant or retail use in the future. The Golden Gate Theater building is currently listed on the National Register of Historical Places (NRHP). The proposed retail pharmacy would operate 24 hours a day, seven days a week, selling medical supplies, prescription drugs, household goods, office supplies, greeting cards, dry goods and alcoholic beverages.

REQUIRED ENTITLEMENTS

- Zoning Code Section 22.44.118 requires a conditional use permit for drive-through facilities that are in the C-3 zone and within the Whittier Boulevard Specific Area.
- Zoning Code Section 22.28.210 requires a conditional use permit for alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.

LOCATION

The project site is located at 909 and 903 South Atlantic Boulevard, Los Angeles, between South Atlantic Boulevard and Woods Avenue.

SITE PLAN DESCRIPTION

The site plan depicts an existing 12,314 square foot building (previously used as Golden Gate Theater). The building is 53 to 58 feet in height with a proposed addition of a drive-through window on the southern portion of the building. Additionally, a one-story 1,626 square foot building previously used as a restaurant exists on the south-eastern portion of project site. On-site parking is depicted with 34 parking spaces (including two handicap spaces) for parking for the retail pharmacy use and 10 parking spaces (including one handicap space) for the future restaurant/retail use. Two driveways are depicted for main employee and public access to the site. The first driveway currently exists off of Atlantic Boulevard and the second is proposed off of Whittier Boulevard. A third driveway is shown, which is to be used for delivery trucks for the proposed pharmacy. This driveway is located off of Louis Place through the Jim's Burger parking lot.

ENVIRONMENTAL DETERMINATION

The County of Los Angeles Department of Regional Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has prepared the Final Environmental Report ("Final EIR") for the project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 et.seq.; and the

"Guidelines for Implementation of the of the California Environmental Quality Act" (State CEQA Guidelines), California Code Regulation, Title 14, Chapter 15000 et.seq., (including Section 15160).

The Golden Gate Theater Re-Use project, as assessed in this Final EIR, consists of a revised exterior and interior improvement plan for the adaptive reuse of the existing vacant theater building for an above-described retail pharmacy. Under the California Environmental Quality Act ("CEQA"), the County of Los Angeles is required to consult with and obtain comments from public agencies that have jurisdiction by law or discretionary approval power with respect to the proposed project, and to provide the general public with and opportunity to comment on the Draft EIR. Los Angeles County also is required to respond to environmental issues raised in the review and consultation process. The Draft EIR was circulated for 45 days, from March 23, 2009 to May 6, 2009. After opening the public hearing and taking public testimony on May 13, 2009, the Los Angeles County Regional Planning Commission ("Commission") continued the public hearing to August 19, 2009. The continuance was provided to allow the applicant additional time to complete the environmental review. At the May 13th hearing, the applicant was asked to address concerns raised by the Los Angeles County Regional Planning Commission, organizations, and the public with regard to the extent of the proposed exterior and interior modifications to the historic structure to accommodate the retail pharmacy use.

The Commission directed County Staff to retain a historic preservation consultant to provide an independent review and analysis of the proposed project. The intent was to prepare a modified plan that addresses comments received on the Draft EIR and that strives for conformance with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings ("Secretary of the Interior's Standards"). In response to these aforementioned comments and direction, Chattel Architecture, Planning & Preservation, Inc. ("Chattel Architecture") was retained to conduct the independent analysis with respect to a revised design. During the public hearing on August 19, 2009, the applicant informed the Commission of the progress being made working with the Chattel Architecture, County staff, prospective tenant, and other interested parties on developing a modified plan that seeks to reduce significant historical resource impacts. There was no public testimony (written or oral) at the August 19, 2009 hearing. The Commission continued the case to October 21, 2009, and subsequently to October 28, 2009. At the October 28, 2009 public hearing, Robert Chattel with Chattel Architecture presented the independent historical analysis of the revised project design. After receiving public testimony, the Commission continued the hearing to November 4, 2009. After receiving public testimony at the November 4, 2009, hearing, the Commission continued the project to February 17, 2010.

The EIR addresses all environmental factors having a potential for significant impacts under the regulations and guidelines cited above. The Final EIR concludes that the project design and implementation including suggested mitigation measures will result in less than significant impacts in: traffic, solid waste, global climate change, aesthetics and noise.

However, implementation of the project as proposed would continue to generate potentially significant impacts to Cultural Resources even with mitigation measures.

Section 15126.6(a) of the CEQA Guidelines requires that an EIR describe a range of reasonable alternatives to the project. There were four alternatives evaluated for this project: 1) no project alternative 2) theater re-use 3) restaurant/nightclub 4) church. Each alternative was evaluated for aesthetics, cultural resources, solid waste, traffic and circulation, noise, mandatory findings of significance and attainment of project objectives. The analysis of the alternatives found that although the theater re-use and church alternatives are considered to be environmentally superior to the proposed project, it remains the preferred alternative due to its ability to meet all four project objectives and its market viability as compared to the other project alternatives.

The proposed project will meet all four project objectives including: encourage the rehabilitation of existing uses and development of new commercial infill; promote, encourage and support the strengthening of existing industrial and commercial job producing activities; provide for compatible new development and maintain the historic integrity and value of the existing vacant theatre building.

Although mitigation measures will reduce potentially significant impacts upon the exterior features of the theater building, the adverse impacts upon several of the interior architectural features of historic value remain significant and unavoidable. These significant adverse impacts will require adoption of a Statement of Overriding Consideration.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

PP 48420 – approved a commercial building with parking lot in April of 2004

STAFF EVALUATION

East Los Angeles Community Plan Consistency

The subject property is located within the East Los Angeles Community Plan area and is designated as Major Commercial (MC).

The Major Commercial designation allows for areas containing mixtures of small and large businesses in major areas. These areas are oriented toward the greater East Los Angeles area. The proposed project meets the intent of the land use designation as it is located at the corner of Atlantic and Whittier Boulevard which is a major intersection in East Los Angeles and the proposed project includes a retail pharmacy use as well as a small restaurant or retail use, which would serve the greater East Los Angeles area.

The land use policies of the East Los Angeles Community Plan encourage the rehabilitation of existing commercial uses and development of new commercial infill along

the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Map and where transportation and other municipal services can support industrial development.

The proposed project would be consistent with the East Los Angeles Community Plan in that it would be a commercial use along a major corridor (Whittier and Atlantic) serving the greater East Los Angeles community.

Zoning Ordinance and Development Standards Compliance

The property is zoned C-3 (Unlimited Commercial), which allows for retail, restaurant and drugstore uses by right within the C-3 zone. The proposed project is a retail drug store with a small restaurant or retail use on-site and the sale of alcoholic beverages.

The Sale of Alcoholic Beverages

Section 22.56.195 of the County Code requires that a project that does not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption meet the following:

1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and

There is currently a school within 600 feet of the subject property. The Media Arts and Entertainment Design Academy is located immediately adjacent to the project site to the west. There are approximately 140 9th graders that attend this school from approximately 7:30am to 3:30pm, Monday through Friday. To add additional security to the project site and prevent any loitering that may impact the school, staff recommends a security guard be required on the subject premises during all hours of operation. With the added security measures, staff believes there would not be any adverse impacts to the adjacent school.

2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; There is currently one block of commercial surrounding the project site buffering it from the residential area that exists on outside of the commercial area.
3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;

There are currently three establishments selling alcohol within 500 feet, one is Patty's Liquor selling a full line of liquor for off-site consumption, Café Billares,

selling alcohol for on-site consumption and a Mexican food restaurant selling beer only for on-site consumption. The proposed sale of alcohol for off-site consumption at a retail drugstore would add a needed amenity to the neighborhood, as one does not currently exist. In order to approve additional alcohol sales the Regional Planning Commission must find that there is a public necessity for the use before the State Department of Alcohol and Beverage Control could issue another liquor license in this area. The County's Zoning Ordinance requires shelf space to be limited to five percent of the total shelf space in the establishment when such a overconcentration situation exists.

4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

The proposed sale of alcohol and drive through window would have a community benefit to the economic base in the area.

5. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

The exterior structure has a unique character due to its historical status and the re-use of the building will revitalize a site that has been vacant for almost twenty years.

East Los Angeles Community Standards District Development Standards

The subject property is located within the Whittier Boulevard Area of the East Los Angeles Community Standards District (East Los Angeles CSD), the following development standards apply:

Height Code Section 22.44.118 C.c2

The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

The existing main building is 58 feet at its highest point and was established prior to height restrictions set by the County Code. The existing building is therefore legal non-conforming due to height. The second building on-site (former Jim's Burgers) in 30 feet in height and meets present height restrictions.

Signage - Code Section: 22.44.118 Ec(4)iii

Per the general development standards of the East Los Angeles CSD, one freestanding sign shall be permitted if the subject building is at least 35 feet from the front property line and the total permitted sign area of all signs on a building or site is 10 percent of the

building face (not to exceed 240 square feet). However, freestanding pole signs or freestanding roof signs are not permitted.

The applicant proposes one freestanding monument sign at the corner of Whittier Blvd. and Atlantic Blvd. The sign area is approximately 150 square feet and is within the allowable sign area allowed in the Whittier Boulevard Specific Area. Additionally, there is one freestanding pole sign, previously used for the Jim's Burger restaurant, this pole sign was built prior to the East LA CSD and is considered legal non-conforming and would be allowed to remain. No increase in sign area is permitted, however the signage can be changed to reflect the current tenant. Specific sign plans are to be submitted for review, showing no increase in sign area.

All signs must comply with the signage regulations listed in Sections 22.44.118 and Part 10 of 22.52 of the County Code. All other signage, including wall business signs have not been reviewed under this permit and will be subject to a separate review.

Landscaping and Buffering Code Section 22.44.118 Ec(2)iii and 22.44.118 D4.ci -vi

- a) Landscaping shall be provided with the objective of creating an inviting and interesting pedestrian environment along the Whittier Boulevard area and rear alleys.
- b) At least five percent of the net lot area shall be landscaped in accordance with the following guidelines:
 - (1) Landscaped areas shall contain a combination of plant materials distributed throughout the property in accordance with the plot plan approved by the director.
 - (2) All landscaping shall be maintained in a good and healthy condition by the property owner, lessee, or agent thereof.
 - (3) A landscaped planter or planter box with a minimum depth of one foot shall be located along the building frontage.
 - (4) A permanent watering system or hose bibs within 50 feet of the landscaping shall be provided to satisfactorily irrigate the planted areas.
- c) Whenever adjacent to a property line, parking areas shall provide a landscaped buffer strip of at least five feet in width.
- d) Landscaping shall be provided and maintained in a neat and orderly manner. A 15-gallon tree shall be provided for every 50 square feet of landscaped area, to be equally spaced along the buffer strip. The landscaping materials shall be approved by the director.
- e) A solid masonry wall not less than five feet high nor more than six feet in height shall be provided along the side and rear property lines.
- f) A site plan shall be submitted to and approved by the director to ensure that the use will comply with the provisions of this section as provided in Part 12 of Chapter 22.56.

Proposed landscaping would include planting shade trees within the parking lot along the south and east sides of the restaurant building and along the majority perimeter of the project site. A landscape plan would be required to ensure the project meets the above referenced landscaping requirements.

Parking Section 22.44.118 E c(2) and Section 22.52.1110

Parking for retail and office uses shall be calculated at a ratio of 1 space per 400 square feet of floor area (Per the East Los Angeles CSD). Dining shall be calculated at a ratio of 1 space for every 3 persons based on occupant load and eating establishments for off-site consumption shall be calculated at a ratio of 1 space for every 250 square feet of floor area (minimum 10 spaces required).

Because the East Los Angeles CSD only requires one (1) parking space for retail use per every 400 square feet of floor space the proposed project provides sufficient parking to meet the parking requirements.

The 0.69 acre parking lot serving both buildings on-site, which will contain a total of 44 parking spaces will be re-graded, compacted and resurfaced. There are 34 parking spaces provided for the main retail pharmacy use on-site including two handicap spaces and 10 parking spaces including one handicap space provided for the former Jim's burger facility which the applicant proposes to use as a restaurant or retail in the future. A total of 31 spaces (including 2 handicap spaces) are required for the retail pharmacy use and a minimum of 10 spaces (including one handicap space) are required for the proposed restaurant/ retail use. Overall a total of 41 parking spaces are required for this project site, 44 are being provided.

Parking Calculation:

- Retail use (CVS): 1 space per 400 sq. ft. = 31 spaces
- Dining/eating establishment: (possible tenant of Jim's Burgers building) 1 space per 250 sq. ft. or 1 space for every 3 people, minimum of 10 spaces = 10 spaces
- Total = 41 spaces required based on proposed uses.

Neighborhood Impact/Land Use Compatibility

The Golden Gate Theatre was originally built in 1927 by Peter Synder and was a part of a complex that included the Vega Building (demolished in 1992). When the complex was completed, it was the most significant commercial building complex in East Los Angeles. The Golden Gate Theatre stands today as one of the few remaining examples of the 1920's neighborhood movie palaces. The subject property is considered legal non-conforming due to standards, as the theatre building was constructed in or around 1927 as a playhouse and a movie house, pre-dating the Zoning Code and building permit requirements (Building permits were not required until around 1936). The theatre closed for business in the early 1990's. The Golden Gate Theatre was nominated for the NRHP in 1980 and listed on the National Register in 1982. The former Golden Gate Theater Building will remain a prominent and identifiable building in East Los Angeles as most of exterior would remain intact with the proposed project.

The subject property is surrounded by commercial and multi-family uses. The two main fronting streets Whittier Boulevard and Atlantic Boulevard are primarily commercial and

retail uses. The proposed retail pharmacy and restaurant/retail uses would be compatible with the surrounding commercial uses and provide an added amenity for the local neighborhood and greater East Los Angeles community.

Alcohol Beverage Control

The State Department of Alcohol and Beverage Control was consulted and they indicated that the project is located within Census Tract number 5317.02. This tract allows for three off-sales licenses and three are currently in use. Therefore, if approved, the project would create an overconcentration situation in the tract and would require a finding of public necessity be made in order to allow an additional liquor license in this census tract.

Los Angeles County Sheriff's Department

The Sheriff's Department was consulted and they indicated the project site is located within a high crime reporting area. Project site is located within Crime Reporting District: 286, there were 757 crimes reported in that district. (anything over 185.41 is considered high crime). The Department had no specific comments about the individual project.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040, 22.56.1690 and 22.56.195 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof, because as conditioned, it would not adversely affect the surrounding properties and the use can be accommodated on the site.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works

The Department of Public Works reviewed the project and had comments relating to road dedication, sewer and traffic. Please see attached letter dated May 7, 2009.

Fire Department

The Fire Department reviewed the project and had comments relating to the fire flow of hydrants and site accessibility. The Fire Department has requested an additional fire flow test at the time of plan check. Conditions attached, letter dated February 26, 2009.

PUBLIC COMMENTS

To date, staff has received approximately 100 items of correspondence from persons and groups supporting and opposing the proposed project. Approximately, half are in support and half are in opposition.

Summary of indicated reasons for supporting the project are as follows:

- Preservation of a historical building
- Adaptive re-use of long standing vacant building
- Added economic tax base
- Pharmacy as added amenity to community

Summary of indicated reasons for opposing the project are as follows:

- Overconcentration on liquor licenses in area
- Proximity of school adjacent to project site
- Potential damage to historical building
- Potential damage to interior of historical building

FEES/DEPOSITS

If approved, fees identified in the attached draft project conditions will apply unless modified by the Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

The proposed retail pharmacy and the proposed associated drive-through pharmacy window would promote and strengthen the existing commercial area and provide a needed amenity to the area. The proposed use would be consistent with the land use polices and intent of the East Los Angeles Community Plan. The addition of another liquor license in the area would create an overconcentration situation. It would however serve a neighborhood convenience and alcohol sales would represent only a small portion of the store's inventory. Staff believes this outweighs the fact that an overconcentration would exist.

The re-use of the former Golden Gate Theatre building would make use of a long-standing vacant building that over time had become a squatting site for the homeless. The modified plan described in the EIR would preserve the integrity of the historic Golden Gate Theatre building by presenting a project that is essentially reversible, meaning the building could be converted back into theater use in the future, which may include restoration, removal of added features, or new construction, without loss of the qualities that make the property significant. Salvaged elements of the curved lobby stair will be stored and patterns will be taken to ensure the stair could be recreated in the future. This does not imply that all original historic fabric will be retained, but that elements essential to theater function, such as the balcony and high-volume auditorium space, will remain.

Staff recommends Approval of Project Number R2005-03503 with associated Conditional Use Permit Number 200800136 subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

The comment period for the EIR is now closed.

The public hearing is continued to February 24, 2010 for staff to prepare and return with approval findings and conditions for the Commission's consideration.

PROJECT NUMBER R2005-03503-(1)
CONDITIONAL USE PERMIT 200800136-(1)

STAFF ANALYSIS
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Prepared by Anita Gutierrez
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits Section I

Attachments:
Draft Conditions of Approval
Applicant's Burden of Proof statement

This grant authorizes a drive-through pharmacy window for a retail drugstore with the sale of general alcohol for off-site consumption, subject to the following conditions of approval;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant;
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9 and Condition 10. The recorded affidavit shall be filed and the required monies shall be paid by **April 19, 2010**;
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County;
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010;

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property;
7. **This grant will terminate on February 17, 2020**, unless renewed by the Director for one additional period of ten years, not to exceed a total grant term of thirty (30) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code and notification per subsection A.10.c of Section 22.56.030. A request for Director's Review must be made at least six months before the expiration date. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time;
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date;
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$3,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **twenty (20) biennial (one every other year)** inspections. Inspections shall be unannounced;

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into

compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. Within 3 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the following applicable fee is required, \$2,867.25 (\$2,792.25 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid;
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance;
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department;
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans;
14. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the conditional use permit. In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at the public hearing, the revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the conditional use permit;
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works;

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
17. All landscaped areas shall be continuously and properly maintained in good condition;
18. A landscape plan shall be submitted to the Department of Regional Planning for review within sixty (60) days of the date of approval for the conditional use permit;
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
20. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
21. Any sign to be located on the subject property is subject to a separate sign review that shall be filed for review and approval to the Department of Regional Planning. This conditional use permit provides no exemptions to Title 22 sign provisions, except for the re-use of the former Jim's Burger sign, which is a legal non-conforming sign;
22. The placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls and poles is prohibited. No outdoor sales, storage or display of merchandise is allowed;
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
24. The permittee shall abide by all requirements, licensing or otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic Beverage Control;
25. The shelf space devoted to the sale of alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and with (90) days of approval, the applicant shall submit a shelf plan depicting the sale of

alcohol.

26. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises;
27. There shall be no beer sold in containers under one quart or in less than six-pack quantities;
28. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises and loitering. The signage shall be in English and the predominant second language in the neighborhood.
29. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and the predominant second language in the neighborhood;
30. All alcohol sales shall be limited to the hours of 9:00am to 10:00pm, during all days of operation.
31. Employees on duty after 10:00 pm shall be at least 21 years of age;
32. All employees authorized to sell alcoholic beverages shall participate in the License Education on Alcohol and Drugs (LEAD) Program offered by the California Department of Alcoholic Beverage Control. This training shall be on-going and all new employees shall be required to attend. The applicant shall display a certificate or plaque in the lobby of the establishment indicating its participation in this program;
33. Exterior security cameras shall be installed to provide coverage of all entrances and exits. A video recording shall be made and retained for a period of at least two weeks;
34. The permittee shall provide adequate lighting above all entrances and exits to the premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility.
35. The applicant shall hire a security guard for the premises and the security guard

shall be required to be on the premises during all hours of operation.

36. A minimum of forty-one (41) parking spaces shall be maintained on site, three (3) of which must be handicap. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use
37. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
38. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
39. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring Program
40. The permittee shall deposit the sum of **\$3,000.00** with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

MC:ag
02/11/10



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>


ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 7, 2009

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
GOLDEN GATE THEATER
PROJECT NO. R2005-03503
CUP NO. 200800136
903 AND 909 SOUTH ATLANTIC BOULEVARD

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP in the unincorporated East Los Angeles area located at the intersection of Whittier Boulevard and Atlantic Boulevard. The project is for the renovation of an existing 12,314-square-foot building to include a retail drug store with the addition of drive-through pharmacy. Additionally, the proposed project includes renovation of an existing 1,626-square-foot building previously used as a restaurant to be used for retail or restaurant purposes.

Approval of the project is recommended.

1. Right of Way and Road Improvement

- 1.1 Dedicate road right of way for a corner cut-off at the corners of Whittier Boulevard and Atlantic Boulevard and Louis Place and Atlantic Boulevard to the satisfaction of Public Works (the corner cut off details on the site plan are not necessarily approved). Remove any existing or proposed structure within the newly dedicated right of way to the satisfaction of Public Works. A fee deposit is required for processing the right of way documents.

- 1.2 Dedicate road right of way 30 feet from centerline of Louis Place. Five feet of additional right of way is required beyond the existing right of way line. Remove any interfering private improvements within the area to be dedicated. A fee deposit is required for processing the right of way documents.
- 1.3 Construct curb, gutter, 8-foot-wide sidewalk, base, pavement, pavement transition and parkway improvements (driveways, landing, curb ramps, etc.) on Whittier Boulevard along the property frontage to the satisfaction of Public Works. The new curb shall be 42 feet from the existing centerline of Whittier Boulevard. Relocation of traffic signals at the intersection of Whittier Boulevard and Atlantic Boulevard and any other above-ground utilities will be required.
- 1.4 Construct full-width side walk along the property frontage on Louis Place to the satisfaction of Public Works.
- 1.5 Reconstruct the alley intersection at Louis Place to the satisfaction of Public Works. Existing power pole on the driveway apron/landing will need to be relocated or undergrounded.
- 1.6 Construct a standard bus pad on Whittier Boulevard near the intersection of Whittier and Atlantic Boulevards.
- 1.7 Due to the widening of Whittier Boulevard, reconstruction of off-site driveways may be required. Acquire construction letters from affected adjacent properties owners.
- 1.8 Close any unused driveways with curb, gutter, and sidewalk along the property frontage on Whittier Boulevard and Atlantic Boulevard.
- 1.9 Submit detailed signing and striping plans for Whittier Boulevard and Atlantic Boulevard. The striping details shown on the site plan are not necessarily approved.
- 1.10 Plant street trees along property frontages on Whittier Boulevard and Atlantic Boulevard to the satisfaction of Public Works. Existing trees in the dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

- 1.11 Underground all new service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Public Works' Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
- 1.12 Initiate vacation of the alley right of way to convert the alley into a private driveway and fire lane (this may require consent of any affected property owner). Please contact our Mapping & Property Management Division, attention Mr. Jose Suarez at (626) 458-7060, for procedures and a process fee deposit for the vacation of the alley.
- 1.13 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.
- 1.14 Obtain street plan approval or direct check prior to issuance of grading or building permit, whichever comes first. A review fee is required for the street improvement plan review.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

2. Traffic

- 2.1. If needed, submit detailed signal plan for any necessary modifications to the existing photo red light system at the intersection of Whittier Boulevard and Atlantic Boulevard to Public Works for review and approval prior to the issuance of building permits.
- 2.2. Install the necessary modifications to the existing photo red light system at the intersection of Whittier Boulevard and Atlantic Boulevard prior to the issuance of building permits. Developer shall coordinate construction activities with the County's vendor for the photo red light system.
- 2.3. Submit a 40-foot-scale site plan of the project showing site access locations, interior circulation, parking, adjacent intersections/driveways, and opposite driveways along the project site to Public Works for review and approval prior to the issuance of building permits.
- 2.4. Install the proposed Mitigation Measures improvement at the intersection of Whittier Boulevard and Atlantic Boulevard prior to issuance of building permits.

Mark Child, AICP
May 7, 2009
Page 4

- 2.5. Upon completion of the above-mentioned conditions, to Public Works satisfaction, the developer of this project will be refunded 44.2 percent of the improvement costs that the County has collected, not to exceed \$50,316.00.

For questions regarding the items above, please contact Jeff Pletyak at (626) 300-4721.

3. Building and Safety

- 3.1 Comply with the 2008 County of Los Angeles Building Code Title 26 and Applicable Codes, including regulations from the State Historical Building Code, Title 24, Part 8."

For questions regarding the items above, please contact Juan Madrigal at (626) 300-6370.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910.

RC:ca

P:/LDPUB/SUBMGT/CUP/PROJECT R2005-03503_RCUP200800136_909 and 933 Atlantic Blvd-Golden Gate Theatrel.final.doc



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: February 26, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2005-03503

LOCATION: 909 & 933 S. Atlantic Blvd.

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is **2000** gallons per minute for **2** hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install **1** Public and **1** Verify Public 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** This project is on HOLD by the Fire Department until the following item have been addressed.
- Water:** - Submit an original fire flow availability form, FORM 196, to our office verifying capacity and location of the existing public fire hydrant located on the Southwest corner of Whittier Blvd and Atlantic Blvd.
- Indicate the location of all existing fire hydrant(s) within 300ft of the property lot frontage on the site plan or submit a copy of the Civil Plans with the fire hydrant location(s) as noted on the Site Plan Legend.
- Install 1 public fire hydrant near the Northwest intersection of Atlantic Blvd. and Louis Pl. Exact location will determined once fire flow data and location of other existing public fire hydrants.
- Access:** Access as indicated on the site plan is adequate.
- Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Juan C. Padilla*

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



Los Angeles County
Department of Regional Planning


Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 25, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Mark Child 
Section Head, Zoning Permits I

SUBJECT: **Additional Materials for Hearing**
Project Number: R2005-03503-(1)
Case: RCUP200800136
RPC Meeting: 03/10/2010
Agenda Item: 10

Staff is working with the applicant to draft additional conditions on minimum levels of preservation for certain features of historic value as directed by your Commission. Staff will provide an additional progress report next week.

MC:ag



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 4, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Mark Child *MC*
Section Head, Zoning Permits I

SUBJECT: **Additional Materials for Hearing**
Project Number: R2005-03503-(1)
Case: RCUP200800136
RPC Meeting: 03/10/10
Agenda Item: § 10.

This case was last continued from the February 17, 2010 public hearing. All Commissioner were present. Your commission certified the Environmental Impact Report and directed staff to prepare final findings and conditions for approval. Additionally, your Commission directed staff to work with the applicant to draft additional conditions designating preservation standards for specific features of the interior of the theatre, which include, but are not limited to, the balcony ceiling, light fixtures, ornamental mountings and painting.

Attached are the final findings and conditions, finding of fact and a statement of overriding consideration. Additional conditions were drafted as requested, they are listed under condition number forty (40), letters A through L.

Staff has received additional correspondence on this case; letters are attached.

MC:ag

PROJECT NUMBER R2005-03503-(1)
CONDITIONAL USE PERMIT NUMBER 200800136-(1)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE:

May 13, 2009

All Commissioners were present. The project was presented to the Commission. The Commission directed staff to provide additional analysis in the environmental document, specifically related to the historical preservation of the interior and exterior façade of the building. The Commission requested that the County retain an architectural historian to review the design documents and to monitor the renovation to ensure the historic nature of the building is retained and answer the concerns of the community especially in regard to the interior features and proposed signage. The Commission requested CVS Pharmacy, as the proposed tenant, be engaged in discussions with the County, the owners, the Los Angeles Conservancy and the architectural historian to discuss the programmatic standards/requirements for tenant specific development of the interior and exterior of the building. The Commission asked the Los Angeles Conservancy to provide additional examples of historic buildings re-used for commercial projects, instead of encapsulating them.

The Commission requested additional information be included in the Final Environmental Impact Report, ("Final EIR") that provides specific detail of what is going to be preserved and how it's going to be preserved. The Commissioners requested that this information include visuals and discussion of standards of preservation and why certain standards can't be met if there is a deviation from the standard. (referring to Department of the Interior standards). Additionally, Staff was directed to contact Barrio Planers regarding the storage of a theatre marquee, that was mentioned during public testimony and to see whether other items from the theatre might be in storage somewhere in the County. The item was continued to August 19, 2009.

August 19, 2009

All Commissioners were present. Staff reported that the Final EIR had not yet been submitted for review and therefore staff recommended the matter be continued to a later hearing date. The item was continued to October 21, 2009.

October 21, 2009

All Commissioners were present. The Commission continued the item one week to October 28, 2009 due to a full agenda.

October 28, 2009

All Commissioners were present. The architectural historian, Robert Chattel with Chattel Architecture presented an independent historical analysis of the revised project design. The project was continued to November 4, 2009 with instruction to the applicant to complete the Draft EIR and submit to staff for review.

November 4, 2009

All Commissioners were present. Staff reported that the Draft EIR had not yet been submitted. The item was continued to February 17, 2010.

February 17, 2010

All Commissioners were present. The Commission requested additional conditions be drafted to designate preservation standards for specific features of the interior of the theatre. The Commission certified the EIR, continued the public hearing and directed staff to prepare final findings and conditions.

SYNOPSIS:

The proposed project includes the interior renovation of the former Golden Gate Theatre to construct a retail drugstore with the addition of a drive-through pharmacy window and the sale of a full line of alcohol for off-site consumption. Additionally, the project includes the renovation of an existing restaurant (formerly Jim's Burgers) located in the south-eastern portion of the site to be used for either restaurant or retail use in the future. The Golden Gate Theater building is currently listed on the National Register of Historical Places (NRHP). The proposed retail pharmacy would operate 24 hours a day, seven days a week, selling medical supplies, prescription drugs, household goods, office supplies, greeting cards, dry goods and alcoholic beverages.

PROCEEDINGS BEFORE THE COMMISSION

Findings

1. The applicant, the Charles Company is requesting a conditional use permit to authorize a drive-through pharmacy window and the sale of a full line of alcoholic beverages for off-site consumption for a retail drugstore. Also included in the project is the former Jim's Burgers building, which is proposed to be used as restaurant or retail in the future.
2. The property is located at 903 and 909 South Atlantic Boulevard in the unincorporated East Los Angeles area. The property is located in the Eastside Unit No. 1 Zoned District.
3. Zoning on the subject property is C-3 (Unlimited Commercial); the property is also located within the East Los Angeles Community Standards District and within the Whittier Boulevard Specific Area of the CSD.
4. Surrounding zoning consists of:

North:	C-3 (Unlimited Commercial) and R-3 (Limited Multiple Residences)
South:	C-3 (Unlimited Commercial) and R-3 (Limited Multiple Residences)
East:	C-3 (Unlimited Commercial) and R-3 (Limited Multiple Residences)
West:	C-3 (Unlimited Commercial) and R-3 (Limited Multiple Residences)

5. The subject property is 1.02 acres and is developed with a parking lot and two existing buildings (the former Golden Gate Theatre and the former Jim's Burger).
6. Surrounding land uses consist of:
 - North: Commercial-retail and multi-family residences;
 - South: Commercial-retail and multi-family residences;
 - East: Office and retail and multi-family residences;
 - West: Commercial-retail and multi-family residences;
7. The subject property is within the Major Commercial (MC) land use category of the East Los Angeles Community Plan land use policy map. This designation allows for areas containing mixtures of small and large businesses in major areas. These areas are oriented toward the greater East Los Angeles area. The proposed project meets the intent of the land use designation as it is located at the corner of Atlantic and Whittier Boulevard which is a major intersection in East Los Angeles. The proposed project includes a retail pharmacy use as well as a small restaurant or retail use, which would serve the greater East Los Angeles area.
8. The land use policies of the East Los Angeles Community Plan encourage the rehabilitation of existing commercial uses and development of new commercial infill along the major corridors (Whittier, Olympic and Atlantic Boulevards) where commercial uses are designated on the Land Use Map and where transportation and other municipal services can support development. The proposed project would be consistent with the East Los Angeles Community Plan in that it would be a commercial use along a major corridor (Whittier and Atlantic) serving the greater East Los Angeles community.
9. The proposed project would promote and strengthen the existing commercial area, provide a needed amenity to the area and preserve the integrity of the historic Golden Gate Theatre building. The proposed use would be consistent with the land use policies and intent of the East Los Angeles Community Plan and provide reasonable re-use of a long-time vacant building.
10. The subject property is surrounded by commercial and multi-family uses. The two main fronting streets are Whittier Boulevard and Atlantic Boulevard and primarily contain commercial and retail uses. The proposed retail pharmacy and restaurant/retail uses would be compatible with the surrounding commercial uses and provide an added amenity for the local neighborhood and greater East Los Angeles community.
11. The site plan depicts an existing 12,314 square foot building (previously used as Golden Gate Theater). The building is 53 to 58 feet in height with a proposed addition of a drive-through window on the southern portion of the building. Additionally, a one-story 1,626 square foot building previously used as a restaurant exists on the south-eastern portion of project site. On-site parking is depicted with 34 parking spaces (including two handicap spaces) for parking for the retail pharmacy use and 10 parking spaces (including one handicap space) for the future restaurant/ retail use. Two

driveways are depicted for employee's and the public to access to the site. One driveway currently exists off of Atlantic Boulevard and the second is proposed off of Whittier Boulevard. A third driveway, located off of Louis Place, is shown, which is to be used for delivery trucks for the proposed pharmacy and the Jim's Burgers parking lot.

12. The subject property is located within the Whittier Boulevard Area of the East Los Angeles Community Standards District and complies with all standards except for height and signage. The existing main building is 58 feet at its highest point and was established prior to height restrictions set by the County Code, which now limit such structures to 45 feet. The existing building is therefore legal non-conforming due to height. The second building on-site (former Jim's Burgers) is 30 feet in height and meets present height restrictions. For signage, there is one freestanding pole sign, previously used for the Jim's Burgers restaurant, this pole sign was built prior to the East LA CSD and is considered legal non-conforming and would be allowed to remain. No increase in sign area is permitted, however the signage can be changed to reflect the current tenant. Specific sign plans are to be submitted for review, showing no increase in sign area.
13. During the May 13, 2009 public hearing, the Regional Planning Commission ("Commission"), heard testimony regarding concerns about preservation of the historic building. The Commission found it appropriate to request that the County retain a architectural historian to review the design documents and to monitor the renovation to ensure the historic nature of the building is retained and answer the concerns of the community especially in regard to the interior features and proposed signage.
14. An architectural historian was retained. In coordination with the applicant, the consultant drafted a modified plan that identifies the preservation of the theaters most significant defining features, including the balcony and sequence of space in the main auditorium. This was not preserved in the original proposal.
15. During the May 13, 2009 public hearing the Commission heard additional testimony that included concerns regarding the proposed alcohol use. The Commission found it necessary to add additional mitigation measures, such as: a security guard, security camera and limitation on shelf space devoted to alcohol sales to five percent of total shelf space to ensure the alcohol use would not cause adverse effects to the community.
16. During the May 13, 2009 public hearing sixteen (16) people testified: four (4) in support seven (7) in opposition and five (5) with general comments. Issues raised by testifiers in opposition were alcohol use, preservation of theatre and proposing an alternative use for the building. Other comments included comments about the preservation of the building and what standards would be used.
17. During the May 13, 2009 public hearing the applicant stated that the project would bring a needed amenity to the community and the historical preservation of the building was a key component of the project.

18. During the August 19, 2009 public hearing three (3) people testified: two (2) in opposition one (1) in support. Issues raised in opposition were alcohol use and a proposal to use the theater as a cultural arts center in the community instead of a pharmacy. The applicant spoke in support of the project.
19. During the August 19, 2009 public hearing ten (10) people testified: six (6) in support, two (2) in opposition and two with preservation comments. Issues raised in opposition were alcohol use and a proposal to use the theater as a cultural arts center in the community instead of a pharmacy. Additional concerns by testifiers were raised about the adaptive reuse of the building, exposure and stabilization of historic fabric preservation and exposure of the auditorium ceiling and other key features of the building.
20. During the August 19, 2009 public hearing, Robert Chattel with Chattel Architecture presented an independent historical analysis of the revised project design. A modified plan was presented that addresses concerns raised in responses to comments while striving for project conformance with the *Secretary's Standards*. While the proposed project would not fully conform to the *Secretary's Standards*, the design shown in the modified plan and the treatments described in his memorandum demonstrate a serious and concerted effort to reduce significant historical resources impacts identified in the Draft EIR. Mr. Chattel stated that in his professional opinion the modified plan, with implementation of Mitigation 3.2.1 for design review already incorporated into the Draft EIR, will significantly reduce historical resources impacts, but not to a less than significant level.
21. During the November 4, 2009 public hearing four (4) people testified: two (2) in support and two (2) in opposition. Issues raised by testifiers in opposition were alcohol use, preservation of theatre and proposing an alternative use for the building.
22. During the February 17, 2010 public hearing five (5) people testified in opposition. Issues raised by testifiers in opposition were alcohol use, preservation of theatre and proposing an alternative use for the building.
23. During the February 17, 2010 public hearing, the Commission heard testimony from the Los Angeles Conservancy regarding the minimum level of historic preservation for certain elements of the Golden Gate Theatre interior. The Commission found it appropriate to add additional conditions to the project that set minimum levels of preservation and exposure for these features, which include, but are not limited to, the balcony ceiling, light fixtures, ornamental mountings and painting.
24. There are 34 parking spaces provided for the main retail pharmacy use on-site including two handicap spaces and 10 parking spaces including one handicap space provided for the former Jim's Burgers facility which the applicant proposes to use as restaurant or retail in the future. A total of 31 spaces (including two handicap spaces) are required for the retail pharmacy use and a minimum of 10 spaces (including one handicap space) are required for the proposed restaurant/ retail use. Overall a total of 41 parking spaces are required for this project site and 44 are proposed.

Parking for retail and office uses shall be calculated at a ratio of 1 space per 400 square feet of floor area (Per the East Los Angeles CSD). Dining shall be calculated at a ratio of 1 space for every 3 persons based on occupant load and eating establishments for off-site consumption shall be calculated at a ratio of 1 space for every 250 square feet of floor area (minimum 10 spaces required).

25. The project site is served by 4 lines of the Metropolitan Transportation Authority (Metro), including: Metro line 16, Metro line 260, Metro line 361 and Metro line 720. Montebello Bus Line Route 10 also serves the project site.
26. The Department of Alcoholic Beverage Control (ABC) reports that an over-concentration of licenses exists within the Census tract. Three (3) off-sale licenses are allowed and three (3) exist. There are currently three establishments selling alcohol within 500 feet, one is Patty's Liquor selling a full line of liquor for off-site consumption, Café Billares, selling alcohol for on-site consumption and a Mexican food restaurant selling beer only for on-site consumption. There is currently a school within 600 feet of the subject property. The Media Arts and Entertainment Design Academy. It is located immediately adjacent to the project site to the west. There are approximately 140 9th graders that attend this school from approximately 7:30am to 3:30pm, Monday through Friday.

To add additional security and prevent any loitering that may impact the school; a security guard will be required to on the subject premises during all hours of operation, the facility will be required to install and maintain a security camera on-site and the sale of alcohol shall be limited to the hours of 9:00am and 10:00pm. With the added security measures, it is reasonable to believe there would not be any adverse impacts to the adjacent school. The proposed retail drugstore would add needed amenity to the neighborhood, as one does not currently exist.

27. It is necessary to limit the shelf space of alcohol sales to a maximum of five percent (5%) of the total overall shelf space within the business because the proposed business is located within a 500-foot radius of other facilities selling alcoholic beverages for either on-site or off-site consumption.
28. The proposed off-sale general liquor license for the proposed retail drugstore located at 903 and 909 South Atlantic Boulevard, East Los Angeles does serve the public convenience or necessity.
29. There is currently one block of commercial surrounding the project site buffering it from the residential area that exists on outside of the commercial area.
30. There are only two signs reviewed under this permit. One freestanding monument sign at the corner of Whittier Blvd. and Atlantic Blvd. The sign area is approximately 150 square feet and is within the allowable sign area allowed in the Whittier Boulevard Specific Area. Additionally, there is one freestanding pole sign, previously used for the Jim's Burgers restaurant, this pole sign was built prior to the East LA CSD and is considered legal non-conforming and would be allowed to remain. No increase in sign area is permitted, however the signage placards can be changed to reflect the current

tenant. Specific sign plans are to be submitted for review, showing no increase in sign area. No other signage has been approved or reviewed under this permit.

31. An Environmental Impact Report (EIR) has been prepared per CEQA requirements. The EIR addresses all environmental factors having a potential for significant impacts under the regulations and guidelines cited above. The draft EIR concludes that the project design and implementation including suggested mitigation measures will result in less than significant impacts in: traffic, solid waste, global climate change, aesthetics and noise. However, implementation of the project as proposed would continue to generate potentially significant impacts to cultural resources even with mitigation measures
32. Section 15126.6(a) of the CEQA Guidelines requires that an EIR describe a range of reasonable alternatives to the project. There were four alternatives evaluated for this project: 1) no project alternative 2) theater re-use 3) restaurant/nightclub 4) church. Each alternative was evaluated for aesthetics, cultural resources, solid waste, traffic and circulation, noise, mandatory findings of significance and attainment of project objectives. The analysis of the alternatives found that although the theater re-use and church alternatives are considered to be environmentally superior to the proposed project, it remains the preferred alternative due to its ability to meet all four project objectives and its market viability as compared to the other project alternatives.
33. The proposed project will preserve the integrity of the historic building exterior, preserve many of the interiors architecturally defining features by encasing them behind new walls and obscuring them from view by suspended ceilings. The proposed project with mitigation will have insignificant impacts on traffic, long-term noise and solid waste needs.

Although mitigation measures will reduce potentially significant impacts upon the exterior features of the theater building, the adverse impacts upon several of the interior architectural features of historic value remain significant and unavoidable.
34. On March 18, 2009, 144 hearing notices were sent to property owners within a 500-foot radius of the subject property. Legal advertisements were published in the East Los Angeles Tribune and in La Opinion on March 26, 2009. Case related materials (factual, hearing notice, and burden of proof statements) were sent to the East Los Angeles Library, the El Camino Real Library and the Anthony Quinn Library on March 18, 2009 and were also posted on the Department of Regional Planning's web site (<http://planning.co.la.ca.us>).
35. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the development as proposed will be compatible with surrounding land uses.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th floor, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. The custodian of such documents and

materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius;
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;
- G. That the public convenience for additional facilities selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages;
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- J. The Regional Planning Commission, acting in its role as responsible agency for the project, certifies that it has independently reviewed and considered the information contained in the Final Environmental Impact Report prepared by Los Angeles County Department of Regional Planning as lead agency prior to approving the project; adopts the MMP which is appended to and included in the attached conditions of approval, finding that, pursuant to California Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during

project implementation; determines that the conditions of approval attached hereto are the only mitigation measures for the project which are feasible and that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in these findings; determines that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social and/or environmental benefits of the project as stated in the findings and in the Environmental Findings of Fact and Statement of Overriding Considerations adopted by the lead agency for the project, which findings and statement are incorporated herein by reference.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.56.090 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, Conditional Use Permit Cases No. 200800136, associated with Project R2005-03503-(1) are **APPROVED**, subject to the attached conditions.

I move that the Regional Planning Commission adopt the Statement of overriding consideration and findings of fact

I further move, that Conditional Use Permit No. 200800136 be approved with findings and conditions.

MC:ag
03/03/2010

This grant authorizes a drive-through pharmacy window for a retail drugstore with the sale of general alcohol for off-site consumption, subject to the following conditions of approval;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant;
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9 and Condition 10. The recorded affidavit shall be filed and the required monies shall be paid by **April 19, 2010**;
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County;
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010;

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property;
7. **This grant will terminate on February 17, 2030**, unless renewed by the Director for one additional period of ten years, not to exceed a total grant term of thirty (30) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code and notification per subsection A.10.c of Section 22.56.030. A request for Director's Review must be made at least six months before the expiration date. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time;
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date;
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$3,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **twenty (20) biennial (one every other year)** inspections. Inspections shall be unannounced;

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into

compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. Within 3 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, the following applicable fee is required, \$2,867.25 (\$2,792.25 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid;
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance;
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department;
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans;
14. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the conditional use permit. In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at the public hearing, the revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the conditional use permit;
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works;

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
17. All landscaped areas shall be continuously and properly maintained in good condition;
18. A landscape plan shall be submitted to the Department of Regional Planning for review within sixty (60) days of the date of approval for the conditional use permit;
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
20. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
21. Any sign to be located on the subject property is subject to a separate sign review that shall be filed for review and approval to the Department of Regional Planning. This conditional use permit provides no exemptions to Title 22 sign provisions, except for the re-use of the former Jim's Burger sign, which is a legal non-conforming sign;
22. The placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls and poles is prohibited. No outdoor sales, storage or display of merchandise is allowed;
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
24. The permittee shall abide by all requirements, licensing or otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic Beverage Control;
25. The shelf space devoted to the sale of alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and within ninety (90) days of approval, the applicant shall submit a shelf plan depicting the

sale of alcohol.

26. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises;
27. There shall be no beer sold in single containers under one quart or in less than six-pack quantities if less than one quart size containers.
28. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises and loitering. The signage shall be in English and the predominant second language in the neighborhood.
29. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and the predominant second language in the neighborhood;
30. All alcohol sales shall be limited to the hours of 9:00am to 10:00pm, during all days of operation.
31. All employees authorized to sell alcoholic beverages shall participate in the License Education on Alcohol and Drugs (LEAD) Program offered by the California Department of Alcoholic Beverage Control. This training shall be on-going and all new employees shall be required to attend. The applicant shall display certificate or plaque in the lobby of the establishment indicating its participation in this program;
32. Exterior security cameras shall be installed to provide coverage of all entrances and exits. A video recording shall be made and retained for a period of at least two weeks;
33. The permittee shall provide adequate lighting above all entrances and exits to the premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.
34. The applicant shall hire a security guard for the premises and the security guard shall be required to be on the premises during all hours of operation.
35. A minimum of forty-one (41) parking spaces shall be maintained on site, three (3) of

which must be handicap. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use

36. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
37. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
38. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring Program
39. The permittee shall deposit the sum of **\$3,000.00** with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.
40. The permittee shall abide by the following conditions related to the renovation of the former Golden Gate Theater:
 - a) The term "stabilized" shall mean "the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present" (Stabilization Treatment Standard, The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1983).
 - b) The term "conserved" shall mean "preservation from loss, depletion, waste, or harm" (Martin E. Weaver. *Conserving Buildings: A Guide to Techniques and Materials*. New York: John Wiley & Sons, Inc., 1993).
 - c) References to "Gridlines" shall refer to the gridlines depicted on the plans marked "Exhibit A". Attached to these conditions.
 - d) At least 50 percent of the original lobby ceiling, located between Gridlines G – J and Gridlines 1 – 6, shall remain exposed. Treatment of the underside of the lobby ceiling shall include painting, and exposed original gold ornamentation shall be stabilized and conserved.
 - e) Three extant lighting fixtures mounted at the underside of the balcony

ceiling, shall be retained and used for decorative purposes; however, the lighting fixtures may be moved within the underside of the balcony to provide visual balance.

- f) At least 75 percent of the original underside of the balcony ceiling, located between Gridlines C – F and Gridlines 1 – 6, shall remain exposed. Treatment of the underside of the balcony ceiling shall include painting, and exposed original gold ornamentation shall be stabilized and conserved.
- g) The original walls in the lobby and underside of the balcony area, located between Gridlines C – J and Gridlines 1 – 6, shall be encapsulated behind new partition walls containing some of the tenant's retail display units, shelving and lighting.
- h) The minimum height of the new ceiling in the auditorium shall be 32 feet high.
- i) New partition walls encapsulating the original auditorium walls between Gridlines B – C and Gridlines 1 – 6 shall not exceed 15 feet in height. New partition walls shall contain some of the tenant's retail display units, shelving and lighting. The original auditorium walls shall be exposed above the new partition walls. The portion of the proscenium arch above 15 feet in height and the leading edge of the balcony shall be exposed. The ornament surrounding the two false balconies flanking the proscenium arch, located midway between Gridlines B – C and between Gridlines 1 – 2 and between Gridlines 5 – 6, shall be at least 75 percent exposed. Treatment of the exposed walls shall include painting, and exposed original gold ornamentation shall be stabilized and conserved.
- j) The four ceiling mounted lighting fixtures extant above the balcony shall be retained in place or crated and stored on site.
- k) The lobby concession shell shall be crated and stored on site.
- l) The mezzanine shall be encapsulated.
- m) Original materials to be stored on site shall be inventoried and stored in the mezzanine or balcony. The inventory of all stored materials shall remain in the mezzanine storage area, and a copy shall remain on file at the County. The inventory shall include instructions stating that the original materials shall not be discarded. Storage crates shall be clearly marked "do not discard" or similar language to indicate that the stored items shall not be discarded.
- n) The balcony and mezzanine shall be mothballed according to guidance

provided by the National Park Service in *Preservation Brief 31: Mothballing Historic Building*, which includes three major actions: documentation, stabilization, and mothballing. Access to the mezzanine and balcony shall be provided by an exterior staircase.

- o) The tenant shall incorporate a minimum of three 16-inch x 20-inch historic photographs into the interior design.
- p) The tenant shall incorporate a minimum of three 8-inch x 10-inch panels into the interior design identifying historic building features.

MC:ag
02/11/10

909
S. A.
SVC OF ARCHITECTURAL
PLANNING
FOR INTERIOR

Schema
Phase

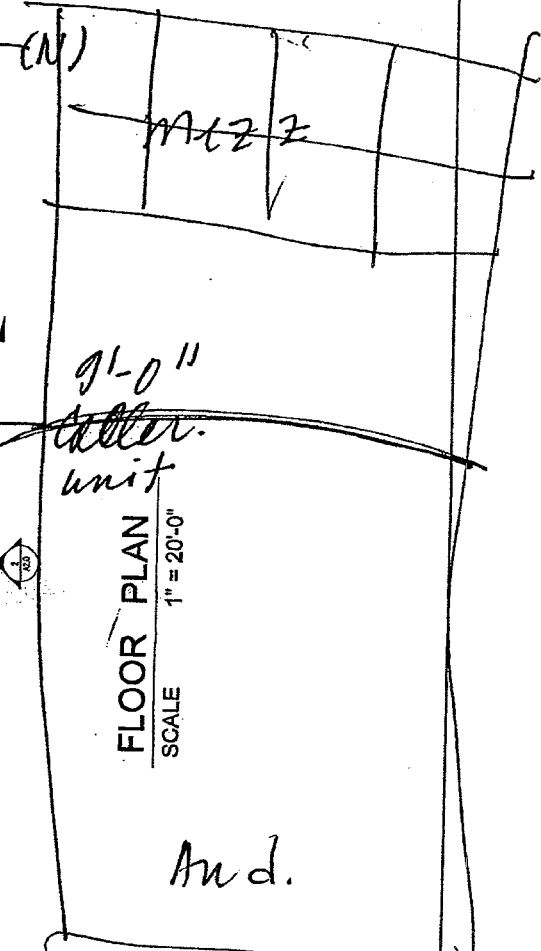
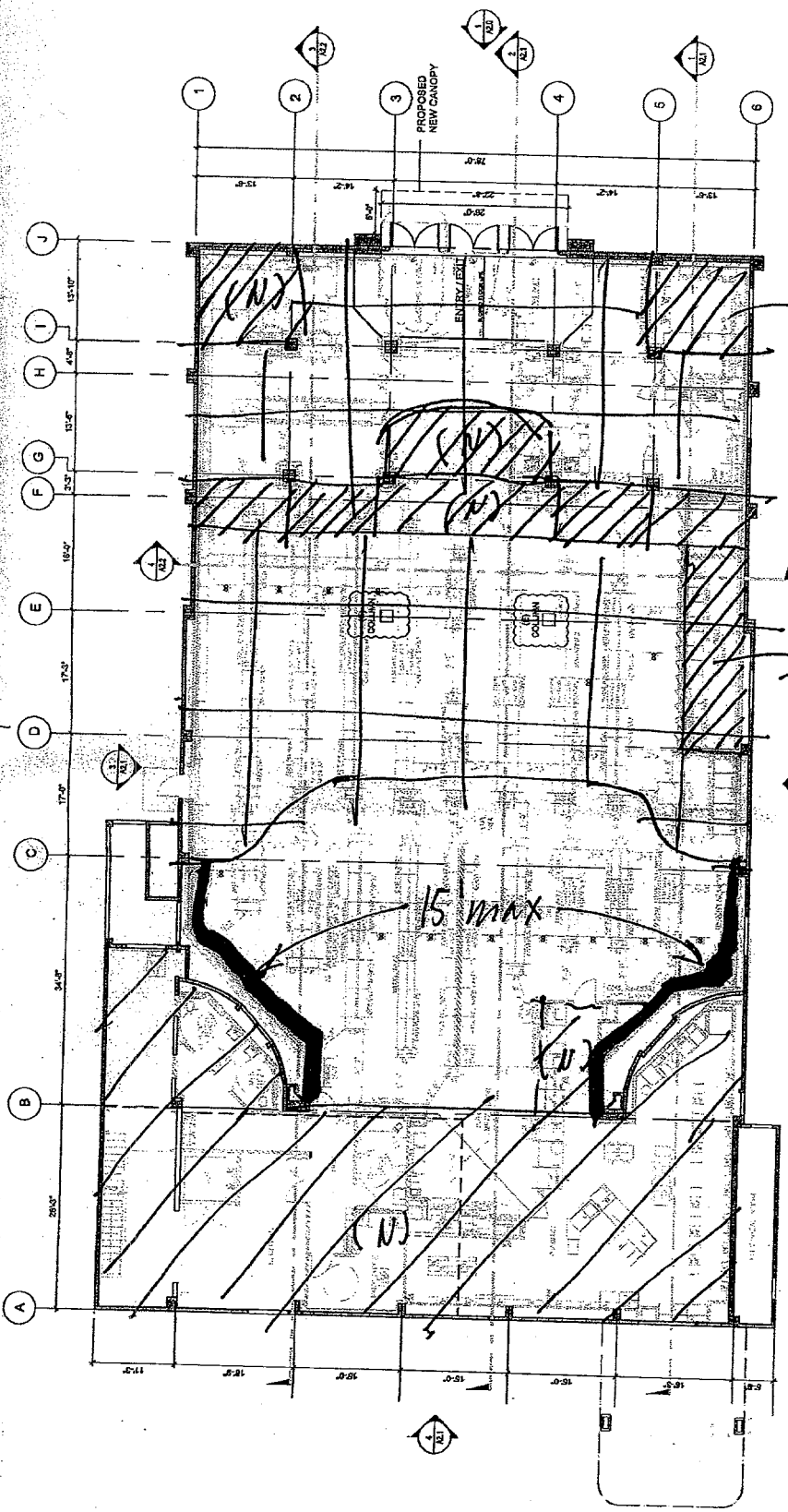
Revised For

CAD File
Job No.
Drawn By
Date
Scale
Sheet 20

FL

Sheet No.

Exhibit "A" DRAFT



FLOOR PLAN
SCALE 1" = 20'-0"



March 4, 2010

Submitted by email

Anita Gutierrez
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, California 90012
(213) 974-6443
Email: agutierrez@planning.lacounty.gov

Re: Golden Gate Theater Reuse Project – Comments on Draft Conditions

Dear Anita:

Thank you for sharing the list of draft conditions to be presented to the Regional Planning Commission for the Golden Gate Theater Reuse Project. As we discussed, the Los Angeles Conservancy is dismayed that no conditions are included to ensure that the original auditorium ceiling will remain exposed in the proposed retail project. Of all the proposed conditions in our February 19, 2010 letter to county staff, the need to leave the auditorium ceiling exposed is the most important. In considering the needs of the community and its deep attachment to the theatre, we feel that the ceiling must remain exposed to ensure that future patrons continue to recognize the Golden Gate as a theatre and experience the fond memories associated with it.

For the reasons set forth below, we urge the Regional Planning Commission to impose an additional condition requiring that the auditorium ceiling from the balcony to the proscenium arch be repaired, painted and left exposed:

- **The Final EIR clearly states that “the goal” is to expose “the volume of the space and decorative ceiling” in the auditorium. Contrary to the Commission’s intent in approving the EIR, the draft conditions ensure that the entire auditorium ceiling will be concealed by a “new ceiling,”**
- **CVS Pharmacy has failed to meet with the County and the Los Angeles Conservancy, as requested by the Regional Planning Commission, to explain why it cannot leave the auditorium ceiling exposed. At its May 13, 2009 meeting, “the Commission requested CVS Pharmacy, as the proposed tenant, be engaged in discussions with the County, the owners, the Los Angeles Conservancy and the County Historical consultant to discuss the programmatic standards/requirements for tenant specific development of the interior and exterior of the building.”¹ The Conservancy has attended**

¹ Memo from Mark Child, Section Head, Zoning Permits I, Los Angeles County Department of Regional Planning, to Regional County Planning Commissioners, dated October 21, 2009.

several meetings with County staff, the Charles Company, and the County Historical consultant Robert Chattel in a good faith effort to understand CVS's programmatic and operational needs. Despite repeated requests by the Conservancy, CVS Pharmacy has not attended any of these meetings and, as a result, has failed to clearly articulate why it cannot leave the auditorium ceiling exposed. Nebulous references to unknown corporate specifications – without any documentary support – are insufficient justification to allow for the historic auditorium ceiling to be obscured by a drop ceiling.

- **Many other retail conversion projects involving historic theatres leave the auditorium ceiling exposed.** The Conservancy has previously submitted a half-dozen examples of historic theatres that have been sensitively converted into retail use, all of which leave the original auditorium ceiling exposed. In some cases, the decorative ceiling was restored, while in others the ceiling was merely repaired and painted. Certainly, the Charles Company and CVS Pharmacy should be held to the same standard with regard to the Golden Gate Theatre. We strongly feel that the entire auditorium ceiling should remain visible, rather than a minimum percentage.

Please feel free to contact me at (213) 430-4203 or mbuhler@laconservancy.org if you or the commissioners have any questions. Thank you for your consideration.

Sincerely,



Mike Buhler
Director of Advocacy



March, 4, 2010

Re: RENV200500198,
RCUPT200800136,
SCH#: 2006051069

Dear Los Angeles Regional Planning Commission,

Mothers of East Los Angeles would like to submit their letter of opposition to the CVS pharmacy and their application for a liquor license. In response to the staff report and draft conditions dated February 11, 2010. Page 8 of the staff analysis under Alcohol Beverage Control, states "this tract allows for three off-sales licenses and three are currently in use. Therefore, if approved, the project would create an overconcentration situation in the tract and would require a finding of public **necessity** in order to allow an additional liquor license in this census tract." In response to this, on page 9 under staff recommendation, it states, "the addition of another liquor license in the area would create an overconcentration situation. It would however serve a neighborhood **convenience** and alcohol would represent only a small portion of the store's inventory. Staff believes this outweighs the fact that an overconcentration would exist." A public **convenience** is very different than a public **necessity** and we find this justification unreasonable. The staff recommendation fails to find a public necessity to allow another liquor license. There are currently 6 drug stores within 1/2 mile of the project site as shown in the attached map. This site does not need another drug store, let alone one that sells alcohol. This is not mentioning the Los Angeles County Code 22.56.195 requiring that any new project should not be located within 600 feet of a school in which the current proposed CVS deviates from. It cannot be justified by placing a security guard, a property wall, and limiting the hours that alcohol could be sold. The fact that the proximity exists is enough to disallow this liquor license from being approved. One more deviation is in the same code disallowing an undue concentration of similar premises within 500 feet. To be located within 500 feet of 3 other liquor establishments is more than enough. Again, this cannot be justified by stating that this new CVS is a necessity to the community when we clearly stated above and show with a map the amount of drug stores in this vicinity. The staff also overlooked the statement under the Los Angeles County Sheriff's department stating that the project site is located in district 286 which reported **757 crimes**. The number of crimes in a district to be considered a high crime area is **185.42**. This district has 4 times as many crimes as a high crime area. How can the staff then justify the necessity for a liquor license in this area? Please do not approve this Conditional use Permit and bring more alcohol to our community.

Thank you,
Diana Del Pozo-Mora
Executive Director

Mothers of East Los Angeles
3354 E. Olympic Boulevard, Los Angeles, CA 90023

**Narcotics Anonymous
P.O. Box 6938
Los Angeles Ca 90022**

Date: March 3, 2010

Re: RENVT200500198,
RCUPT200800136,
SCH#: 2006051069

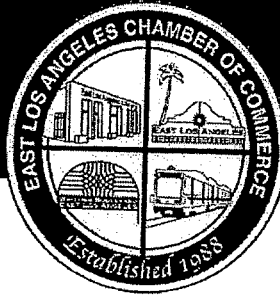
Hello Regional Planning Commission,

The Narcotics Anonymous of Greater East LA have a growing concern regarding the proposed CVS at the historic Golden Gate Theater. The CVS not only will compromise the integrity of the building but will also compromise the safety of our neighborhood by selling a full line of alcohol. This area is located in a tract that has maxed out the allowed number of issued liquor licenses. The Alcohol Beverage Control stated in the Regional Planning's staff report that one more liquor license will create an over-concentration of liquor. The biggest concern is that the Sherrif's Department reported this area to be a high crime area. When looking at the number of crimes committed in this district, it actually has 4 times more crime than what is considered a high crime area. The Narcotics Anonymous organization does not understand the lack of concern over this proposal. This area should not be overlooked when it comes to a proposal like this. Please put a stop to another liquor license from coming into this area.

Thank you,

Albert Castro
Chair
Narcotics Anonymous,
Greater East LA area

EAST LOS ANGELES



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Executive Board

Joe Sandoval
President

The Niteguide Magazine

John A. Santillan
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East Los Angeles Doctors Hospital

Dede Vidales

Vice-President, Public Relations
Garfield Alumni Foundation, Inc.

Hilda Serrano

Treasurer

Serrano's Auto Supplies

Jose Barajas

Parliamentarian

Law Office of Michael Singer Inc.

Blanca Espinoza

Immediate Past President

Eastman Elementary School

Board of Directors

Raquel Cardenas

Manny's El Loco Restaurant

Marissa Castro-Salvati

Southern California Edison

Andy Carrasco

The Gas Co.

Judith Riquelme

Project Coordinator

ELACOC

Attn: Esther L. Valadez
Leslie G. Bellamy
Harold V. Helsley
Wayne Rew
Pat Modugno
320 W. Temple Street
Los Angeles, California 90012

Care of: Anita Gutierrez

Re: Golden Gate Theater
RENVT200500198
RCUPT200800136
SCH#: 2006051069

Date: March, 4, 2010

To Commissioners,

The East Los Angeles Chamber of Commerce has been in opposition of this project since it was presented to us by Mothers of East Los Angeles last July. Since then we have watched the commission's disregard of vocal opposition from the community although several of us have submitted our presentations in writing for the record. What is most appalling is at the last hearing, Ms. Esther Valadez ignored the inclusion of mitigations for the Golden Gate Theater which would have restored in part the historical preservation recommended by the LA Conservancy who have insisted on retaining the elements necessary to keep the building qualified under the National Registry. The statement of overwriting considerations to the Charles Company is bogus because they admitted in public that the CVS was not willing to do the historical preservation requirements and that they would be the ones responsible for the construction of this project.

The intent of this hearing coming up March 10, 2010 to hear the conditional use permit application by the Charles Company, also suggests a capricious application for a tenant who have demonstrated in principle their lack of support for the community of East Los Angeles. In light of their refusal to meet the economic obligation of the restoration of the building, one can assume that they have no intention of respecting the Alcohol Beverage Control requirements. These requirements restrict the sale of alcoholic beverages in areas which are over saturated with liquor sales such as this area which currently has three locations that offer on-site consumption and three sites that offer off-

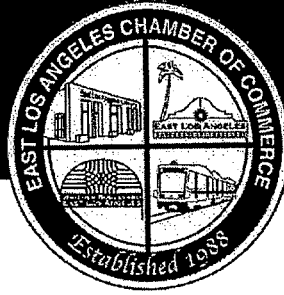
4716 Cesar E. Chavez Ave. Los Angeles, CA. 90022

☎ Phone: (323) 722-2005 Fax: (323) 722-2405

Email us at: mail@elacoc.com

Visit our website at www.elacoc.com

EAST LOS ANGELES



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Immediate Past President
Eastman Elementary School

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Raquel Cardenas

Manny's El Loco Restaurant

Marissa Castro-Salvati

Southern California Edison

Andy Carrasco
The Gas Co.

Judith Riquelme

Project Coordinator
ELACOC

site consumption all within half a mile of the site. The CVS' project manager tried to diminish the percentage of shelf space but in their original presentation which was more honest, they presented 5% which is to the capacity of the shelf space to be used for the sale of alcoholic beverages including back room refrigeration and shelves. This 5% is larger in volume than any of the other pre-existing conditions. Furthermore, the people preparing the EIR and the applicant for the CUP failed to mention that directly across the street exists an alcoholic prevention office known as the East Los Angeles Alcoholism Council.

I also would like to comment that I have seen an alternative use of the Golden Gate Theater presented by Mothers of East Los Angeles and I am aware that that project was originally presented to the regional planning staff, the Charles Company, and to the Planning commission. Although you have known about this existence, the environmental document failed to recognize this viable "alternative". The EIR also fails to mention alternative sites for the CVS which would have been more compatible instead of this site which is adjacent to an existing charter high school. The Los Angeles County code also prevents the sale of Alcoholic beverages within 600 feet of a school. We believe that the sale of alcoholic beverages in an area such as this within the heaviest crime would have an adverse effect on the community. The convenience that you have stated already exists at Rite Aid, True Value market, and at Target within walking distance of the site. I urge the commission to vote no on this conditional use permit.

Thank you,

Joe Sandoval
President of the Board of Directors
East Los Angeles Chamber of Commerce

4716 Cesar E. Chavez Ave. Los Angeles, CA. 90022

☎ Phone: (323) 722-2005 Fax: (323) 722-2405

Email us at: mail@elacoc.com

Visit our website at www.elacoc.com

Attn: Regional Planning Commission

Re: RENVT200500198, RCUPT200800136, SCH#: 2006051069

March, 3, 2010

Dear Regional Planning Commissioners,

My name is father Enrique of St. Alfonso's parish. I am a resident of the community and I have seen a lot of things come and go including the demolition of the Vega Building some 15 years ago and the introduction of high quality projects in other parts of town. Recently I saw a presentation by Mothers of East LA which incorporates the entire block as a synergetic community complex. This included a 100,000 square foot vocational performing arts college, a 40,000 square foot high school of performing arts and 40,000 square feet of leasable area. The plan utilizes both the Fred Leeds property and the Charles Company site to form a development which uses the 12,000 square foot historical theater as its iconic building. The plan has been presented to the Fred Leeds property owners who conceded their approval and support for this project but the project has been stalled by the Charles Company who have not given their letters of consent for the funding of grants and tax credits. The presentation also includes an economic support project which contains an application to the CDFI clearinghouse with 25 million dollars in funding. The project also qualifies for the national preservation fund, and the federal historical tax credits which is about 3 million dollars. The Mothers of East LA are awaiting the final reply from Community College district to apply bond act budgets to East Los Angeles College for their portion of the project which would make the project a reality.

There is an enthusiastic and confident feeling with all of the people that have come in to make this dream come true with the exception of the Charles Company whom have not granted permission to apply for grants to save this great asset. Instead they have now added to their application the sale of alcohol and the introduction of a billboard sign at this corner. Although the application for a Conditional Use Permit implies that the sale of alcohol is being offered as a convenience to the community, I believe that the additional alcohol sales would create an adverse impact to east Los Angeles which should have been identified and included in the environmental impact report as well as the application for signage which is a special treatment from the intended profile of Whittier Blvd. I urge the commissioners to deny the conditional use permit and to promote a better use for this facility as stated above. My parish would be adversely impacted by the added liquor license which includes about 3,000 parishioners of the community.

Thank you,

Father Enrique De Los Rios
St. Alphonsus Catholic Church

CHURCH OF THE RESURRECTION



Attn: Los Angeles County Regional Planning Commission

Re: RENVT200500198,RCUPT200800136, SCH#: 2006051069

March, 3, 2010

Dear Regional Planning Commission,

As the parish priest of *Resurrection Parish*, I have spent over 27 years defending environmental justice causes which affect the communities of Boyle Heights and East Los Angeles. For nearly 11 of those years I have spent time fighting crime and assisting the Los Angeles Police Dept. (Hollenbeck Station) in promoting the C.L.E.A.R. Program, a federally funded grant aimed at reducing gang violence, drugs, and other crimes which affect our community. For the last ten years we have been able to consistently meet as a Community on Mondays and as a result we have been able to reduce crime within our area. One of our achievements has been to reduce the amount of crack houses which plague our community. With the help of Los Angeles County Sheriff's Probation Officer Mary Ridgeway, who recently passed away, we were able to reduce the number of liquor establishments and other types of adverse businesses such as bars, billiard halls, and similar places which have affected the quality of life in our community.

I am aware and have been recently quoted in the newspaper of my concern for the destruction of the only historical landmark found in East Los Angeles. By ignoring the Secretary of Interior standards, and by deviating from the State Quality Acts (CEQA) regulations the commission has threatened the future status of this very important historical heritage building in our community. According to the Los Angeles Conservancy, the Charles Company has not done enough to preserve and save this building for the generations to come. Instead, they have proposed to destroy its most important elements and have requested to overwrite considerations based on economic concerns associated with preservation. It is my understanding that all of this has been done without any commitment from CVS and yet an application has been filed in their name by the Charles Company. In this application the Charles Company is seeking a liquor license for a 24 hour service store and ignores the existence of the adjacent high school of performing arts claiming that they will build a fence to separate the two uses. I think the commission has been around the block enough to know that

having alcohol available in a 24 hour store in a high crime area such as this district is an invitation for trouble and will negatively impact the community. The Charles Company has explained that they will have security guards, yet in their 24 hour facility in Monterey Park, I am told that they have significant problems with the theft of alcohol and other non prescription drugs which have now become prevalent in our community as narcotics.

Your commission has acted with leniency in the application for historical compliance. Perhaps it might even be said that you have been complacent to the wishes of the Charles Company. It is evident by the testimony provided by the Charles Company that they have recruited historical and theater conservationists who have compromised their professional values and who have treated the East Los Angeles Community, in particular the Latino community, with lesser values than they have treated other communities. In fact, your commission has become so lax in those testimonies that you have ignored valuable and considerate recommendations by the Los Angeles Conservancy.

I urge you as the commission to look deeply into your fiduciary responsibilities in protecting the codes of this county. And that you give the community the same latitude in presenting their case of the impact to be caused by additional liquor stores in an already over-concentrated tract. For your use, I am submitting excerpts of a study by Arnulfo Delgado, a master's program student attending UCLA, which identifies this over-concentration on a map. I call your attention in particular to the tract in question on the site of the Golden Gate Theater which clearly demonstrates that there are already three liquor licenses in the area.

Thank you,

Monsignor John Moretta

Steven F. Jimenez, Consultant 1307 North Miller Avenue East Los Angeles, CA 90063

March 3, 2010

Los Angeles County Regional Planning Commission
Attn: Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner
Los Angeles County Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Care of: Anita Gutierrez ✓

E: Golden Gate Theater

RENV200500198
RCUPT200800136
SCH#: 2006051069

Dear Regional Planning Commissioners,

My services were obtained by the Mothers of East Los Angeles to identify and apply for funding to reconstruct and rehabilitate the Vega Building/Golden Gate Theatre. As stated in my letter dated November 20, 2009 (attached), I already identified several important funding sources to offset any cost to the owner/developer to restore the last remaining historic structure in East Los Angeles.

However, the Charles Company and their client, CVS Pharmacy, continued on this path to gut the Golden Gate Theatre and place another nondescript commercial enterprise under guise of another benefit to our community. At the meeting of February 17, 2010, and in spite of vocal opposition from the community, Mr. Peter Gutierrez, representing CVS, went out of his way to reassure the Commission and the community what a wonderful corporate neighbor CVS would be.

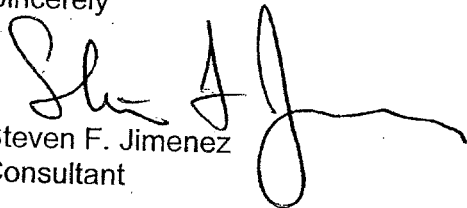
Well, I consider Mr. Gutierrez's statement a lie, or something close to it because Mr. Gutierrez failed to announce how CVS really treats senior and communities like East Los Angeles.

Attached is a copy of a Los Angeles Times article, dated February 20, 2010 which stated that CVS Pharmacy official Deborah Veale provided the deciding vote that killed a plan to required type on drug labels and instructions, and make oral translation of them available to non-English speakers. **Well, so much for CVS's wonderful corporate citizenship to our seniors and non-English speaking residences in East Los Angeles.**

Now, the intent of the hearing coming up March 10, 2010 is to grant a conditional use permit application by the Charles Company, to allow CVS Pharmacy to sell all the booze it wants. I strongly suggest that this Commission extend the same courtesy to CVS that Ms. Veale did to our community, and vote **NO** on the conditional use permit.

Thank you for allowing me to present my concerns to you. If I can be of further assistance I can be (626) 756-5613.

Sincerely



Steven F. Jimenez
Consultant

C: Honorable Gloria Molina, Supervisor County of Los Angeles
Stacy Brenner, Charles Company
Mothers of East Los Angeles
Shane Goldmacher, Los Angeles Times
Deborah Veale, CVS Pharmacy

Steven F. Jimenez, Consultant 1307 North Miller Avenue East Los Angeles CA 90063

November 20, 2009

John Carroll
Charles Company
9034 West Sunset Blvd.
West Hollywood, CA 90069

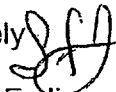
Dear Mr. Carroll,

I am currently assisting the Mothers of East Los Angeles (MELA) to identify and apply for grant funding to reconstruct and rehabilitate the Vega Building/Golden Gate Theatre. It is my understanding that if MELA was able to secure financing for the proposal as submitted by Barrio Planners, it would have the Charles Company's support. Thus far I have identified several viable grant sources from the both the private sector and the State/Federal Government.

However, MELA is prohibited from applying for any number of these funds because it lacks site control of the property and has been unsuccessful in obtaining written proof from the Charles Company in support of the applications. In all honesty, a mutual partnership with yourself and MELA is critical in applying for grant funding. I pose this request after reviewing two very successful historic preservation projects in the First Supervisorial District; the Breed Street Shul in the City of Los Angeles- Boyle Heights community and the Fox Theatre in the City of Pomona. Both historic preservation projects had the support of the property owners in saving the structures, which in turn resulted in having received significant amount of funding for restoration purposes.

I am requesting a meeting on behalf of MELA to discuss establishing a partnership for the purposes of submitting grant funding proposals to preserve the Golden Gate Theatre and reconstruct the Vega Building. We can meet at your earliest convenience. I can be reached at (626) 756-5613. Thank you in advance.

Sincerely



Steven F. Jimenez
Consultant

C: Lucy Delgado, Mothers of East Los Angeles
Nicole Englund, Planning Deputy, Office of Gloria Molina, L.A. County Supervisor
Benjamin Cardenas, District Director, Office of Grace Napolitano, U.S. Congress
Arman Gabay, Charles Company
Stacy Brenner, Charles Company
M & A Gabae, LLP ✓
Marlene Lechuga, Barrio Planners, Inc.

latimes.com/news/local/la-me-drug-labeling20-2010feb20,0,7709163.story

latimes.com

Drug executive cast key vote to kill labeling law

Pharmacy board was poised to OK measure opposed by one of the governor's major donors until he named a CVS/Pharmacy official to the panel.

By Shane Goldmacher

February 20, 2010

Reporting from Sacramento

After months of public input and consultation with experts, the state's pharmacy board appeared to be poised to adopt strict new requirements for prescription drug labels last month.

But that changed when Gov. Arnold Schwarzenegger placed a drugstore industry executive on the board a day before the vote.

CVS/Pharmacy official Deborah Veale provided the vote that killed a plan to require large type on drug labels and instructions and to make oral translation of them available for all non-English speakers.

The proposals had been championed by consumer advocacy groups and senior citizens and minority organizations. They had been fought aggressively by one of Schwarzenegger's biggest donors, the California Retailers Assn., which has contributed \$400,000 to his political committees.

"It seems that, in the end, a very few interests with a whole lot of money get their way," said Ramón Castellblanch, a health educator and pharmacy board member who supported the stricter labeling requirements.

Under new draft rules, translations must be provided only if such services are readily available. And the print on medicine labels can be small enough to be a problem for people who are visually impaired, senior citizens' groups say.

"We can't clearly read little tiny type," said Nan Brasmer, 71, president of the California Alliance of Retired Americans.

The latest rules are a reversal from last October, when the pharmacy board voted 6 to 0, with one abstention, to publicize a plan that included a larger-type requirement. It met a standard that the board staff and the National Assn. of Boards of Pharmacy have recommended.



Acai Berry EXPOSED
(CDW Reports)
La Puente Warning! Health Reporter Discovers The Shocking Truth!



DONT Pay For White Teeth
La Puente Mom discovers one simple trick to turn yellow teeth white from home for under \$5.

When it came up for final approval last month, the plan was set aside on a 5-4 vote in favor of a smaller type size and the less stringent translation requirement, according to the board's executive officer, Virginia Herold. Veale, whose vote was the deciding factor, could not be reached for comment.

Sen. Ellen Corbett (D-San Leandro) wrote the state law that empowered the pharmacy board to create label guidelines. She said she was "extremely disappointed in the outcome."

The retail and drugstore industries objected to the larger text requirement, their representatives said, because it would have made labels and bottles bigger and thus more costly to produce, as well as cumbersome for consumers.

Bill Dombrowski, president of the retailers association, said he has "discussions with the governor's office about the board of pharmacy all the time" and took issue with any suggestion that Schwarzenegger stacked the board for the Jan. 20 meeting. He noted that Veale filled the one slot reserved in state law for a pharmacist representing chain pharmacies; her predecessor's term ended in December.

The governor left vacant three other spots on what can be a 13-member board. It is composed of pharmacists and others, including a union official, a health educator and a former congressional aide.

Schwarzenegger made two appointments the day before the January meeting, though only Veale attended on the day of the vote. The other appointee is South Pasadena attorney Tappan Zee.

"We have input on our one appointment," Dombrowski said. "The governor asks people for recommendations. That's how it works. . . . That's what we do and we're not ashamed of it."

The California Retailers Assn. has contributed \$400,000 to the governor's political campaigns and causes since 2005. Other Schwarzenegger donors also lobbied the pharmacy panel against the label requirements. Among them were Walgreens, which has given \$22,300, Rite-Aid (\$10,000) and the National Assn. of Chain Drug Stores (\$2,500).

Aaron McLear, a Schwarzenegger spokesman, said the governor does not have a position on labeling and was not trying to influence the vote. As for contributions, McLear said, "people donate to the governor and his causes because they believe in his vision for the future of the state."

The new labeling rules are not yet final. The board is set to accept public comments on them for 15 days, probably starting next week, Herold said. She encouraged public feedback before the panel takes final action at its April 21 meeting.

"We truly want comments," Herold said. "We will consider them."

shane.goldmacher

@latimes.com

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March, 4, 2010

Planning Commissioners
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th floor
Los Angeles, CA 90012

Re: Golden Gate Theatre – Conditional Use Permit
RENV200500198,
RCUPT200800136,
SCH#: 2006051069

Honorable Commissioners,

I believe that the system and the building codes were created by our leaders to protect the health, safety, and welfare of the citizens of the County of Los Angeles. As a resident of East Los Angeles, an unincorporated area governed by your rules, I am supportive of any development that comes to our community. Especially because few named brands ever reach our commercial areas. But I am sorry not to support the CVS more in part because of the recent article published in the Los Angeles Times which states that Deborah Veale, official of CVS, casted the vote that killed the plan to make prescription labels more accessible for seniors. This plan would have required the labels to have larger fonts and to be printed in languages available to non-English speakers. Instead, this CVS official prevented by her lobby and her vote this important proposal from passing its added requirements. By her actions and as representative of this corporation she demonstrated her lack of community support for the elderly and Spanish speaking community.

The CVS continues to present themselves as a caring organization. By killing this bill, they demonstrated that their only concern is making money and that they could care less about us. On March 10, 2010, they will come before you to ask that you grant them a permit to sell liquor even though the laws that govern our community prohibit the sale of alcohol within 600 feet of a school. They ask that you allow them to keep their stores open for 24 hours in a high crime area which had an increasing robbery of 37% last year. What is to stop someone from walking in and helping themselves from the accessible shelves in the store?

I am also disappointed that they are coming to you two weeks after they got away with the approval of the environmental impact report which violates the historical preservation requirements and threatens the building from any future listing in the National Registry. The EIR was also certified without the proper mitigations as mandated by the Secretary of Interior. I appeal to your better judgment and to weigh the possibility that something better can be done than the sale of alcoholic beverages at this corner. There are already CVS stores that do not sell liquor in other communities, why not in East Los Angeles? I am also asking you to disapprove the application for signage conditions which do not meet the requirements of the Eastside Community Standards District. If you apply the same standards as you do with other communities, you will conclude that adding additional liquor sales in the east side would create an adverse condition to criminal activity in the area. At this corner the highway patrol and LA county DOT have a drunk driving and speeding problem. Last year, 283 drunk driving charges were filed at Atlantic and Whittier. This is one of the sites chosen by the Department of Public Works where cameras have been installed to deter traffic conflicts. I urge you to deny the Conditional Use Permit, CVS is not a good fit for the site.

Thank you,
Art Herrera
Veterans of Foreign War
3438 Lee Street
Los Angeles, CA 90023

Additional Information
Item # 10

Charles Company

9034 West Sunset Boulevard, West Hollywood, CA 90069
Telephone (310) 247-0900 • Fax (310) 247-1525

VIA EMAIL AND FIRST CLASS MAIL

March 3, 2010

MAR - 4 2010

Anita Gutierrez
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Project Number: R2005-03503-(1)
Case: RCUP200800136
Environmental Review No. RENVT 200500198

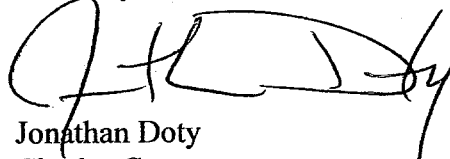
Re: Regional Planning Commission: Golden Gate Theater Continuance to March 17, 2010

Dear Ms. Gutierrez:

On February 17, 2010, the Regional Planning Commission certified the Final EIR for the Golden Gate Theater Re-Use Project ("Project") and continued the Project to its March 10, 2010, meeting to consider final approval of CEQA Findings of Fact, the Statement of Overriding Considerations, and Project findings and conditions. The Commissioners requested during the February 17 meeting that the Project conditions include conditions related to the renovation and adaptive re-use of the existing Golden Gate Theater building as a retail pharmacy. As you know, Robert Chattel with Chattel Architecture Planning & Preservation, Inc., was retained as the architectural historian for the Project. Due to a long standing work commitment, Mr. Chattel is not available to attend the Regional Planning Commission meeting on March 10. Accordingly, we request that the Project be continued to the Regional Planning Commission's March 17, 2010, meeting to consider final approval of CEQA Findings of Fact, the Statement of Overriding Considerations, and Project findings and conditions.

Please contact me at (310) 951-5337 if you have any questions. Thank you.

Sincerely,



Jonathan Doty
Charles Company

cc: Ron Holley, Charles Company
Peter Gutierrez, Esq., Latham & Watkins
Beth Gordie, Esq., Latham & Watkins



Larry D. Jara, Sheriff

County of Los Angeles Sheriff's Department Headquarters

4700 Ramona Boulevard
Monterey Park, California 91754-2169



(323) 264-4151

March 4, 2010

Mr. Phillip Estes, Principal Regional Planner
Los Angeles County Department
of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Re: ABC application/CUP for CVS Pharmacy
5190 Whittier Blvd., Los Angeles 90022

Dear Mr. Estes:

It is my understanding that CVS Pharmacy has applied for a Conditional Use Permit and ABC license for the new pharmacy which will be built at the indicated address. They are requesting an ABC License "21" that will allow the business to sell beer, wine and distilled spirits for off-sale consumption in conjunction with the operation of the new pharmacy. While I am not advocating my support or opposition to his request for such a permit, it is my responsibility to provide the necessary factual information for those who will make that decision.

Currently, the entire policing area of unincorporated East Los Angeles consist of 7.89 square miles. It is comprised of thirty-one census tracts with one hundred ninety-eight liquor licenses. This is not including the 7.00 square miles of the City of Commerce which also has three census tracts with forty-one liquor licenses. Due to this, we have several problems with alcohol consumption in our policing area. In addition, stores that sell liquor experience increased criminal activity due to "beer runs" and robberies.

Within census tract 5317.02, the area where the pharmacy will be built, there are already two existing such type permits and eight other ABC licensing for alcohol sales and consumption. It is also located less than 100 yards from a charter high school and within a few blocks of an elementary school. It is also located approximately 250 yards from an alcohol and drug rehabilitation center, within 100 yards of a methodone clinic, and several churches are near by.

If the business were to become a location to sell alcohol, the location could be more susceptible to criminal activity. The proximity of the store to two main streets (Whittier Bl

A Tradition of Service Since 1850

Mr. Phillip Estes

- 2 -

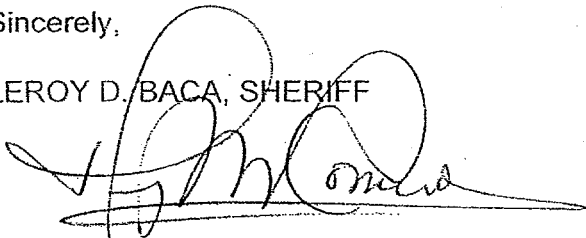
March 4, 2010

& Atlantic Bl.), could increase the stores chances of falling victim to increased armed robberies, alcohol theft, and transient activity who may loiter at the location to buy alcohol and consume near the location. Finally, we recently successfully closed down a problematic bar within the same census tract this year.

If you have any questions or wish to discuss this matter further, you may contact me or Lieutenant John Rueff, East Los Angeles Station, at (323) 264-4151.

Sincerely,

LERROY D. BACA, SHERIFF

A handwritten signature in black ink, appearing to read "H. Romero", written over a horizontal line.

Henry M. Romero, Captain
East Los Angeles Station



MARAVILLA BUSINESSPERSONS ASSOCIATION

March 9, 2010

Department of Regional Planning
Attn: Commissioners
320 West Temple Street
Los Angeles California 90012

Dear Department of Regional Planning Commissioners:

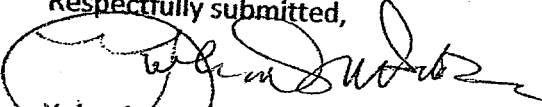
On behalf of the Board of Directors of the Maravilla Businesspersons Association, we are writing to express our support of the Golden Gate adaptive re-use project in Unincorporated East Los Angeles. Maravilla Businesspersons Association, (MBA) established in 1982, is the oldest agency advocating for business in Unincorporated East Los Angeles; representing a vibrant and diverse group of businesses and organizations within Unincorporated East Los Angeles. MBA's primary mission is to improve the business community and we are we are convinced this project will spur economic growth for our community.

The proposed re-use project will be a first-class anchor retail center on Whittier Boulevard; with the guidance of the Los Angeles Conservancy this project honors the integrity of the historical building. Moreover, CVS Pharmacy brings a solid commitment to invest in our community and has a reputation for "industry-wisdom;" as an anchor tenant they bring a combination of solid business planning, effective marketing, knowledgeable employees, and quality healthcare products and services to our community. Currently, ELA residents wanting to purchase goods from a CVS Pharmacy would have to travel outside Unincorporated East Los Angeles to the cities of Los Angeles (Boyle Heights), Monterey Park or Montebello.

We are also in support of the conditional user's permit for alcohol sales for the proposed CVS Pharmacy. Over the years we have worked with the County to establish community/business standards in East Los Angeles; re-using the Golden Gate Theatre is a responsible project which is reflective of those standards.

In closing, CVS Pharmacy is a respectable business with management principles in place, has demonstrated good business practices earning a reputation as a best practice organization; meeting the highest community standards. We are confident this project is a sound economic decision for our community.

Respectfully submitted,


Yolanda Duarte-White, President

To: Members of the Los Angeles County
Regional Planning Commission

Attention: Planning Commissioners

What are your thinking?

The fact that you are even contemplating replacing our beautiful theatre with a CVS/ liquor store tells me that you obviously do not reside in our community and that you don't care what we think.

You have received various negative reports stating that a liquor store is not what our community needs. Even our Sheriff's Department stated that our community is a high crime area and certainly does not need another CVS/liquor store. There are already several CVS, Walgreens and private liquor stores located within a one-mile radius of Whittier Boulevard and Atlantic. I keep referring to CVS as a liquor store since I venture to guess that that's what it's going to become. My guess is that many from the community will continue to patronize other businesses that are less expensive. I state this from personal experience.

Our older adults and children have a difficult time living in this high crime community without you adding to it with another CVS/liquor store.

Contrary to what you may think, we Latinos do have pride of our heritage and our community and ask that you reconsider this negative decision. The Golden Gate Theatre stands for a part of our history that was left untouched after the East L. A. riots. We've all been hoping for its revival, but not as a CVS.

I can't believe that all of the above has gone to deaf ears, but you will listen to a company that has no interest in the community except for destroying the only beautiful historical landmark we have left. That corner has the potential for a beautiful cultural center which could attract our young people to go there, possibly take music lessons, acting lessons.

Please don't bring in CVS!

Gloria Balderrama
Jesus S. Lopez
Catalina Lopez
Melinda Guzman

Gutierrez, Anita

From: Romero, Henry M. (Captain) [HmRomero@lasd.org]
Sent: Tuesday, March 09, 2010 5:16 PM
To: Gutierrez, Anita
Subject: RE: Golden Gate Theatre proposed project R2005-03503

That would be fine . . . thanks Anita!

Henry M. Romero Captain

LOS ANGELES COUNTY SHERIFF'S DEPT.
EAST LOS ANGELES STATION
5019 E. THIRD ST
LOS ANGELES, CA 90022
OFFICE (323)981-5001
FAX (323)415-3107
HMROMERO@LASD.ORG

**"Character isn't something you were born with and can't change,
like your fingerprints. It's something you weren't born with
and must take responsibility for forming."**

— **Jim Rohn:** Was an entrepreneur, author, and speaker

From: Gutierrez, Anita [mailto:AGutierrez@planning.lacounty.gov]
Sent: Tuesday, March 09, 2010 4:34 PM
To: Romero, Henry M. (Captain)
Subject: Golden Gate Theatre proposed project R2005-03503

Captain Romero,

Per our discussion today, would the following condition to the proposed project, adequately address the Sherriff's Department's concerns regarding adding additional liquor licenses to the East Los Angeles area?

If approved, require that the proposed CVS pharmacy project retire an existing alcohol license in the area, instead of purchasing a new license. Thereby, not adding any additional licenses to the area in question.

Please let me know if you would be in agreement with condition.

Thank you

Anita D. Gutierrez
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, California 90012
(213) 974-6443
agutierrez@planning.lacounty.gov



Please consider the environment before printing this email



Los Angeles County
Department of Regional Planning

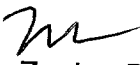


Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 17, 2010

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice-Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child 
Section Head, Zoning Permits I

SUBJECT: **Revised Conditions**
Project Number: R2005-03503-(1)
Case: CONDITIONAL USE PERMIT 200800136-(1)
RPC Meeting: March 17, 2010
Agenda Item: 5(x)

Your Commission was last provided draft conditions at the March 10, 2010 public hearing. Since that time the Charles Company has met with CVS, the LA Conservancy and Mr. Chattel to further discuss minimum standards for preservation for interior elements of the Golden Gate Theater as requested by your Commission. This meeting occurred on Friday, March 12, 2010. Revised draft conditions resulted from that meeting with the most significant change being, the applicant has now agreed to show a significant portion of the auditorium ceiling. The new condition would require at least 75 percent of the available ceiling space consisting of the original lobby ceiling, the original underside of the balcony ceiling and the original auditorium ceiling to remain exposed. The revised draft conditions were provided to staff Tuesday afternoon. Staff has reviewed the conditions and supports the revisions as proposed. Below are the revised conditions:

Condition Number 40: The permittee shall abide by the following conditions related to the renovation of the former Golden Gate Theater:

- a) The term "stabilized" shall mean "the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present" (Stabilization Treatment Standard, The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1983).
- b) The term "conserved" shall mean "preservation from loss, depletion, waste, or harm" (Martin E. Weaver. Conserving Buildings: A Guide to Techniques and Materials. New York: John Wiley & Sons, Inc., 1993).

- c) References to "Gridlines" shall refer to the gridlines depicted on the floor plan marked Exhibit "C".
- d) At least 75 percent of the available ceiling space consisting of the original lobby ceiling located between Gridlines G – J and Gridlines 1 – 6, the original underside of the balcony ceiling located between Gridlines C – F and Gridlines 1 – 6, and the original auditorium ceiling located between Gridlines B – D and Gridlines 1 – 6, shall remain exposed. This condition requires each of the identified, available ceiling spaces to remain 75 percent exposed. For purposes of this condition, "available ceiling space" shall mean the historic, decorative coffered portion of the ceiling with allowance for existing and new penetrations to account for building systems. Treatment of the underside of the lobby ceiling, the underside of the balcony ceiling, and the original auditorium ceiling shall include painting, and exposed original gold ornamentation shall be stabilized and conserved.
- e) Four extant lighting fixtures mounted at the underside of the balcony ceiling shall be retained and used to provide lighting, if feasible, or for decorative purposes; however, the lighting fixtures may be moved within the underside of the balcony to provide visual balance.
- f) The original walls in the lobby and underside of the balcony area located between Gridlines C – J and Gridlines 1 – 6, shall be encapsulated behind new partition walls containing some of the tenant's retail display units, shelving and lighting.
- g) New partition walls encapsulating the original auditorium walls between Gridlines B – C and Gridlines 1 – 6 shall not exceed 10 feet in height. New partition walls shall contain some of the tenant's retail display units, shelving and lighting. Tenant graphic displays shall be permitted up to 15 feet in height. The original auditorium walls shall be exposed above the new partition walls and tenant graphic displays. The portion of the proscenium arch above 10 feet in height and the leading edge of the balcony shall be exposed. The ornament surrounding the two false balconies flanking the proscenium arch located midway between Gridlines B – C and between Gridlines 1 – 2 and between Gridlines 5 – 6 shall be at least 75 percent exposed. Treatment of the exposed walls shall include painting, and exposed original gold ornamentation shall be stabilized and conserved.
- h) The four ceiling mounted lighting fixtures extant above the balcony shall be retained in place or crated and stored on site.
- i) The lobby concession shell shall be crated and stored on site.
- j) The original auditorium floor shall be leveled in a reversible manner.
- k) The mezzanine shall be encapsulated.
- l) Original materials to be stored on site shall be inventoried and stored in the mezzanine or balcony. The inventory of all stored materials shall remain in the mezzanine storage area, and a copy shall remain on file at the County. The inventory shall include instructions stating that

the original materials shall not be discarded. Storage crates shall be clearly marked "do not discard" or similar language to indicate that the stored items shall not be discarded.

- m) The balcony and mezzanine shall be mothballed according to guidance provided by the National Park Service in Preservation Brief 31: Mothballing Historic Building, which includes three major actions: documentation, stabilization, and mothballing. Access to the mezzanine and balcony shall be provided by an exterior staircase.
- n) The tenant shall incorporate a minimum of three 16-inch x 20-inch historic photographs into the interior design.
- o) The tenant shall incorporate a minimum of three 8-inch x 10-inch panels into the interior design identifying historic building features.

MC:ag

Additional Correspondence

05/13/09

DRP COPY
DO NOT REMOVE

Whittier Boulevard Merchant's Association
4700 Whittier Boulevard
Los Angeles, CA 90022
323.981.9377

Golden Gate Theatre Community Meeting
5/6/2009



	Name	Address	Phone #	Email	Business or Organization Name
1	Frank Castello	955 Amalia Ave.	323-2682969		
2	Jane Castello	955 Amalia Ave.	323-2682969		
3	Joel Tenney Jr.	657 OAKFORD DRIVE	560 7104000	Joel.Tenney@yahoo.com	alt a t u e l
4	NONIQUE MILLER	920 ANAXIA AVE	323.268.4730		
5	Marquie Martinez	938 S. Amalia Ave	551-473-995	smalldevices@hotmail.com	
6	Chad Malone	938 S. Amalia Ave	214-577-0528		
7	Josano Pring	1105 S. La Verne Ave	323-2660540		
8	Frank Saldivar				
9	Geobina Alcala	5127 Whittier Blvd	303 273-5605	Geobina.Alcala@SBCGlobal.net	
10	Yobany Chacon	514 Col. de Los Cedros #58			
11	Malina Chacon	1042 S. WOODS AVE	323 980-9277		

Whittier Boulevard Merchant's Association
 4700 Whittier Boulevard
 Los Angeles, CA 90022
 323.981.9377

Golden Gate Theatre Community Meeting
 5/6/2009



	Name	Address	Phone #	Email	Business or Organization Name
1	Zulema Gomez	2961 The Mall #7	13231 392-9967		
2	Aguilar Imelda	752 Vancouver ave #1	(323) 2618315		
3	Getz. Innonie	51109 Olympic Blvd.	(213) 333-1197		
4	Getz Joe	51109 Olympic Blvd	(213) 322-1187		
5	Getz F nounce R	51109 Olympic Blvd	(213) 333-1197		
6	Joseph Henry	1111 S. Atlantic Blvd	323-268-2869		
7	Lois Hanna	1124 So Atlantic Blvd	323-268-8860		
8	Kristie Hernandez	4030 Doris St	(323) 263-7953		
9	Sandra Aguilera	4782 Whittier	323 263 0743		
10	Rajy ABBOW	4726 Whittier St	(323) 261-2591		
11	Ismael y Celia Barrera	925 So. Atlantic Av.	323.264.3321		

Whittier Boulevard Merchant's Association

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Los Angeles, CA 90022
323.981.9377

Golden Gate Theatre Community Meeting

5/6/2009



	Name	Address	Phone #	Email	Business or Organization Name
1	Rodrigo Martinez	1038	323 684057		
2	MARK MARTINEZ	930 AMALIA AVE	323 712 5478		
3	Tony DeMarco	4818 Whittier Bl	323 268 4120		
4	MARTHA S. HERNANDEZ	449 S. ARLINGTON AVE LOS ANGELES, CALIF. 90025	323 780-4366		
5	Carmen Martinez	3217 E 4th St CA 90003	(323) 261-1403		
6	REMONA MURANA	7540 PETERS AVE L.A. 90022	323 722 3739		
7	Roberto Varamontes	758 S. Arroyo Ave L.A. 90022	(310) 350-7007		
8	Adriano Razo	936 S. Atlantic Av. L.A. CA 90022	(323) 265-4765		
9	Mario Ramirez	948 S. Cleve Ave.	(323) 944-9901		
10	Edgar Gonzalez	1015 CLEVA AVE	(323) 269-0177		
11	Jose Rodriguez	1531 SIMMONS AVE	(323) 434-8354		

Whittier Boulevard Merchant's Association
 4700 Whittier Boulevard
 Los Angeles, CA 90022
 323.951.9377

Golden Gate Theatre Community Meeting
 5/6/2009



	Name	Address	Phone #	Email	Business or Organization Name
1	Benjamin Cardenas	11627 E Telegraph Rd suite Santa Fe Springs, CA 90670	562-801-2134		
2	Fanny Garcia	eastrep.com		fgarcia@eastlarep.com	East LA Rep
3	Sebastian Canil	1031 Woods	323-623-8287		
4	Mark Miller	930 AMALIA AVE.	323-816-0298	MMILLER@ADARTO.COM	
5	Mercedes Chubron	5151 E Chynoweth LA CA	(310) 871-3063	mercedes.Chubron@Yahoo.com	
6	Susan S Gonzalez	1042 S. woods AV.	323-980-9277		
7	ADRIAN CAMPOS	1016 S. WOODS AVE. S.A. CA 90022	323-868-2806	bluespade7300@yahoo.com	
8	Darlene Inman	1016 Woods Ave L.A. CA	323-848-2806	darleneinman@aol.com	
9	Maricela Rodriguez	1531 SIMMONS AVE	323/395-8250		
10	Johnathon Hudson	2357 EVANCONA ST.	323-381-4523		
11	VICTORIA CHAVEZ	1256 AVENIDA CESAR CHAVES	323 369 6295	VICAG1754@SBCGLOBALNET	McKIFFA

Whittier Boulevard Merchant's Association

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Los Angeles, CA 90022
323.981.9377

Golden Gate Theatre Community Meeting

5/6/2009



	Name	Address	Phone #	Email	Business or Organization Name
1	Raul Luis	760 S. Atlantic Blvd L.A.	323 270 5030	STAT 700 SOLGlobal.net	Charities
2	IRVE RICHARD	944 S. Annapolis Ave	217 268 7645	-	-
3	grace g...	4420 E. 3rd St.	323 263-4462		NECA
4	Deiana...	3409 Michigan	323 262-1358		
5	MR & MRS JOEL TORRES SR	654 Oakford DR	823 216 2439		
6	Ernesto Garcia	1315 S. Arizona Ave	(323) 262-5370		
7	Jose Santos	104 S. Carmelita Av.	(661) 233-1027		
8	Julie Navam	5133 Boswell Pl.	(323) 683-2637		
9	Ernesto B...astro	723 Sydney	(323) 346-9625		
10	Anthony Mestk	6552 Fairfield	323 595-2744		
11	Ben Rodriguez	5704 E. Beverly Bl LA, CA,	(323) 816-4394	benrodriguez@ live.com	VO East LA.

Whittier Boulevard Merchant's Association
 4700 Whittier Boulevard
 Los Angeles, CA 90022
 323.981.9377

Golden Gate Theatre Community Meeting
 5/6/2009



	Name	Address	Phone #	Email	Business or Organization Name
1	Rose Angel Barajas	329 N. Crown Ave 614 90022	323 264 2733		CALMAA Commissioner of Labor Industries & Records
2	Yolanda Duarte-Johita	749 S. Clark Ave 705 South woods ave.	626-826-3110 323-2683134		
3	Compass - La Jolla				
4	Alvaro Hernandez	634 Eastman Ave	112131-749-1477		
5	Angel Acevedo	705 South woods ave	(323) 268-3134		
6	ANTHONY AGUILAR	P.O. BOX 50 WHITTIER CA 90008	(562) 347 1228		
7	Denise Aguilan	737 Amalia Ave LA 90022	(323) 365-5526	denh@msn.com	
8	Frank Meza	5354 Louis Pl. 90022	323 - 715 4014	Frankmeza@gmail.com	
9					
10					
11					

Nosotros los residentes del Este De Los Angeles apollamos el proyecto del Teatro Golden Gate y el permiso de la farmacia CVS.

Nombre	Apellido	Domicilio	Ciudad	Telefono
Lourdes	Sauceda.	Bluff Road	Montebello	—
Yolanda	Flores	900 W. Bunker Hill Ave. Montebello	Montebello 90240	(323) 721-3305
Luis	De La Cruz	4655 Clara St	Cudahy	303-2311 (823) 244-4482
Margarita	Sullivan	1280 Brass Lantern Dr.	La Habra	(606) 221- 303) 1675
Elizabeth G.	Garibay	6205 E. Olympic	L. A. CA	516 0120
Hector Acosta	Acosta	6011 E. Davidson St Apt #2	L.A. CA.	(323) 838-8088
Sara Acosta		6011 E. Davidson St. Apt.	L.A. CA.	(323) 838-8088
Claudia Velazquez		1558 Fairfield St.	L.A.	(323) 724-0328
Gene J. Newland		655 Olympic Blvd	L.A.	323 1720 7403
Patricia	Rodriguez	6006 Gloucester	L. A	323 720 5016

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Duz	Galvan	6637 Ferguson	Compton	323 882-8698
Alejandra	Popey	6166 Dornison St	LA CA 90022	(323) 239-6665
Joselina Rea	Carz	5919 Northside Dr.	L.A. CA 90022	323-726-6490
Veronica	Flores	6028 Dennison St	LA CA 90022	323-213-3041
Paola B	Perez	1028 Hendricks Ave	LA CA 90022	323-728-4167
Celia	Covarrubias	1028 Hendricks Ave	LA CA 90022 (323)	901-4670
Maria	chicas	6045 ¹² Alston	LA CA 90022	(323) 887-9714
Ana	Nava xete	6045 Alston	LA CA 90022	323 728 7531
Laura	Martinez	6405 Olympic	LA CA 90022	(323) 720-9604
Vesenia Chavez	Chavez	6049 Alston St	Los Angeles	(323) 745-2121
Maria Rea	Rodriguez	5921 Northside Dr	LA CA	323) 423-9032

SAYBROOK PARK Casa Cultural

Date / /

Child's Name	Time In	Time Out	Child's Name	Time In	Time Out
1. <i>Guillermo Lopez</i>			29.		
2. <i>Marta Celis</i>			30.		
3. <i>AIME CHAVEZ</i>		(323) 838 9869	31.		
4. <i>Gabriela Chavez</i>			32.		
5. <i>Tasson Galvan</i>			33.		
6. <i>Abigail Chavez</i>			34.		
7. <i>Evelyn</i>			35.		
8. <i>Tronchudank</i>			36.		
9. <i>Amelia Salazar</i>			37.		
10. <i>Jose Salazar</i>			38.		
11. <i>Juana Alejandra</i>			39.		
12. <i>Ramona Diaz</i>			40.		
13. <i>Liliana Robles</i>			41.		
14. <i>Maribel Flores</i>			42.		
15. <i>Miguel Hernandez</i>			43.		
16. <i>Janeth Hernandez</i>			44.		
17.			45.		
18.			46.		
19.			47.		
20.			48.		
21.			49.		
22.			50.		
23.			51.		
24.			52.		
25.			53.		
27.			54.		
28.			55.		
			56.		

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Luz Maria Gonzalez	6094	666 1/2 STEPHART AVE	Los Angeles Ca 90022	323 570 8825 (323) 268-1148
Anulfo Acevedo		2207 coats ave	Commerce Ca 90040	323 440 3597
Judith Marin		645 sur Hoefner Ave	LA CA 90022	323 724 6715
Norma	Carpio	731 Hoegner Ave	Los Angeles Ca 90022	(323) 316 5615
Guarita Mejia	Mejia	6108 Denison St.	Los Angeles CA	323-726-8020
Norma 6094	6094	6017 E. Olympic Blvd	LA CA	90022 (323) 726-7066
Rebbie	Jarquim	6517 E. Olympic	Los Angeles, 90022	(323) 726-1065
Mayra	Lopez	1108 Garfield Ave.	Los Angeles, 90022	(323) 837-0758
Berenice	Alcaraz	240 S. Spruce St.	Montebello CA 91705	323 725-8105
Valente Perez	Ferez	240 S. Spruce St.	Montebello CA 91705	323 725-8105

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Maria	Zamorra	6425 Allston 11111111111111111111	Los Angeles 90022	(323) tel. 725-7024
Sallurit	Ruiz	6150 Olympic Blvd	Los Angeles CA 90022	(323) 627 4415
Sofia	Gonzalez	6207 E Olympic	CA 90022	(323) 72 8776
Iris	Lopez	469 Eastmont Ave	LA CA 90022	323 428 8193
Francis Eganogri	6665 F. Gueso		LA CA 90022	726-1617
Jose Flores	Flores	1407 Concorde	Los Angeles	728 1242

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Jose	Garcia	6651 Southside	Los Angeles	323 724-4361
MARIA	Garcia	6651 Southside	Los Angeles	(323) 724-4361
Jonathan	Garcia	6651 Southside	Los Angeles	(323) 724-4361
Jose	Mojica	4 " "	Los Angeles	323 782-9355
Isabel	Dolgado	4 " "	Los Angeles	(626) 665-5039
Linda Laguna		6687 Southside	Los Angeles	323-424-0760
Luis	Laguna	11 9 11	Los Angeles	323 424-0760
Martene	Laguna	11 9 11	Los Angeles	323-812-7579
Mireya	Olivares	6645 Southside Dr.	Los Angeles	(323) 812-8506
Zelferino	Rutz	6645 Southside Dr	Los Angeles	(323) 812-8506

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Stuart	Rutz	6645 Southside Dr.	L.A	(323) 721-9773
Angelus	Rutz	6645 Southside Dr.	L.A	(323) 721-9773
Jessica	Estrada		L.A	(323) 501-3860
Jose	Estrada		L.A	(323) 501-3860
Cynthia	Salgado	6645 fairfield st.	L.A	(818) 721-8990
Karen	Salgado	"	L.A	(323) 721-8990
JOSE I	Salgado	"	LA	(323) 721-8990
Raul	Salgado	"	LA	(323) 721-8990
Patricia	Salgado	"	LA	(323) 721-8990
Raul Jr	Salgado	"	LA	(323) 721-8990

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Leopoldina	Perez Luis	441 Gage ave	Los Angeles	(323) 266-3712
Teresa de Jesus	Perez			323) 440-4616
Zenaida	Barajas	3840 97ST ST	dos Angeles	323) 944-9722
Dolores Rosas		228 DICKERSON BLVD	Los Angeles	(323) 266-8451
Melania Contreras		500 S Montebello	Montebello	(323) 268-5010
Irma Ramirez	Ramirez	3928 1/2 Michigan	Los Angeles	(323) 282 9743
YESENIA NAVARRETE	ROSAS	228 DICKERSON AVE	LOS ANGELES	(323) 266-8451
MARCO JR NAVARRETE	ROSAS	228 DICKERSON AVE	LOS ANGELES	(323) 266-8451
Mario (Sr)	Navarrete	228 DICKERSON AVE	LOS ANGELES	(323) 266-8451
Daniel	Barajas		LOS ANGELES	

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Reynaldo S. Bustillos	423	4238 Rogers St LA CA 90006	L.A.	323) 263-2477
Alma Ortega		1128 S. Eldon Ave LA CA 90006		(323) 228-7367
Anthony Carater		4072 E. 6th St East Los Angeles CA		(323) 392-4665
Ruben Flores		9236 Washington Pico Rivera CA		(562) 713-0244
Douglas		809 N. Bonnie Behi LA CA 90063		323 269-2293
Sylvia Flores		9236 Washington Blvd Pico Rivera		(562) 949-9027
Jesus	Rajes	314 N. Chicago St L.A. CA. 90033	L.A.	(323) 788-5880
Paula	Lopez	314 N. Chicago St 90033	LA	(323) 262-7326
Fanny Garcia		5427 E. Whittier #14	LA	323-869-5427
James A. S	Sabazar	3436 E 2nd St Los Angeles	LA	323 2690039

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Nombre	Apellido	Domicilio	Ciudad	Telefono
MARCO DUARTE	DUARTE	PO BOX 5343 LOS ANGELES CA 90033	Los Angeles	323-356-3367
DAVID D. HERNANDEZ Hilario Laohal	Hernandez	2420 BOAK DR. 9117 JOURNAL AVE L.A. CA 90063	ALHAMBRA L.A.	626-977-4336 323-208 5325
Rydia Chavez		108 So. Eastman	L.A.	323-2636418
Alfredo F. Ponce		108 So. Eastman	L.A.	323-2636418
RAY CHAVEZ		108 S. Eastman	L.A.	323-263 6418
Alfonso Ruiz		14528 Ringgold St 5345 Ringgold St L.A CA 90042	Los Angeles	(562) 9444840 (213) 949-6826
MIGUEL GUTIERREZ		630 S. Paces Ave L.A CA 90065	L.A.	323) 514-1847
Stella Bustillos		4238 Rogers St	L.A.	(323) 263-2477

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Nombre	Apellido	Domicilio	Ciudad	323 Telefono
Esther	RAYES	5369 B. Boulevard	ELA	323 283-3225
Carmen	Hale-Delgado	764 Raywood Ave	Montebello	323 728-1961
Dolores	Delgado	204 E Gypress St	Covina, CA	626-991-7545
RAFAEL	DELGADO	764 N. RAYWOOD AVE	MONTEBELLO, CA	323 728-1961
THOMAS DELGADO	DELGADO	320 WINCHESTERAN	ALHAMBRA, CA	626 876-2662
GABINO	DELGADO	4024 EAGLE ST	LOS ANGELES CA	323 268-2470
TERESA	ALFARO	248 Macalester	Walnut	(909) 240-9412
Leonor	Rivera	3667 Olsen Dr.	Baldwin Park	626 664-9174
Gerardo	Mendoza	5165 Coughlin	Los Angeles CA	523 225-2865
Josefa	Tomas	657 WASHINGTON BLVD	M.D.R. CA	(310) 562-3537
ESTEBAN	TAMAYO	616 S. EVERETT AVE	LOS ANGELES	(323) 793-0390

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Ramon	Celestino	1016 Garfield Ave	L. A.	(323) 215-5816
Monica	Medina	159 N. Rowan Ave	L.A.	323 201-4977
Patricia	Aguilar	9603 Ahmann Ave	Whittier	562 234-8931
Mariana	Rodriguez	1421 Angell St.	La Mirada	562-926-2028
DRISSA	HERNANDEZ	810 S. SPRING ST #103	L.A.	909-709-1312
Rafael	Cruz	522 N. Summit	LA	626-482-6837
Alba	REYNOSA	3253 1/2 E 4th St.	LA	(323) 592-4057
Jose + Mamie	Gonzales	900 W Sierra Madre Ave	ARUSA	626 428-4291
Sergio Guadalupe	Chavez R	3269 E Blanchard	E LA	(323) 223-3225

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Carlos	Adrian	16417, Rioforno	Spreno Valley	951) 378-2196
Irma	Mejia	" "	" "	951) " "
Domingo Hernandez	Hernandez	" "	" "	951) 381 6393
B. Gallardo		716 S. Bonnie Blvd		323) 267-8412
D.V.	Varegas	" "	" "	" "
Ramiro Ortiz		505 N. Ford Blvd	Los Angeles	322) 367-9680
Sandra Ortiz		501 N Ford Blvd	Los Angeles	(323) 229-6891
Lorenzo Marquez		501 N. FORD BLD.	Los Angeles	(626) 383-5961
Rutilo Medina	Medina	6609 Easton St.	Los Angeles	323-888-6761
Maximo Medina	Sotelo	149 N. Rowan Ave	Los Angeles	(323) 262-1650

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Michael	Sifuentes	3140 Sierra St	Los Angeles CA 90031	(626) 7054786
Guillermo	Ramos	917 1/2 Woods Ave	L.A. CA 90022	(523) 981-9930
Alicia	SANCHEZ	644 SO. TAYLOR AVE	Montebello, CA 90665	(626) 573-2002
Jamel	Sanchez	644 S Taylor Ave	MTB CA	(323) 702-3996
Mark	Bynes	2304 Orange Ave	La Crescenta	562 948-3408
DAVID	RUIZ	DORHAM ST AND SUNOL	L.A	823-266-055
Joaquin	AVILES	2648 NOBLE CANYON	CHULA VISTA, CA	619 397 9287
SUSAN ALVAREZ	Susan	1830 E 2nd ST	LA CA	323 268-8726
Duran	Danni	186 Stockbridge Ave	Alhambra	(626) 340-9411
Alvarez	Candelario	1830 E 2nd St	L.A. CA	323-268-8726

Always Robert 1830 E 2nd St L.A. Ca 323-268-8726

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Miguel Hernandez		742 Arroyo St	LA CA	323 223-8299
Maria Elena	Hernandez	3928 E. Michigan	LA	323 262-3597
Lina	Pimentel	5534 Via Saudelery	LA	(323) 725 3018
Edgar	Mendoza	333 S. State	LA	(323) 780 9797
Josue	Penar	312 W. 8th St.	LA	(323) 495 9546
Oscar	Luna	7224 Hill St	LA	(323) 219 1975
Michelle	Mousel	312 W 5th St	LA	602 321 7047
JAVIER OLIVER	OLIVER	5366 Louis Pl.	L.A.	(323) 945-5781
Forge	Diaz	15715 Hollis St		(626) 945 2215
Vesenia	Diaz	15715 Hollis St	LA	626) 369-6105

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Francisca	Salazar	3436 E. 2nd St	Los Angeles	323-2690039
Daniel	Gallegos	6620 Southside Dr.	L.A.	(323) 528-4805
Irma	Gallegos	6620 Southside Dr.	L.A.	(323) 868-5602
DAVID	Sanchez	533 Egranada crt	San Bernardino	213) 446-5939
NOAH	WITZ	888 N ALHAMBRA	LA	(909) 263-4881
ERIK	WITZ	1098 S. SHAMORE	LA	714. 675. 6741
Gene	Campan	3929 Michigan Ave	LA	323-2666045
ANTONIO	Hernandez	3824 Michigan	L.A	" 2623597
Agustino	Hernandez	" "	LA	" 2623597

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Margaret Duran	Duran	3781 OLYMPIC BND LOS ANGE	LA CA	(323) 210-2961
April	Gonzalez	1337 Amalia Ave	L.A.	323 204-3310
Diana	Castillo	506 S. Lorens St LA 90063	LA CA 90063	(323) 264-33-10
Patricia	Amedor	300 E. 1st St.	LA CA 90063	323 204-3310
Maria	Sanchez	3626 1st St	LA CA 90063	(323) 264-3310
Miriam	Chavez	3579 Van Francisco St	LA 90033	(323) 861-9203
Crisela	Benitez	3501 East	LA. 90063	(323) 264-3310
Amorette	Equihua	3729 E. First St.	LA, CA 90063	323 -
Laura	L	3660 E. 1st	LA CA 90063	264-3310.
Diana	Rodriguez	7724 E 1st	LA 90063	323 267 4464
Bertha	Perello	3724 E 1st	LA 90063	(323) 2690345

LA 90063 (323) 269-0345

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Nombre	Apellido	Domicilio	Ciudad	Telefono
ENRIQUE	HERNANDEZ	817 KEENAN ST.	MONTEBELLO	323.278.9256
Thomas	Caseros	4276 E. Walden Ave	LA Co.	323 267-1233
JUAN	MARTINEZ	4814 AGNES AVE	LA CO.	213-200-3826
FUNKE	OJURI	5511 BEDFORD AVE	L.A	310-670-8544
Juanita	Mora	3610 1/2 1st ST	LA	323-262-3084
Antoneta	Estarez	137-N Rowan	La	333-780-7193
Francisco Mora	Estaz	2215 DEL MAR	ROSEMERE CA	626-572-5364
Silvia Llerena	Llerena	3610 E. 1st St.	A.F. C.A.	(323) 269-4832
Elizabeth	Salazar	3050 Eastside Blvd	L.A CA	(323) 363-6072
A. Luna	Losos	1327 Ayuda	L.A CA	

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Maria Unquede	Unquede	604 la Merced	Montebello	(323) 726-0292
Helen Rose	Zamorano	3400 Percy St.	Los Angeles, CA	(213) 485-5078
M. Elena Ramirez	→	3575 E. 6th St.	L. A. CA	323) 265-3475
Maria Ramirez	→	13961 Midvale Dr	Whittier, CA	562) 907-7771
Rebeca	Ramirez	3575 E. 6th St.	Los Angeles	323) 265-3475
Rogelio	Ramirez	3575 E. 6th St.	Los Angeles	323) 265-3475
EDWARD	GUERRERO	13961 MIDVALE DR	WHITTIER	562 907-7771
Gloria	Valdez	4037 Princesa St	E.L.A.	(323) 263-0267
Sam	Selondar	4039 Princesa St	E. Los Angeles	(323) 269-4805
Alexis Navarro	→	1301 Avenida Cesar Chavez	E.L.A.	(626) 641-4822

Nosotros los residentes del Este De Los Angeles apollamos el proyecto del Teatro Golden Gate y el permiso de la farmacia CVS.

Nombre	Apellido	Domicilio	Ciudad	Telefono
Jessica	Carmona	1040 R Eldorado	LA Puente CA	626 6224735
Enrique	Daiz	1329 Eastbrook Downey 90119	Downey	562 852-6208
Mirya	Solysa	PO BOX 60974 90060	LOS ANGELES	(323) 409-3135
Lizandao	Salas	14306 ben new Ave	CA 90650 NORWALK	(562) 926-4650
MARIA ISABEL	Gonzalez	6947 E. Page Ave	Compton 90040	(323) 333-9708
Miguel Angel	MENDEZ	11822 Beecher	NORWALK	(802) 525-3053
Ang	CHAVEZ	1920 17th st	Santa Ana	(714) 656-6752
RAFAEL ORIBE	ORIBE	50 W. STATE ST	PASADENA CA	(818) 414-0311
Concepcion	Rand	542 1/2 S Breed St	Los Angeles	323) 264-5987

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Chris Evans	Evans	1871 Upperton St	LA	(323) 982-9872
Efrain Perez	Perez	1871 Upperton St	LA	(323) 982-9872
Keum	Keum	1732 CLINTON ST	LA	213-484-0282
GENARO	TRESO	1710 Granville Ave	LA	(323) 810-2980
Cindy	Dietze	7116 Hendricks	MTT	323 346 5215
Imelda	Landers	3134 Lanfranco St.	LA	(323) 269-1483
Monica	Casas	5135 1/2 ELIZABETH ST.	CODAHY	(323) 403-7828
ANDRES	CASAS	5135 1/2 ELIZABETH	CUDAHY	(323) 403-6880
Shayla	RIVERA	6835 Laurel Canyon Blvd	No. Ho.	818 451 3594

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Nombre	Apellido	Domicilio	Ciudad	Telefono
MOISE RAMIREZ	PARRA	5269 E. ALHAMBRA	ALHAMBRA	(323) 363-6829
Ricardo Figuera	Figuera	9928 Marnice	LA 91042	818) 658-0302
Joaquin	Figuera	9928 Marnice	LA 91042	818-579 3959
Teodoro	Velo	9928 Marnice	LA 911042	818-579 3959
Connie	Figuera	9928 Marnice	LA 91042	818) 5723174
ERNESTO	MARNES	941 S. Concord St	LA 90023	(323) 981 0889
GERARDO	CERVANTES	6338 BROADWAY AV	Pico Rivera	(323) 717-0513
JUANA	MOYENO	1948 Wright St.	Pomona	909) 622-5307
LUISA I	Martinez	3420 Pomona St	LA	323) 262-9173
ROBERT RAND	RAND	542 S. BLEED ST.	C.A.	(323) 264-5987

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Nombre	Apellido	Domicilio	Ciudad	Telefono
David	Wisz	1101 Lewis Ave	Belano	(661) 370-1075
Tom	Wisz	"	"	"
Lesar	Wisz	"	"	"
Miguel	Garcia	"	"	"
Imda	Chano	149 N. Paul me	Montebello	323-722-1179
Richard	Chavez	"	"	"
Arson	Gonzalez	817 S Gage	Los Angeles	323-4404037
Magali	Gonzalez	"	"	"
Ramon	Silva	3669 Rantcho Dr.	L.A.	(323) 385-2996
Jennifer	Diaz	1506 Pennsylvania	L.A 90033	(323) 372-2245

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Juan	Hernandez	412 Fraser Ave	L.A., CA 90002	(323) 795-4375 cell
Leticia	Marez	2110 Almadale Ave	L.A. CA 90032	(323) 791-7511 cell
Leslie	Gameero	7669 S. San Pedro St	Los Angeles 90005	(213) 305 5618
Gerardo	BARRIENTOS	9861 Shadow Way Shadow Hills 9040	L.A. CA 91040	(818) 951-2565
Jose	LOPEZ	20234 Cantara St	L.A.,	(823) 273 4940
Raul	Molina	804 Aurora Vista 91754	Winnetka, Calif 91306 Marbury Park	626-284-0491
Quena	Molina	809 Aurora Vista 91754	Marbury Park	626-284-0491
David Gonzalez	Gonzalez	1417 Garn Ave	Whittier Ca 90601	(226) 333 5371
Diana	Dangab	"	"	"
Maria	Espinosa	3119 Fairmount St. Los Angeles, CA 90063	"	(323) 263-7915

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Nombre	Apellido	Domicilio	Ciudad	Telefono
JULIO	MATAMOROS	837 N. Juarez	Monterello	323-722-0033
MANUEL	RODARTE	1121 EUCLID.	LOS ANGELES	323-268-0902
Leticia	Rodarte	1918 Yosemite Dr.	Los Angeles	323 268 3932
Juan Villarreal	Villarreal	1918 Yosemite Dr.	Los Angeles	323 340 3932
Graciela Rodarte	Rodarte	1121 Euclid	Los Angeles	323 268 0902
Baldomero	Rodarte	1121 Euclid	Los Angeles	323 268 0902
JESUS RODRIGUEZ	Rodriguez	13919a manson	La Mirada	(562) 905-1077
ARTURO FRANZ	FRANZ	1463 Popocate Rd	La Habra Hts 90631	(562) 245-7927
Jackie Garcia		7840 5th St DA	Dorsey CA 90291	(562) 254-3883
Kerree Walton		100 S. Main	LA CA.	323-_____

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Rosa Maria Gomez	Rosa Gomez	2223 Angelus Ave	Rosemead CA	(626) 572-9949
Emilia Gomez	Gomez	2223 Angelus Ave	Rosemead Ca	626 572-9949
Miguel Rodriguez	Rodriguez	1580 Fir St	Chin Hills Ca	909-393-9817
Suecchape	Rodriguez	2533 Balder St	L.A.	323 268 2094
Leonidas	Rodriguez	966 Helms St	L.A.	323 264 5172
Claudia	Murphy	=	=	=
Beth Guter	Ramos	710 Sorbudo	LA.	323 264 3926
MARGARITA	AVAREZ	2971 FORT ST	A.H.	626 284 9834
Carly	Sales	3122 LIBERTY	BIVD SOUTH GATE CA	90280

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Nombre	Apellido	Domicilio	Los Angeles	Ciudad	Telefono
Gildardo	Mendez	Este	Los Angeles		(562) 869-5267
Rodrigo Chavez	Chavez Sr	East L.A.			(323) 264-9199
Rodrigo Chavez	Chavez Jr	Diamond Bar, CA			(923) 614-1874
Joselina	Chavez	Dwiggins		LA	323 264 9199
Fabian Lopez	Lopez	3720 Dozier St		LA	323 264 4186
Carol Recendez	Recendez	904 South 4th St 1733 College View R		Montebello	323) 305-2374
JESUS	MONTES			Los Angeles	323) 254-2619
MARIA	MONTES	2726 Marengo St		LA	323) 265-3842
JUAN	Montes	2726 Marengo St		LA	323) 265-3842
Liliana	Arenandez	877 Kerman St		Montebello	323/278-9256

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Fernando	Uvibe	1127 67 st	Inglewood	310 895-8137
Luis	Uvibe	1127 67 st		
Jose	Zavala	423 N. Hicks Av	L.A. CA	323 552-2577
Solita	Ramus	423 N. Hicks Av	L.A. CA	323 780-3263
Lorenzo	Zavala	423 N. Hicks Av	L.A. CA	323 780-3263
Eva A	ponpa	3438 Et st	LA CA	(714) 420-5592
Guadalupe	padilla			
Pablo Pina	Pina	5357 00 Mandst	L.A. CA	323) 276-0626
Guillermo	Buenrostro	9257 rexrd	Red Rivera	(562) 949-2284
Eduardo Medel	Medel	417 W Adams	Alhambra	(323) 333-0005

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Nombre	Apellido	Domicilio	Ciudad	Telefono
Gabriel Medel	Medel	417 W Adams Ave	Alhambra	(323) 333-0005
Emma Davalos	Davalos	1480 Post Rd.	Fullerton	(914) 871-6828
Silvestre Maravilla	Maravilla	1134 N. Hicks Ave	Los Angeles	(323) 264-9492
Dalia Carlos		931 S. Hillview Ave	Los Angeles	(323) 264-5678
Guillermo	Varela	2815 Glenn Ave	Los Angeles	(323) 264-9327
Ana	Varela	2815 Glenn Ave	Los Angeles	(323) 264-9327
Patricia	Hedz	2835 Dillman Av	LA Ca	377 7869
Angie	ALATORRE	5332 Argus Dr.	LA,	323 258 8223
Richard	ALATORRE	5332 Argus	CA	323 243 1033
BARBARA	KATANOKOS	837 N. Juarez	CA	323-722-0033

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Ologa Garcia	Garcia	2024 S. 3rd St. Apt B	Alhambra 91803	323-354-4263
Maritza Alvarez	Alvarez	4530 Gateside Drive	Los Angeles 90032	323-972-7139
Antonio	Castorena	3442 E. 3rd St	L.A. CA.	323-265-3084
Isabel	Castorena	3442 E. 3rd St	L.A. CA.	323-265-3084
Johnnie Resa	Resendez	8942 Beatri	Rosemead	323-261-5565
Jackie	Resendez	8942 Beatri	Rosemead	323-261-5565
Juanita	Gonzalez	3568 City Terrace	L.C.A.	323-263-6740
NORBERTO	RAMOS	3568 CITY TERRACE	EL CA	323 263-6740
GONZALO	ISLAS	1431 Rowan	B.A.	323-251-7901
Martha	Islas	144 Rowan	L.A.	323-359-6099

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Nombre	Apellido	Domicilio	Ciudad	Telefono
David	Esoto	202 N. Kern Ave #282 Los Angeles CA 90002 CA	LA	(323) 266-8896
MARGARITA Cortez	Cortez	821 W LOPEZ AVE	LA CA.	(323) 261-4643
Inez	Soto	821 W LOPEZ AVE	LA CA	323/ 261-4643
Kevin	Diaz		LA	(626) 269-6108
Jaisy Diaz Josephine C. Cortez	Diaz Cortez	1140 W. STRENGTH AVE LOS ANGELES	LA	(626) 848-8418 (323) 2651495
Jesus	Resendez	2086 Townsend ave	Los Angeles	323-2694734
Irma Resendez	Resendez	4716 E Cesar Chavez	Los Angeles	323-2615565
Juan Resendez	Resendez	4716 E Cesar Chavez	Los Angeles	323-2615565

Nosotros los residentes del Este De Los Angeles apollamos el proyecto del Teatro Golden Gate y el permiso de la farmacia CVS.

Nombre	Apellido	Domicilio	Ciudad	Telefono
Luis	Espinosa	3119 Fairmount St.	Los Angeles	(323) 263-7915
Ariana	Torres	4024 W. 17 th St.	Los Angeles	323) 938-9256
Natali	Herrados	1538 Euclid	Bank Monica	(310) 570-9026
Gloria	Carpis	7646 Kraft ave	NO. Hollywood	(818) 765-6854
Ernesto	Carpis	7646 Kraft ave	No. Hollywood	(818) 765-6854
DANIEL	Carra	FRANCE ST	ELA	323) 309-3561
Yvonne	Carra	900 Ardor Rd	Pasadena	825-0036
Maria	Villalobos	3522 E 2nd St	Los Angeles	(323) 605-3620
Jiia	Villalobos	3529 E 2nd St	Los Angeles	323-268-7581
Felicita D.	Villalobos	3522 E 2nd St	LA	(323) 267-4581

Nosotros los residentes del Este De Los Angeles apollamos el proyecto del Teatro Golden Gate y el permiso de la farmacia CVS.

Nombre	Apellido	Domicilio	Ciudad	Telefono
Cindy Escalante	Wong	18014 Putuma St Pasadena CA 91702		714-354-2103
LK Anderson	Wright	1375 Tractelton Pl LA 90041		323 258 6665
V. Dolan	Wong	1300 Duella Cnd LA CA 90077		323 859 3505
Maria Meza	Meza	577 Margaret LA CA 90022		(323) 888-8907
Xochitl Alducin	Alducin	322W Riggins St InP CA 91754		323/887-0423
Annelma Sanchez	Sanchez	1930 Wilshire Blvd Los Angeles, CA 90027		213) 353-1600 ext. 20
[Signature]	Cineros	117 N. Gase Los Angeles, CA 90029		323) 261-6117
[Signature]	ESCALANTE	2042 34 LANFRANCO ST LA CA 90043	LA	(323) 245-1573
Christy Escalante	URIBE	513 N. MARGARETA Ave #D Ave #D LA, CA 91801	LA	(626) 614-7389
Aracely	Escoto	202 N. Kern Los Angeles 90022	Los Angeles	(323) 266-0696

187 received (In support) originals in DRP office

"RENOVATING THE GOLDEN GATE THEATRE"

I Support the proposed Golden Gate Theatre reuse. The project proposes to renovate and preserve the existing vacant theater building (built in 1927) for occupancy of a retail pharmacy with drive thru and possibly renovate and re-open the Jim's Burgers building with another restaurant or retail use.

"RENOVANDO EL TEATRO GOLDEN GATE"

Yo Apoyo el proyecto de renovar el Teatro Golden Gate. El proyecto propone renovar y preservar el edificio del teatro (construido en 1927) para la ocupación de una farmacia y, posiblemente renovar y abrir el edificio de Jim's Burgers con otro restaurante o negocio. "

I Support the proposed Golden Gate Theatre reuse. /
Yo Apoyo el proyecto de la renovación del Teatro Golden Gate.

Name/Nombre: Carlos Alvarez

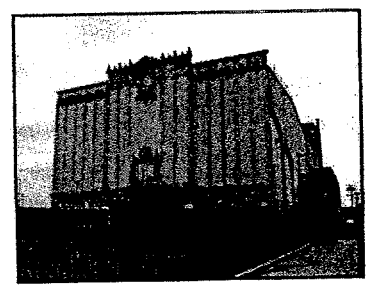
Address/Dirección: 739 S. WOODS

City/Ciudad: Los Angeles State/Estado: CA Zip/Codigo Postal: 90022

Phone/Teléfono: (323) 595-2439 Email/Correo Electrónico: _____

Signature/Firma: X Carlos Alvarez

Date/Fecha: 5-3-09



and Re-build the Vega Building

The Mothers of East Los Angeles are asking for your support in saving the Golden Gate Theatre and not allow it to be converted into a CVS Pharmacy. The Vega Building was located on the SW corner of Whittier Boulevard and Atlantic Boulevard and was a part of the Entertainment Complex built in 1927. It was demolished in 1994 and was never re-built as it was intended and required under Historical Preservation Federal Law.

The Charles Company is proposing to convert the Golden Gate Theatre building into a CVS Pharmacy. A better use for the building would be to save it as a theatre to be used for generations to come. The reconstruction of the Vega Building in front would allow the Charles Company to use the first floor for the pharmacy and the 2nd floor would house a Charter School for Performing Arts. The school already exists on the same block and is willing to occupy the space. If you support this concept please sign this petition to save the Golden Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Clara Solis
Address: 521 N Ave 67
Phone: 323 256 4521
mail: clarasolis@earthlink.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Jeffrey Hernandez
Address: 521 N. Avenue 67, LA 90042
Phone: (323) 256-4521
mail: hernanji@elac.edu
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

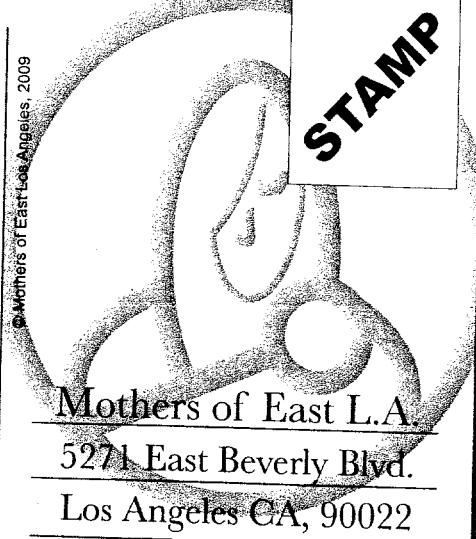
Name: Jessie's Veneza
Address: 201 S Coronado St
Phone: 213-572-3321
mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Anabertha Ramirez
Address: 141 N. 1st Montebello 90640
Phone: AB
mail: anabee_re@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Daniel Barone
Address: 3242 Rowena Ave #9
Phone: 323 573 1814
email: barone999@hotmail.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Ester Guillen
Address: 4121 Michigan Ave LA 90063
Phone: 323-262-9470
mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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return to save the Golden Gate Theatre and Re-build the Vega Building

The Mothers of East Los Angeles are asking for your support in saving the Golden Gate Theatre and not allow it to be converted into a CVS Pharmacy. The Vega Building was located on the SW corner of Whittier Boulevard and Atlantic Boulevard and was a part of the Entertainment Complex built in 1927. It was demolished in 1994 and was never re-built as it was intended and required under Historical Preservation Federal Law.

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Name: Estrella Benilla
Address: 1325 W. Cleveland Ave.
Phone: Montebello, CA 90640
mail: pricanstar@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Maggie Ramos
Address: 14417 BRONTE DR
Phone: WHITTIER 90602 562 696 8679
mail: GAUDY BEAR@aol.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Jacqueline McBayle
Address: 1957 Barnett Way Los Angeles, CA 90032
Phone: 323-276-6158
mail: jackie.mcbayle@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Ingrid Vega
Address: 9345 Pioneer Blvd 201 S. PS
Phone: _____
mail: _____
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Jane Rooney
Address: 12420 Off and Day Road
Phone: 951 9670
mail: _____
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ELIA PARTIDA
Address: 942 S BURGER AVE
Phone: 323 574-0487
mail: elia.partida@sbcglobal.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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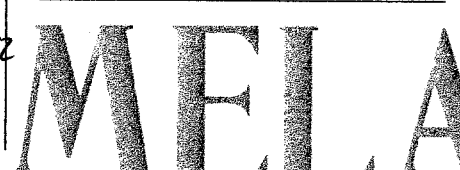
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5271 East Beverly Blvd.
Los Angeles CA, 90022



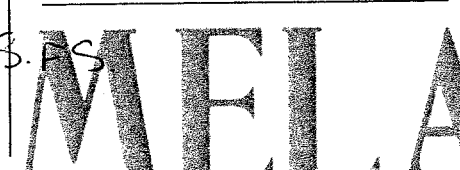
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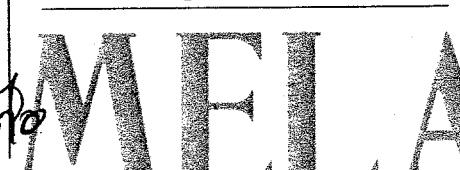
Los Angeles CA, 90022



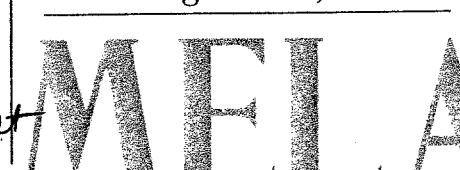
Los Angeles CA, 90022



Los Angeles CA, 90022



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Los Angeles CA, 90022



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Oscar Garcia
2218 Terrace Heights Ave.
Los Angeles, CA 90023

Phone:

mail: 323 385 4440

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: JOSEPH BRICIO, AIA.

Address: 1492 E. LOMA ALTA

Phone: ALTADENA, CA

email: JBRICIO@ATT.NET

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Oscar Garcia
2218 Terrace Heights Ave.
Los Angeles, CA 90023

Phone:

mail: 323 348 4440

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Helen Martinez

Address: 7009 Wilcox Ave Monterey Park, CA

Phone: (323) 728-2297

email: N/A

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Yolanda Quiroz

Address: 5509 Agost St

Phone:

mail: YK92003@yahoo.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Hernandez

Address: 929 S. Grotta Ave West Covina, CA

Phone: 626 913 1999

email: SuedeKat@earthlink.net

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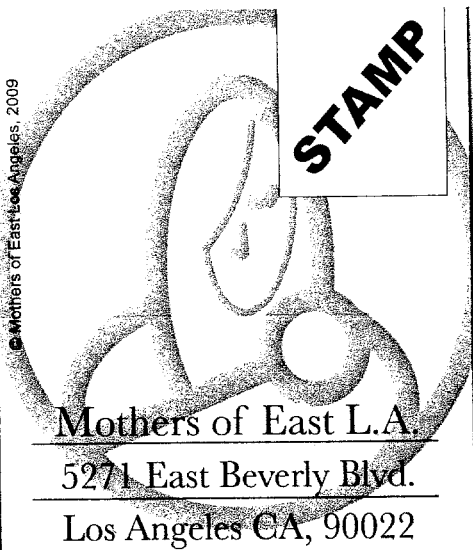
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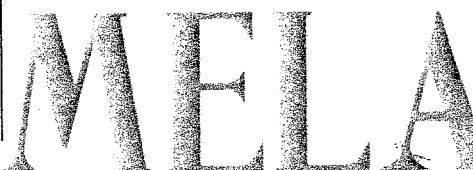
MELA
CA
91790

Petition to Save the Golden Gate Theatre and Re-build the Vega Building

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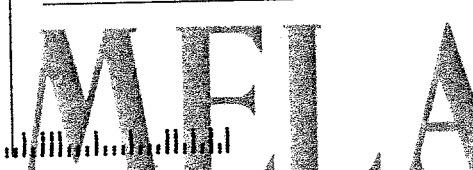
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 Los Angeles CA, 90022



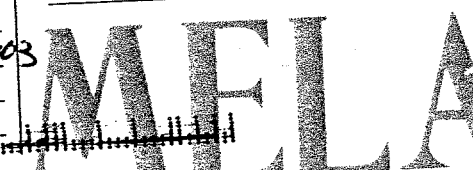
Los Angeles CA, 90022



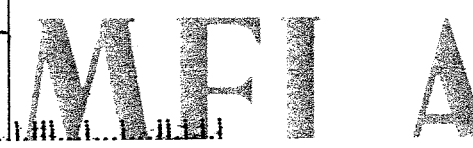
Los Angeles CA, 90022



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Name: CRUZ HERNANDEZ
 Address: 4327 S. Raymond Ave, LA, CA
 Phone: (323) 292-8893
 Email: CRUZ@BARRIOPLANNERS.COM
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Amaro Duro
 Address: 801 N. Juvet St Montebello CA 90064
 Phone: 213-248-2740
 Email: duros@charter.net
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Martha ESPINOZA
 Address: 2020 Brookton St. San
 Phone: (626) 972-4240
 Email: _____
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: MOMIGONZALEZ
 Address: 10521 FAIRFIELD ST
 Phone: ELA CA 90022
 Email: (323) 202-7696
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Richard Nieto
 Address: 716 S. WINCHESTER AVE, AL91603
 Phone: _____
 Email: densash@yahoo.com
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: OSCAR MARCIA
 Address: 2210 TERRACE HEIGHTS
 Phone: _____
 Email: 233 385 448
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

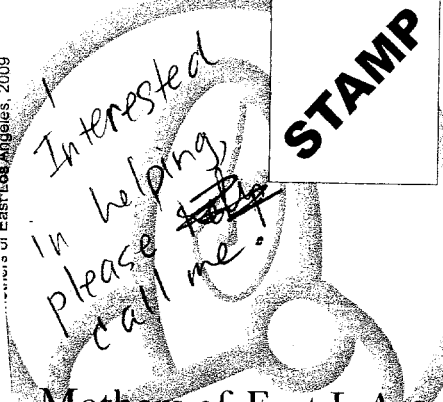
Retention to Save the Golden Gate Theatre and Re-build the Vega Building

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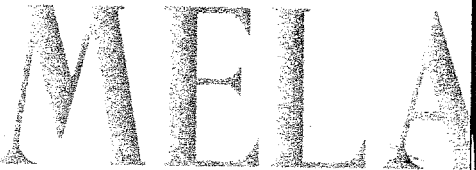
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Name: Elizabeth V. Hernandez
Address: 1262 S. Ferris Ave
Phone: (323) 500-9738
Email: ehernandez79@earthlink.net
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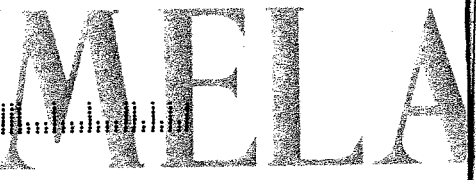
Name: Conney Rivera
Address: 672 Sadler Ave. So
Phone: (323) 728-2674
email:
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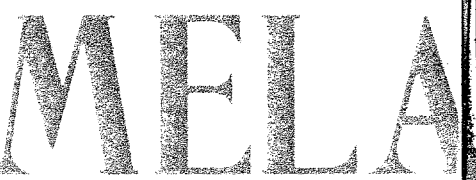
Name: Felipe Estrella
Address: 5439 Northside DR #4 LA CA 90022
Phone: (323) 420-6908
email:
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voice your own support. Thank you.

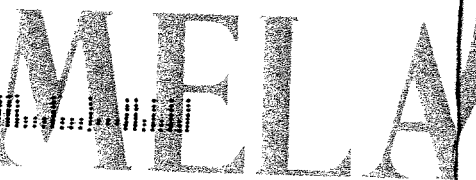
Name: Eladia Estrella
Address: 5439 North Side DR #4 LA CA 90022
Phone: (323) 384-6445.
email:
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voice your own support. Thank you.

Name: Cristina Estrella
Address: 756 S. Vancouver Ave LA CA 90022
Phone: (323) 728-8474
email:
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Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: David Estrella
Address: 756 S Vancouver Ave LA CA 90022
Phone: (323) 514-2715.
email: d.estrella.david@sbcglobal.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com



**Petition to Save the Golden Gate Theatre
and Re-build the Vega Building**

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Name: Anh Ngoc Tang
Address: 2201 E. First St #122
Phone: (323) 780-3781
email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: MARY NAJERA
Address: 1341 PENN. AVE LA CA 90033
Phone: 213 985 8748
email: mnejera@parentsunion.org

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ARMIDA COHEN
Address: P.O. Box 251094 GLENDALE
Phone: 818-241-1626 CA. 91225
email: _____

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Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Adriana Saltikov
Address: 14436 Eastridge Dr.
Phone: 502 693 5330
email: _____

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Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ROSE M
Address: 4923 S. ...
Phone: 323 095 7991
email: MORALES RD @ METRO.NET

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Name: Sylvia Loa
Address: 1010 N. Breed St LA 90033
Phone: (323) 620-8722
email: loa15412009@gmail.com

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Irma Corona Nieto
Address: 216 W. Cleveland Ave
Phone: (323) 888-9624
email: icorona@csulb.edu

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Rafael Nieto
Address: 216 W. Cleveland Ave Montebello 91704
Phone: (323) 427-7061
email: compu1953@yahoo.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: GIANI VASQUEZ
Address: 1817 E 85TH ST UACA
Phone: (323) 896-0900
email: gvasquez2230@clubnet

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Abraham Garcia
Address: 562 S. Gertrude Ave
Phone: (323) 580 87 57
email:

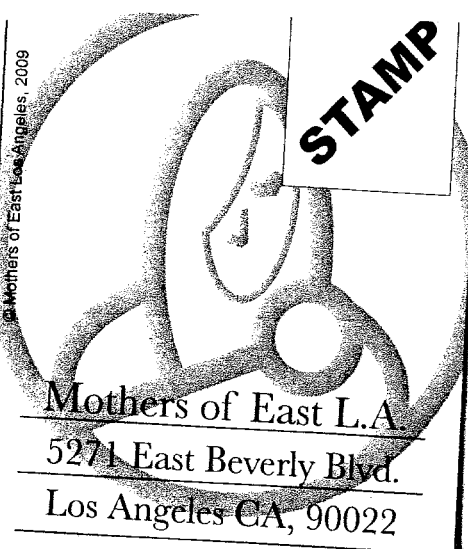
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Stephen Harris
Address: 2201 East First St, #24
Phone: 323-269-4910
email:

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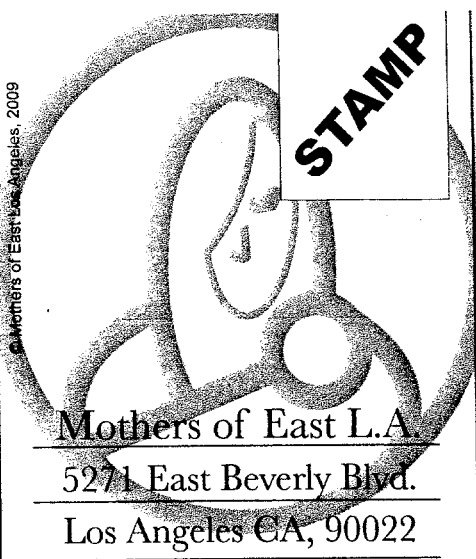
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Return to Save the Golden Gate Theatre and Re-build the Vega Building

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Name: Lydia Rodriguez
 Address: 276 Blackshear Ave
 Phone: Los Angeles
 Email: 323 721-3336

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Pedro Rodriguez
 Address: 276 Blackshear Ave LA 90022
 Phone:
 Email:

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Name:
 Address:
 Phone:
 Email: JULIA VERA 59 @ AOL.COM

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voice your own support. Thank you.

Name: Margaret Ramirez
 Address: 566 E Hua St San Dimas, CA
 Phone:
 Email:

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Anita Villalobos Garcia
 Address: 650 So. Hillview
 Phone: LA 90022
 Email:

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Marie C. Romero
 Address: 6747 E. Hunt Dale St LB, CA
 Phone: 90808
 Email:

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Name: Yaura Sotelo
Address: 738 S Mc Donnell
Phone: (323) 269-8028
mail:

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The dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Antonio Sotelo
Address: 738 S Mc Donnell Ave
Phone: (323) 269-8028
mail:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

The dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Catalina Sotelo
Address: 738 S Mc Donnell Ave
Phone: (323) 269-8028
mail:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

The dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Ronald Lozano
Address: 2428 Punta Del Este Dr
Phone: 626-336-2110
email: RLOZANO@verizon.net

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Priscilla Cortin
Address: 10631/2 N. Rowan Ave. LA 90063
Phone:
email: lahummingbird@yahoo.com

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The dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Jose A. Carrasquias
Address: 33129 Adelta Lake Blvd Norph
Phone:
mail:

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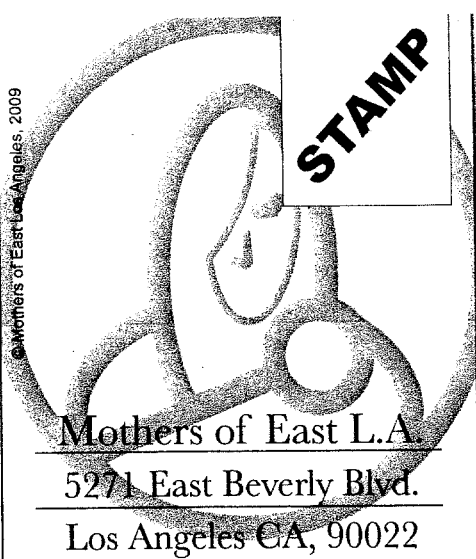
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Name: Luis SILVA
Address: 4318 1/2 Clinton St.
Phone: _____
Email: lvigys1@yahoo.com
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ELENOR OLMOs
Address: 1315 CAROL-WAY
Phone: Montebello, Ca 90640-6446
Email: _____
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: BILL OROZCO
Address: 660 S EASTMAN AVE
Phone: Los Angeles CA 90023
Email: SC3NOB@yahoo.com
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Litet Torres
Address: 918 S Mc Donnell Ave.
Phone: (323) 266-3696
Email: _____
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Mayra Sotelo
Address: 918 S Mc Donnell Ave ELA.
Phone: 323) 557-4150
Email: _____
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Julio Torres
Address: 918 S. McDonnell's Ave.
Phone: 323-266-3696
Email: _____
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Name: Lupe H. Jones
Address: 1728 Beach St SPA 13
Phone: Monterey, Ca. 90640
email:

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Christine Velazquez
Address: 1227 S. Prado Street LA 90023
Phone: (323) 729-7950
email: Christine.Velazquez@latv.org

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Name: Nancy Roback
Address: 715 Edgemoor, Surra Mod 90024
Phone:
email: nancyroback@hotmail.com

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Sal Gomez
Address: 631 Rutherford Ave.
Phone: 626-820-2232
email: MR.Sal.gomez@yahoo.com

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Claudia Mercado
Address: 708 S. Duncan Ave LA 90022
Phone:
email:

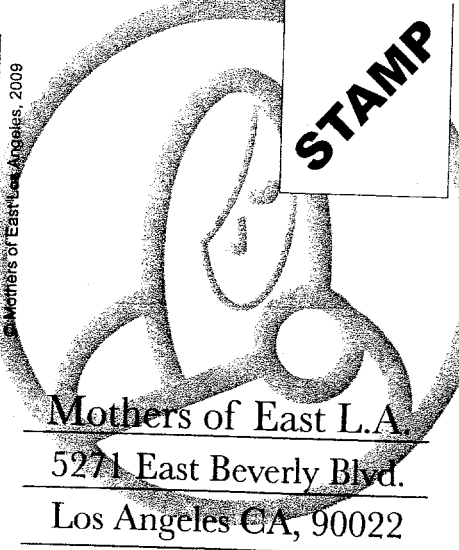
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Celia Reynoso
Address: 4819 E. 10th St., 90022
Phone: 323-574 8367
email: Celea@aol.com

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Return to Save the Golden Gate Theatre and Re-build the Vega Building

The Mothers of East Los Angeles are asking for your support in saving the Golden Gate Theatre and not allow it to be converted into a CVS Pharmacy. The Vega Building was located on the SW corner of Whittier Boulevard and Atlantic Boulevard and was a part of the Entertainment Complex built in 1927. It was demolished in 1994 and was never re-built as it was intended and required under Historical Preservation Federal Law.

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Name: Jose Calderon
 Address: 1348 W. 37th Drive Los Angeles CA 90007
 Phone: (323) 770-9399
 email: jcalder168@aol.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.
 Name: Molly Robertson
 Address: 5817 Arroyo Dr. Los Angeles 90042
 Phone:
 email: mollybob@aol.com
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.
 Name: Mani Alvarez
 Address: 2208 W. 11th Street
 Phone: (323) 231-2991
 email: ManiAlvarez@yahoo.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.
 Name: Anais Campa
 Address: 1532 Indiana Ave
 Phone: (626) 419-0421
 email: anaiscampa@gmail.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.
 Name: Pullina Loi
 Address: 610 N. Breed St
 Phone: (323) 620-8722
 email: PullinaLoi@yahoo.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.
 Name: Bryan Cheung
 Address: 3003 W 12th Pl Los Angeles CA

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Save the Golden Gate Theatre and Re-build the Vega Building

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Name: LUIS FIGUEROA
Address: 1600 So PRIMROSE AVE.
Phone: _____
email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: RICARDO KELLER
Address: _____
Phone: _____

email: PROPER@USTENDING.COM
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Yolanda B. Salas
Address: 951 Hyperion Ave.
Phone: Los Angeles, CA 90029

email: MGYBS@HOTMAIL.COM
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: AMY SANCHEZ
Address: _____
Phone: _____

email: UCLATINA07@YAHOO.COM
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Elizabeth Gallardo
Address: 3421 E 2nd St
Phone: (323) 360-5933

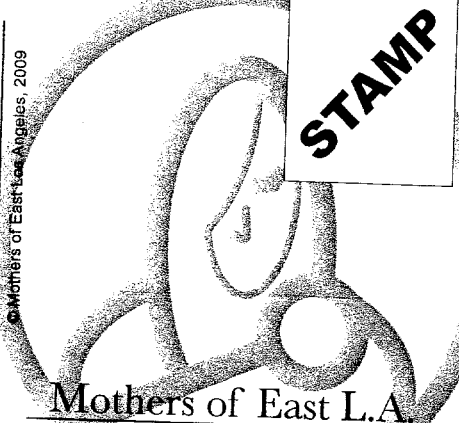
email: _____
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Petty Mendez
Address: 4427 E. 55th St. Hayward
Phone: 323-440-4815

email: _____
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and Re-build the Vega Building

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Name: SA MARTINEZ
Address: 2870 1/2 E. 65th St 90023
Phone: 323-263-6383
Email: ASANOQUI@comcast.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: MARIA MANZO
Address: 1034 1/2 N. DONALD BLVD SA
Phone: (213) 864-5609
Email: LOLA-MANZO-49@yahoo.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Ruby Ochoa
Address: 561 Hilbert Ave La Puente
Phone: (213) 200-9667
Email:

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: FRANK HINAJOSA
Address: 561 Hilbert Ave 91746
Phone: (213) 200-9767
Email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Grace Gonzalez
Address: 7620 East 3rd
Phone: 323-263-4462
Email: grace@velocis.net

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Maria Martens
Address:
Phone:
Email:

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Name: Darius Adle
Address: _____
Phone: 323-578-3829
mail: dar-usadle@sbcglobal.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

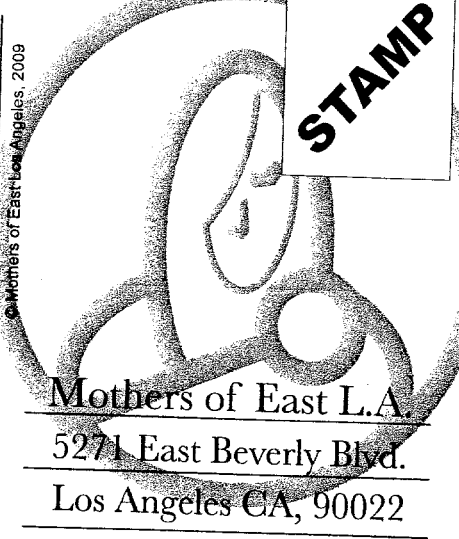
Name: Julie Reynolds
Address: 4819 E. 6th St, LA, CA 90022
Phone: (323) 823-2270
mail: Juliereyns1@aol.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: VIOLETA RAMIREZ
Address: 1917 E. 2nd St. #4
Phone: 323) 356-7379
mail: violetra81@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: LOUIE MORENO
Address: 633 W Taylor Ave
Phone: (323) 300-1797
mail: sportsraprap@netnet.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Sandra Muñoz
Address: 708 1/2 S. Vancouver Ave.
Phone: 323) 767-7994
mail: smunoz109@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Elizabeth Castillo
Address: 364 E. Blossin St APT 435 LA, CA 90012
Phone: 323-422-0480
mail: _____
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Name: Yolanda C. Hernandez
 Address: 506 So. Euclid Ave. LA 90022
 Phone: 323-262-3889
 Email: _____

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Ruben VALDEZ
 Address: 11530 WAKEMAN ST.
 Phone: (562) 217-9526
 Email: RVALDE22480@aol.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: FREDERIC T. SURUKU
 Address: _____
 Phone: _____
 Email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Sonia Chavez
 Address: 1611 PLEASANT AVE. L.A.
 Phone: 313 271 8841 90033
 Email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

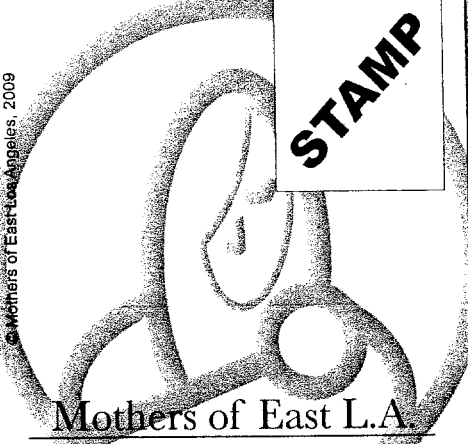
Name: FRANCISCO ESCOBAR
 Address: 1364 N. Boyle Av.
 Phone: 213 90073
 Email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Sandy Belfrage
 Address: 1825 N. Cedar St. L.A. CA 90022
 Phone: 323-669-3380
 Email: _____

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Name: Donna Williams
Address: P.O. Box 712201
Phone: _____
Email: loonnar@vindex@5nc.globel.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: MS CLAUDIA PARRA CRUZ
Address: P.O. Box 33438
Phone: LA CA 90033 (323) 783-2730
Email: CLAUDIA.K.CRUEZ@KODK
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: OSCAR GARCIA
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Phone: 323 323 385440
Email: _____
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Jillian Nevarrez
Address: 8214 Adoree St Downey 90242
Phone: 562 649 2579
Email: JillianNevarrez@gmail.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: FRANCES H. ESPARZA
Address: 477 EASTMONT AVE
Phone: LA. (4.9022). (323) 721-1578
Email: _____
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: ALFREDO ARROYO
Address: 1329 FONTENAY
Phone: WHITTIER CA
Email: EZRIDER626@PEOPLEPC.COM
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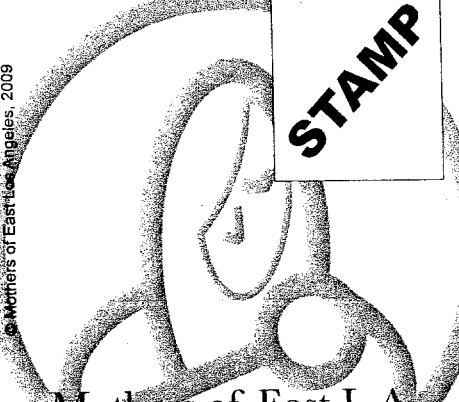
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Name: Farmin Rivas
Address: _____
Phone: _____
email: _____
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Name: Hugo Romo
Address: 9314 Barfelo Ave. Pico Rivera
Phone: 562 099 1857
email: hugoromo@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Victor
Address: 503 Cypress St LA, CA 90063
Phone: (213) 250-1138-50
email: _____
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Rucey Vaz
Address: 2421 Walnut Grove Rowland CA 90770
Phone: 626 384-0150
email: ruceyvaz@sbccglibl.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Carlos Polk
Address: 3804 S. Broadway Pl. L.A.
Phone: _____
email: _____
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: David Dolivar
Address: 1541 Harvard St Santa Monica CA 90404
Phone: _____
email: D90272@yahoo.com
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Name: Gabriel Hernandez
Address: 2106 Vaguero Ave LA, 90032
Phone: (323) 477-6521
Email: gettinggaby@yahoo.com
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Juan Gonzalez
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Phone: (323) 497-1370
Email: ju
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Brittany Jance 90003
Address: 31431 Mayabar St. LA, CA
Phone: 323 490 9217
Email: Brittanyjessie1@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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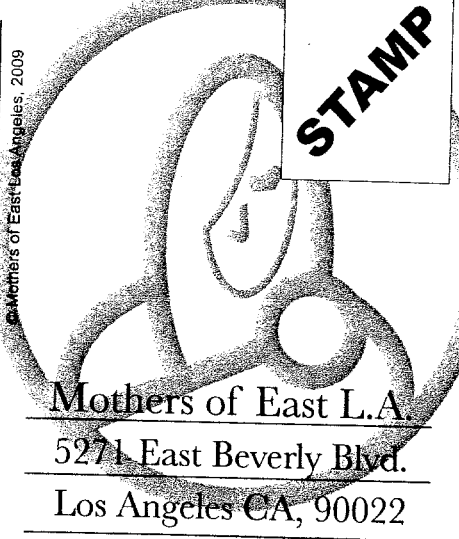
Name: John Reed Torres
Address: 1900 S. Figueroa St. #407
Phone: 323 231-4329
Email: John90032@mild4music.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: DIEGO M. GUERRERO
Address: 435 1/2 LINDEN AVE. Long Beach CA
Phone: (562) 406-7203 90802
Email: elsub1999@aol.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Laura Elizabeth Gerren Nieto
Address: 210 W Cleveland Ave Montebello CA 90610
Phone:
Email: lnieto2@csulb.edu
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Name: Teresa Ramirez
 Address: 2976 Miguel Ave
 Phone: 626-921-3295
 Email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Jesse Valenzuela
 Address: 2643 W. Wilshire St Beverly Hills CA 90212
 Phone: 954-349-3829
 Email: jessevalenzuela@gmail.com

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Orlando Ramirez
 Address: 141 N. 1st St Montebello CA
 Phone: (323) 727 1264
 Email: manonegra90610@yahoo.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ROSA FLORES
 Address: _____
 Phone: _____
 Email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.


Name: DANNY GARCIA
 Address: 150 PECAN ST
 Phone: _____
 Email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Jannie Cuellar
 Address: 2742 N. Maricopa
 Phone: Rosemead Calif 91720
 Email: _____

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Name: Edwido Ortega
Address: 1845 E 2nd ST
Phone: 323 541 5753
email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Cesar Manilla
Address: 3017 Norwood PL
Phone: 323 424 1057
email: ABSENT 3230@gmail.com

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Billy Valencia
Address: 10747 Mission
Phone: 323 419 1811
email: valencia.v.c@gmail.com

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: EDDIE TORRES
Address: 611 S. OAKFORD DR
Phone: 323-578-0513
email: eddie.torres@att.net

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: RICHARD ALONZO
Address: 4157 FLORAL DR
Phone: 323-263-9117
email: _____

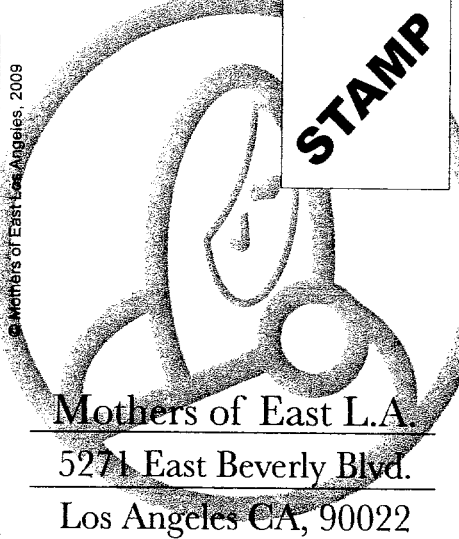
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Marla Rivera
Address: 1943 Daly St
Phone: 323 223 0425
email: _____

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Name: ARTURO HERRERA
Address: 3438 CEE ST
Phone: (323) 2684545
email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Michael Hudson - Medicine
Address: 4917 Ithaca Ave LA 90032
Phone: _____
email: rxkhmedicine@yahoo.com

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Doris Quinonez
Address: 1005. Clearrose Dr
Phone: 523-2637517
email: Quinonez@sales.com.lbs-te.org

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voice your own support. Thank you.

Name: Olivia Zenteno
Address: 157 S. CLARINDO ST
Phone: 523) 266-6156
email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Scott Johnson
Address: 1337 De Neve Ln. #34
Phone: (323) 500-8061
email: outwardscott@yahoo.com

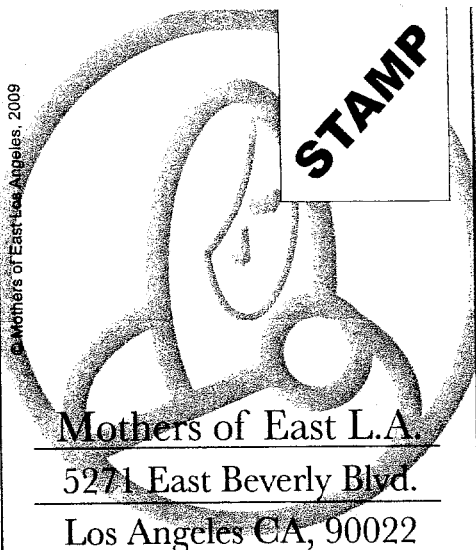
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Rosalie Hurrola
Address: 504 S. Chicago ST
Phone: 323-269-5231
email: _____

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Name: Tan Oates
Address: Box 1256 San Pedro 90733
Phone: 802 618 1127
mail:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Rosa M. Chavez
Address: 6924 Wilcox Av #3
Phone: 323-560-8183
mail:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Randy C. Salinas
Address: 3232 Garnet St.
Phone: (323) 981-1592
email: rndysalinas@yahoo.com

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: YOUNG GUERRERO
Address: 1208E GUBRIEL G.M. ST APT F
Phone: (323) 3175661
mail:

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

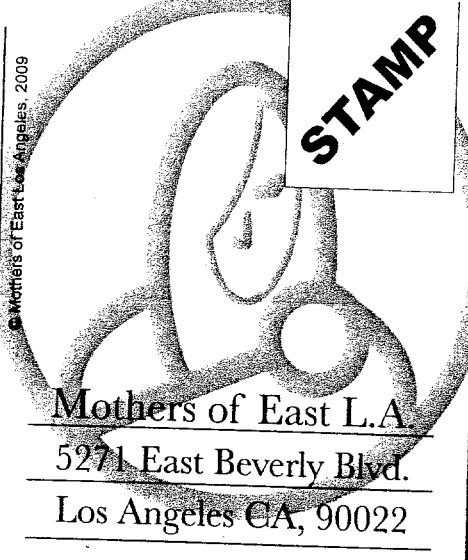
Name: BEATRICE MORENO
Address: 4157 E. FURAL DR L.A
Phone: 323 821-1909
mail:

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: LOLAINE ESTRADA
Address: 461 S. Fetterly Ave.
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mail: (323) 2616970

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Name: NOE GONZALEZ
 Address: 4020 EAGLE ST
 Phone: 323-265-0441
 Email: _____

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For the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Cecilia Maldonado
 Address: 6143 Fern C Maywood Ca
 Phone: 1323 562 6085
 Email: Mizzfrizhair@yahoo.com

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For the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: EVA DELATORRE
 Address: 412 allysses st
 Phone: (323) 997-1112
 Email: _____

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Victoria Torres
 Address: 1167 MIFASOL ST
 Phone: L.A. 90023
 Email: _____

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theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Cecilia Perez
 Address: 1327 S. California Ave
 Phone: 626 1723 5061
 Email: CCHOUSE4U@yahoo.com

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Ana Sullivan
 Address: _____
 Phone: _____
 Email: ana10150115@yahoo.com

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Name: Lina M. Ochoa
Address: 4739 Myrtle St Pico Rivera CA 90660
Phone: 923 821 8182
Email: mooshine8298@gmail.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Rosario Bautista
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Phone: (323) 267-0385
Email:
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Edith Alva
Address:
Phone: bruinedy@gmail.com
Email: bruinedy@gmail.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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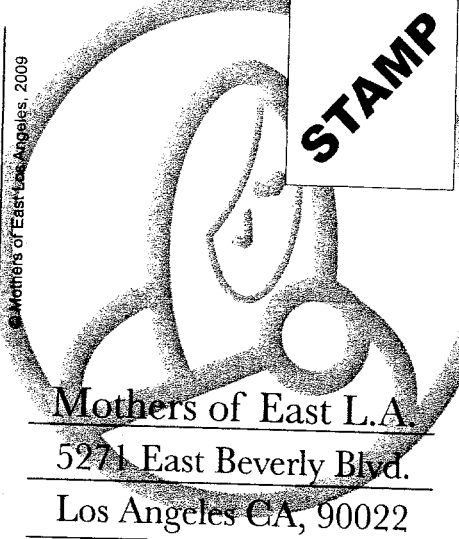
Name: George Alva
Address:
Phone:
Email: galva7@gmail.com
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Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Rosario Bautista
Address: 323 267-0385
Phone:
Email:
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Name: BERNARDO GONZALEZ
Address: 4120 EAGLE ST
Phone: 323-265-0441
Email:
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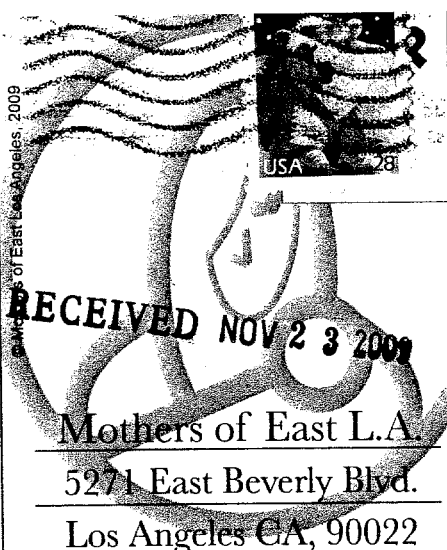
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Petition to Save the Golden Gate Theatre and Re-build the Vega Building



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COUNCIL OF EAST LOS ANGELES, 2009

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Name: OSCAR MARCIA
 Address: 2210 TERRA CE HEIGHS
 Phone: 213 348 3854
 Email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: TOU COFFIN
 Address: 5271 E. Beverly Blvd. LA, 90022
 Phone: 213 726-1734
 Email: INFO@BARBARA PLANNERS.COM

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Name: Ralph Carmona
 Address: 5619 Berkshire Pl
 Phone: 323 2251081
 Email: Ralf-1@MSN.COM

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: FRANCISCO VILLALOBOS
 Address: 1736 MILANO, MTB CA 90640
 Phone: 323-314-9957
 Email: VILLALOBOS.FRANK@gmail.com

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Marlene Lechuga
 Address: 643 el Mercado ave. apt. e Monterey Park CA 91754
 Phone: (626) 510-9155
 Email: littlelechuga@hotmail.com

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Name: Alexandro Villalobos
 Address: 215 S. Arizona Ave LA CA 90002
 Phone: 323 605-8358
 Email: imxelab@gmail.com

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Name: LOUIS RAMIREZ
Address: 3151 INDEPENDENCE AVE # 213
Phone: 500TH GATE CA. 90250
mail: ART2GRAFFCREATION@YAHOO
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Raul Soto
Address: 1805 MATTHEWS PL. BMONA CA.
Phone: (323) 373-7037
mail: Rustoliumstain@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: DAVID NAUOAUO
Address: 5526 EGTA ST LACA 90022
Phone:
mail:
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Oscar Garcia
Address: 2218 Terrace Heights Ave. Los Angeles, CA 90023
mail: 323 321-1111
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ADRIANA C NUOAUO
Address: 5526 EGTA ST LACA 90022
Phone:
mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Carina Garcia
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Phone: (323) 474-2131
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Name: Ed Guzman
Address: Box 1161 San Fernando, Ca 91341
Phone: (818) 869-6232
email: guzmaned@hotmail.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Lucy Reynoso
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Phone: (323) 726-4045
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You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Araceli Silva
Address: 105 S Carmelita ave LACA
Phone: (323) 247-6011
email: AraceliSilva.com
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Mizraim Leal
Address: 105 S Carmelita ave LACA
Phone: (323) 247-6011
email: Barrioroots@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: RUDY GONZALEZ
Address: 1309 S ETHEL AVE
Phone: (323) 610-6936
email:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: TIM LEAL JR
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Phone: 714 553 0183
email: Timleal21@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Golden Gate Theatre and Re-build the Vega Building

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Name: BERNICE FAVILLA
Address: 634 S. Montebello Blvd
Phone: _____
email: bjfavilla@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Octavio B Torres
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Phone: (323) 887-8330 - Cell (713) 359-9629
email: Octavio_t@att.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ELAINE FLORES
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email: MEFLORES75@gmail.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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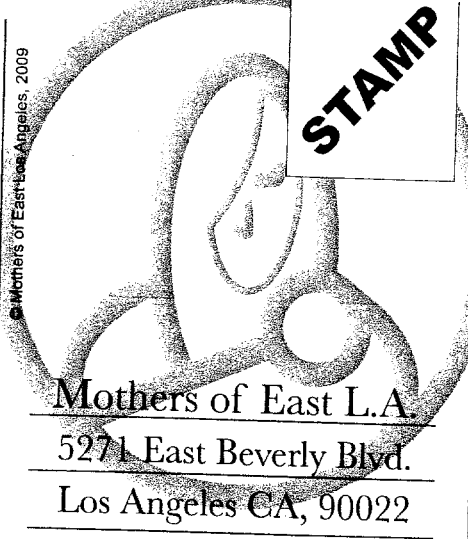
Name: GENE K KUROSE
Address: 1600 WHITTIER BLVD MONTEBELLO
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email: gkurose@sbcglobal.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Luz Olivas
Address: 2512 W. Via Corona
Phone: (323) 382-4053
email: _____
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: PATRICIA SANDOVAL
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Petition to Save the Golden Gate Theatre and Re-build the Vega Building

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Name: CAROL PERAZA

Address: 724 KEENAN

Phone: MONTEBELLO CA 90640

email: C.PERAZA@SBCGLOBAL

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Temyle Smith

Address: 15711 Montebello Westlake Plazone

Phone: 323 888 3122

email: SmithTem@montebello.k12.ca.us

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: DAVID SANDRA

Address: 353 E. LINCOLN AVE. Montebello

Phone: (323) 888 9364

email: David646@gmail.com David Sandra

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: CRISTINA CALDERIN

Address: 1600 WHITTIER BLVD

Phone: (323) 721-5116 EXT 2428

email: Calderin - cris@montebello.k12.ca.us

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Alexandra Elorza

Address: 712 S. LEONARD AVE

Phone: (323) 724-2303

email: a.elorza02@aol.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ROSIE DAVIES

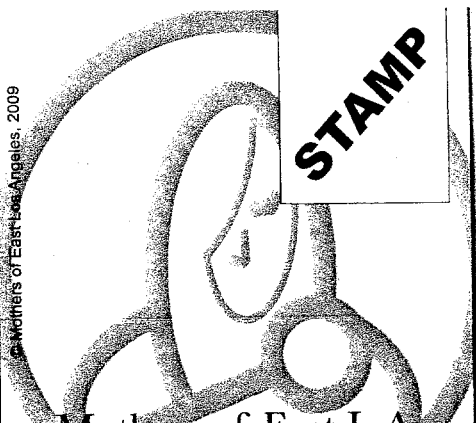
Address: 735 Palisade St Pas.

Phone:

email: ROSIEBDE@aol.com

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and Re-build the Vega Building

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Name: Jennifer Olivia Cáceres
Address: 308 E. Victoria Ave. Montebello
Phone: 323 392 5403
mail: jenneface@hotmail.com
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voice your own support. Thank you.

Name: Jesus Raul Ruiz Flores
Address: 308 E. Victoria Ave. Montebello 90740
Phone: 323 392 6487
email:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Jesus Anguiano
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Phone: (323) 491-0265
email: tony4156@hotmail.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Cecilia Zamora
Address: 320 S. Mc Bride Ave.
Phone: (323) 263-4463
email:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

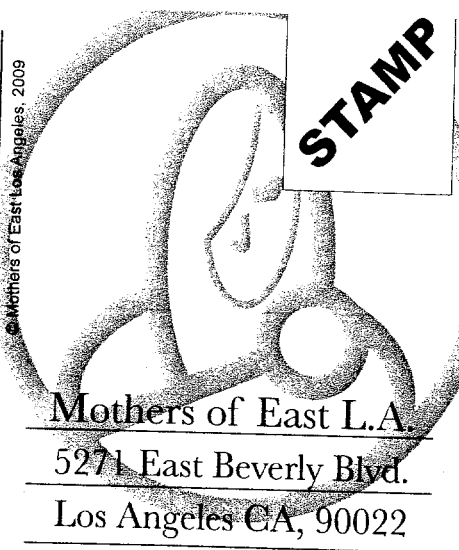
proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: HECTOR AGUILAR
Address: 4627 1/2 E. 11th St.
Phone: 323 261-7076
mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

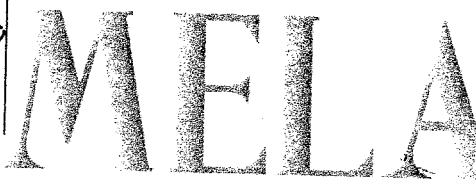
the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Vanessa Garcia
Address: 2218 Terrace Heights
Phone: (323) 861-6486
mail:
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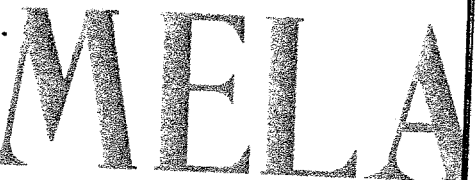
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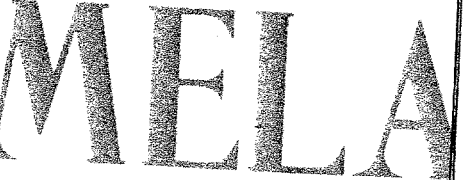


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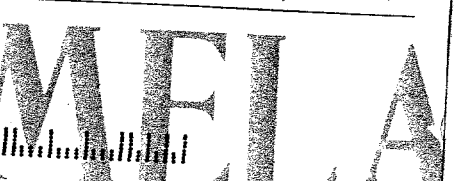


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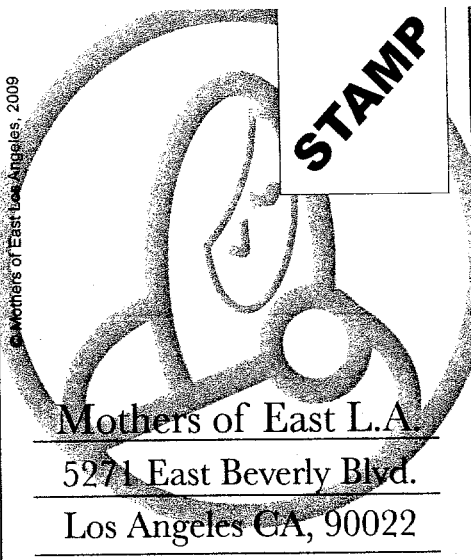


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**Petition to Save the Golden Gate Theatre
and Re-build the Vega Building**

Mothers of East Los Angeles, 2009



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Name: Vinny Steppad
Address: 25900 Cayuga Ave
Phone: 818-502-5816
mail:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: MARTIN PEREZ
Address: 5273 1/2 E. BEVERLY BLVD.
Phone: 323-728-8882
mail: onestepculture@hotmail.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Abel Gonzalez
Address: 2141 Alta St Apt 7
Phone: (323) 316-4954
mail: Murcutbeets@Tmo.blackberry.com

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The dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: JUQUIN FALCON
Address: 215 N. OLIVE AVE # E ALHAMBRA 91801
Phone: (323) 359-9180
mail: JFalcon1213@yahoo.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: DAVID ORTEGA
Address: 2452 ENDECOFF ST.
Phone: 323 227-9178
mail:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Raymond Garza
Address: 3921 Barrett 90032
Phone: 323-247-6032
mail: indiofckero@yahoo.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

and Re-build the Vega Building

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Name: Dolores Diaz-Correy
Address: 1415 Marianna Rd Pas 91105
Phone: 323 256 4701
mail: dolorende@aol.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Lisandro Gonzalez
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Phone:
mail: NASA4241@Yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: IRMA BARAJAS
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Phone: (323) 392-8315 cell
mail: IRMA BARAJAS@YAHOO.COM
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Gary Giunta
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Phone: 805 522 6062
mail: Papagary@email.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

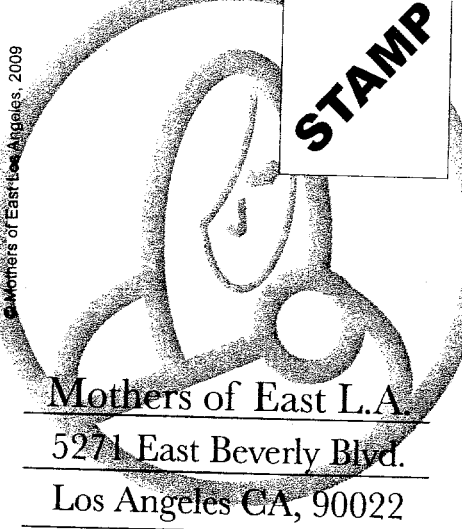
the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: LANCE ROBINSON
Address: 1515 N. VERMONT 6TH FL.
Phone:
mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Adrien H. Navrette
Address: 5119 E. Pomona Blvd
Phone: (323) 881-5539
mail: Adrien@angelsbaseball.com
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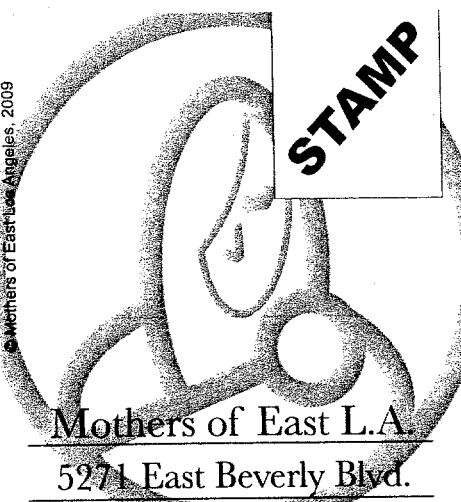
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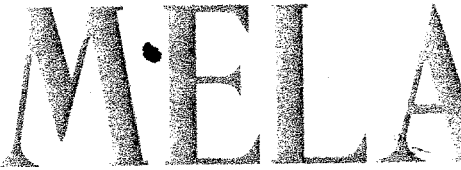
return to Save the Golden Gate Theatre
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Name: Lillian Comilla
Address: 1355 S. Hope St #202
Phone: 213.793.8465
mail: lcomilla@aeula.org
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: ELISABETH TWEDIE
Address: 1782 W 27th St, San Pedro, CA 90732
Phone:
mail: elis-abothi@usa.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Dede Vidales
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mail: dede-vidales@yahoo
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: BRUCE FERGUSON
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mail: bferguson@usbanking.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Emilio Isidor
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Phone: (323) 271-7665
mail: emilioisid@jmail.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ANTHONY DUARTE
Address: 403 CADBROOK DR
Phone: (626) 939-0808
mail: gilduarte@hotmail
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

and Re-build the Vega Building

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Name: RAFAEL Garcia
Address: 2210 TERRACE HEIGHTS
Phone: 262-9281

mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Janet Aquila
Address: 2218 Terrace Heights Ave
Phone: (323) 236923

mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Norma Oropeza
Address: 2218 Terrace Hgts
Phone: 262-9281

mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Miguel Oropeza
Address: 2218 Terrace Hgts
Phone: 263-1939

mail:
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Elise Provencio
Address: 653 Davis Ave.
Phone: (323) 924-9118

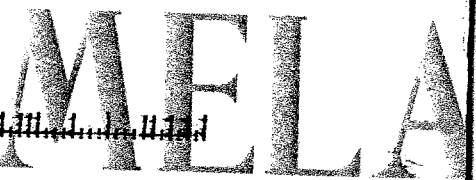
mail: bratylife15@sbcbglobal.net
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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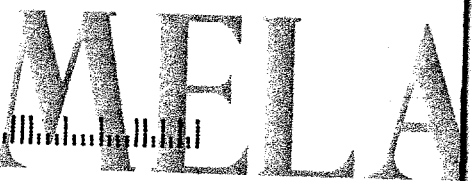
Name: Lita Herman
Address: 1147 S Alvarado St
Phone: LA, CA 90006 213-381-8575

mail: LHERMAN@ACWLA.ORG
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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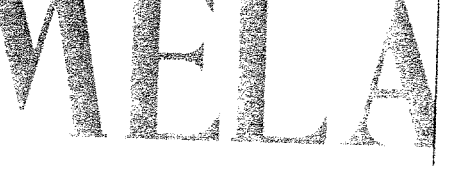
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Effort to Save the Golden Gate Theatre
and Re-build the Vega Building

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Historical Preservation Fe

The Charles Company Theatre building into a CVS Pharmacy would be to save it as a theatre. The reconstruction of the Charles Company to use the floor would house a Chart already exists on the same you support this concept for the Golden Gate Theatre and reconstruction proposal by going to our website for the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

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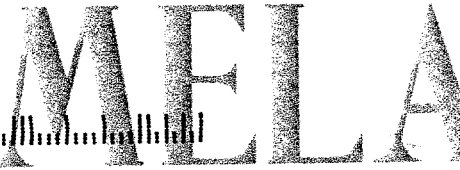
Name: Juakin Castellanos
Address: 528 N. Cummings St LA CA 90033
Phone: (213) 309-8175
Email: Castellanosjuakin@yahoo.com
For more information on the proposal and find out the Planning Commission meeting dates on our website: www.mothersofeastla.com

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and Re-build the Vega Building

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Name: Jamanntha Carnillo
Address: 116723 LAWNWOOD ST. VALINDA, 91744
Phone: (626) 369-5604
mail: fuzzy.sam.27@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: JONI CARRILLO
Address: 1492 E. LOMA ALTA DR.
~~Address:~~ ALTABENA, Ca 9001
~~Phone:~~ 626-797-1559
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ARTHUR TORRES
Address: 1167 1/2 MIRASOL ST.
Phone: 323-269-2668
mail: arthur71@aol.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Rosalie Aurola
Address: 504 S. Chicago St
Phone: 323-269-5231
mail: Rgaurrola5@aol.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: MANUEL T. RUIZ
Address: 3730 MERCED AVE BALDWIN PARK
Phone: 626-260-7545
mail: COMMON.023@HOTMAIL.COM
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

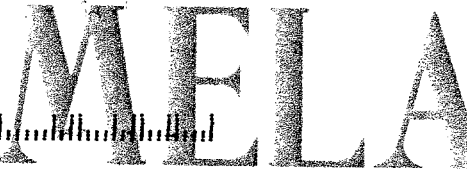
voice your own support. Thank you.

Name: JOHN B. LINVILLE
Address: 2261 E. 1ST ST. #108 LA 90033
Phone: (323) 780-3781
mail: linville.john@yahoo.com
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

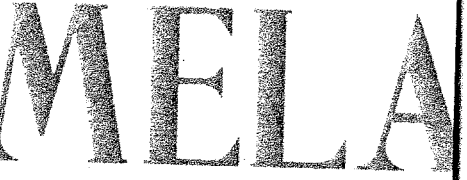
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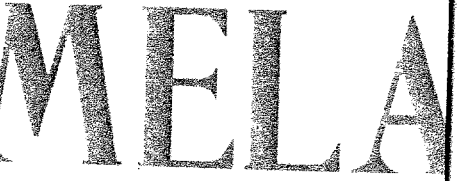
Los Angeles CA, 90022



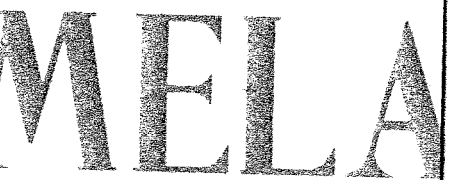
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Los Angeles CA, 90022



Petition to Save the Golden Gate Theatre and Re-build the Vega Building

The Mothers of East Los Angeles are asking for your support in saving the Golden Gate Theatre and not allow it to be converted into a CVS Pharmacy. The Vega Building was located on the SW corner of Whittier Boulevard and Atlantic Boulevard and was a part of the Entertainment Complex built in 1927. It was demolished in 1994 and was never re-built as it was intended and required under Historical Preservation Federal Law.

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Name: Jorge Herrera
 Address: 4629 Cratigan St.
 Phone: (323) 354-4471
 mail: _____
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.
 Name: LEONORA URIBE
 Address: 919 1/2 S. Woods L.A. 90022
 Phone: 323-261-8704
 mail: _____
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.
 Name: Eskeila Lopez
 Address: 2640 Live Oak H.P. 90255
 Phone: (323) 585-3088
 mail: _____
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.
 Name: Tony Nunez
 Address: 926 Woods Ave. EBA 90022
 Phone: _____
 mail: _____
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.
 Name: Ricardo Lopez
 Address: 927 1/2 So Woods Ave 90022
 Phone: 323-261-5215
 mail: Zeta15Alive@aol.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.
 Name: MARY Herrera
 Address: 4629 Cratigan St.
 Phone: 323 354-4471
 mail: MHerrera030973@yahoo
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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Mothers of East Los Angeles, 2009

Golden Gate Theatre
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Name: MARY HELEN TORRES
Address: 317 NO. GIFFORD AVE LA 90013
Phone: 323-3
mail:
You can view the proposal on our website:

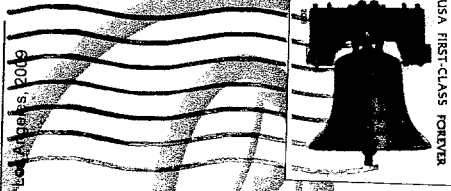
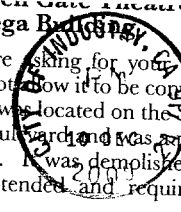
voice your own support. Thank you.
Name: Edward + Edna SALAZAR
Address: 7528 Loch ALEN E PICORIVERA
Phone:
mail:
You can view the proposal on our website:

voice your own support. Thank you.
Name: Randy Sermeno
Address: 75 B So. 4th ST. MONTEBELLO 90640
Phone:
mail:
You can view the proposal on our website:

voice your own support. Thank you.
Name: ALARON Family GEO. VICKI, CHRISTIAN BERRY ALARON
Address: 4117 MICHIGAN AVE
Phone: 603 A
mail: (3)
You can view the proposal on our website:

voice your own support. Thank you.
Name: MARYLOW + FRANK VIRAMONIES
Address: 15842 ATHENA DR. FONTANA
Phone:
mail:
You can view the proposal on our website:

voice your own support. Thank you.
Name: Esther M. Guillen
Address: 4121 MICHIGAN AVE LA 90013
Phone: 323-262-9970
mail: Esther.guillen@att.net
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Name: Joseph Jenkins
 Address: 5644 Clewson St. 1006
 Phone: _____
 mail: havanajida@gmail.com
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Marissa Ramirez
 Address: 3415 Montone Ave Apt. #3
 Phone: _____
 email: risono@gmail.com
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: ALICE SERMENO
 Address: 152175TH G & TRUDES R-101
 Phone: _____
 email: _____
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Rubén y Rosalía Salcedo
 Address: 4113 Michigan Ave LA 323.263-8771
 Phone: _____
 email: _____
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: ARMIDA JACUBO
 Address: 3972 E. GLEASON LA 90063
 Phone: (323) 21
 email: _____
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: AURORA AVELAR
 Address: 13426 RAECLAND LANE LAMICADA
 Phone: (562) 946
 mail: _____
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**Petition to Save the Golden Gate Theatre
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Name: David Rodriguez
 Address: 3109 1/2 W. 1st St
 Phone: (323) 620-1205
 email: bokaa1411@yahoo.com
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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Luz Romero
 Address: 2208 Michigan Ave. Apt. 23
 Phone: (323) 264-6802
 email: luzcyerna@aol.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Maria Ruiz
 Address: 1009 1/2 S. Ford Blvd. LA CA
 Phone: (323) 269-3346
 email:
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Margarita Salazar
 Address: 2801 Folsom St LA CA 90033
 Phone: (323) 265-9312
 email:
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Ana Rosa Gonzalez
 Address: 947 N. Townsend Ave
 Phone: (323) 495 2631
 email: anargo7632@yahoo.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Leslie Garcia
 Address: 2946 E 3rd St LA CA
 Phone: (323) 215-9129

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Name: NOE RODAS
 Address: 2907 PENNSYLVANIA AVE. L.A. CA 90033
 Phone: (323) 266-4076
 email: noeclerodas@yahoo.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Rolando Rojas
 Address: 3925 Ciera San Alberto CA
 Phone: 267-6128
 email:
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Yana Guzman
 Address: 3830 1/2 G.G. Street
 Phone: (323) 717-1048
 email:
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

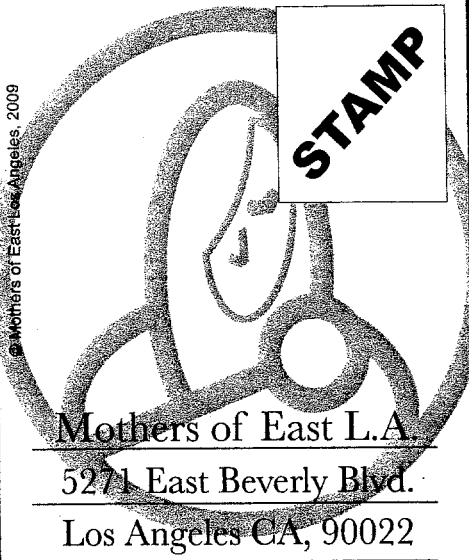
Name: Margarita Amador
 Address: 523 Wilson St
 Phone: 213 691-8436
 email: amadormaga@yahoo.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: JOY HERRERA
 Address: 3438 Lee St
 Phone: (323) 265-4545
 email:
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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Francisco Gallegos
 Address: 3445 Lee St. L.A. CA 90033
 Phone: (323) 262-7335
 email: FranciscoGallegos45@hotmail.com
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Name: Cecilia Mercado
 Address: 3469 Atlantic St
 Phone: (323) 262-8028
 email: _____

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already exists on the same block and is willing to occupy the space. If you support this concept please sign this petition to save the Golden Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: A. Mercado 12
 Address: 3103 Lorena St
 Phone: 323 263 8500
 email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Alfonso Mercado
 Address: 1032 S Lorena St
 Phone: 323-263-8500
 email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: INRISSA CANO
 Address: 3526 Canal St
 Phone: 323 816-7150
 email: terry.cano@yahoo.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Monica Zermeno
 Address: 3274 Glenn Ave H368
 Phone: Los Angeles CA 90023 (323) 780-1734
 email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Juan Vidal
 Address: 3892 Sth St L.A. CA
 Phone: 323 268 38 02
 email: _____

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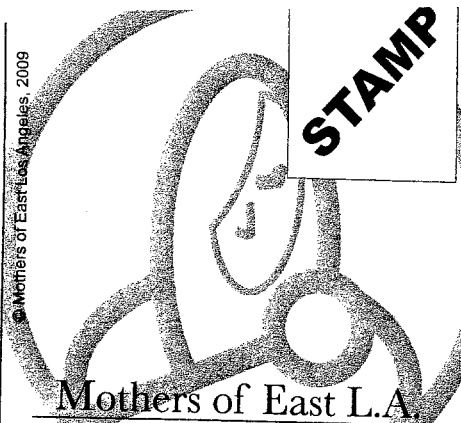
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Name: Rosal Gonzalez
Address: 3346 Edna St
Phone: (323) 24-6957
Email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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Name: Irma Portillo
Address: 3230 City Terrace Dr #5
Phone:
Email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

If already exists on the same block you support this concept please sign this petition to save the Golden Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Trone Williams
Address: 647 E 27th
Phone: (323) 255-4107
Email: trone@earthlink.net

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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Name: Edmund Lopez
Address: 3271 Guisard
Phone: 261-4879
Email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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Name: Marka Nunez
Address: 4055 E. Slauson #32
Phone: 323 682-2300
Email: marka@marka.com

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Name: Eden Mancilla
 Address: 3339 3/4 Hunter St
 Phone: (323) 881-9639
 email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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Name: Roxanna Andrade
 Address: 3274 Glenn Ave #368 L.A CA
 Phone: (323) 780-1734
 email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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Name: Blanca Zavala
 Address: 3892 5th St LA 90063
 Phone: (323) 268-3802
 email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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Name: Michael Zermeno
 Address: 3274 Glenn Ave #368
 Phone: (323) 780-1734
 email:

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Name: TERESA MARQUEZ
 Address: 3122 E. 3rd St
 Phone: L.A CA
 email: TERESA.MARQUEZ@AOL.COM

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Name: GEORGE MONTANO
 Address: 950 S. SPENCE ST
 Phone: L.A CA

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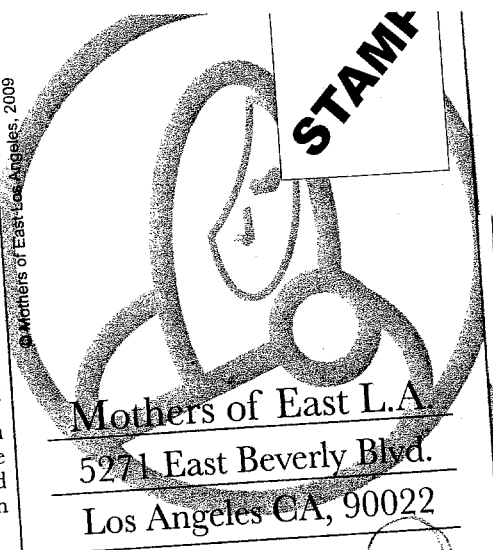
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Petition to Save the Golden Gate Theatre and Re-build the Vega Building

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Name: Johel Portillo
Address: 3930 City Terrace Dr #5
Phone: _____
email: _____

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voice your own support. Thank you.

Name: Eliazar Avaks
Address: 1516 E 1st St LA CA 90033
Phone: (323) 617-1371
email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: Robin Avaks
Address: 1516 E. First St
Phone: 323 617 1371
email: _____

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Gate Theatre and... proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Jorge Gomez
Address: 1411 Ciudad Ln #131
Phone: (323) 830-1880
email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Maria Padilla
Address: 523 Cincinnati St
Phone: (323) 263-6518
email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.
Name: Maria Rodriguez
Address: 3207 Hillier St
Phone: (323) 509-0754
email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

**Petition to Save the Golden Gate Theatre
and Re-build the Vega Building**

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Name: CARMEN T. ESCARCEGA
 Address: 10929 DOROTHY AVE. S. GATE CA
 Phone: 323 273 3383 90240
 email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Ophelia Leyva
 Address: 3230 City Terrace - DU
 Phone: (323) 331-5578
 email: _____

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Laura Ramirez
 Address: 3414 Estrada ST
 Phone: 323) 780-1432
 email: lmdelvalle25@gmail.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support. Thank you.

Name: ANDREA Flores
 Address: 3341A Folsom ST
 Phone: (323) 518-0079
 email: _____

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voice your own support. Thank you.

Name: Esperanza G Lopez
 Address: 3030 E 45th St Los Angeles
 Phone: 323 715 8791
 email: _____

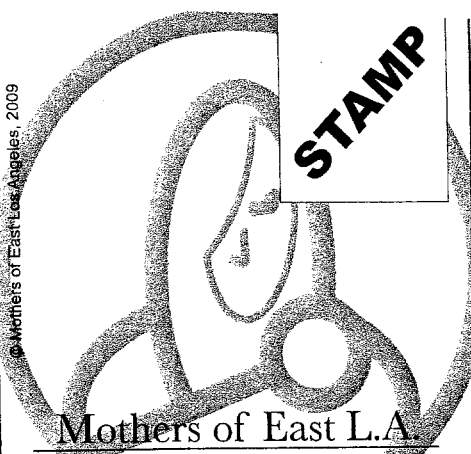
You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

voice your own support.

Name: Veronica Sagura
 Address: 510 1/2 Forest
 Phone: 223 862 0231
 email: _____

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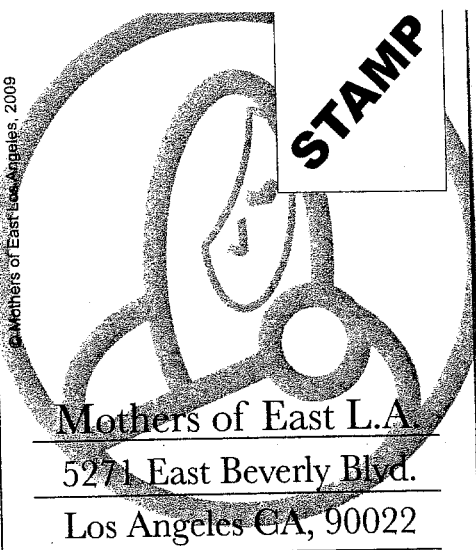
Los Angeles CA, 90022

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**Petition to Save the Golden Gate Theatre
and Re-build the Vega Building**

Mothers of East Los Angeles, 2009



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Name: Jose Luis Ceja
Address: 135 S. Evergreen Av
Phone: 323-718-1217
email: jo3ceaya@aol.com

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: MARK ARDS
Address: 2722 E. 3rd St
Phone: 323 262 9203
email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: JILLIUM CONWAY
Address: 2818 Lancaster Ave 375 90033
Phone: 323 342 3394
email:

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Perla Parra
Address: 1412 Crusado Ln Apt 147
Phone: Los Angeles CA 90033
email: (323) 239-1857

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Rosaleig Mowry
Address: 524 S. Tarento St #
Phone: 323 264-9785
email:

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Raquel de la Rosa
Address: 781 Clons Ave #5
Phone: 323-566-7914
email:

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Name: JUAN Segon
 Address: 2435 E 3RD ST
 Phone: 323-627-4134
 email: _____

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Golden Gate Theatre and reconstruct the Vega Building proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Gloria Portillo
 Address: 1516 E. 1st St. LA CA 90033
 Phone: NA
 email: NA

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voice your own support. Thank you.

Name: GUSTAVO Melia A
 Address: 3324 E Opal street in Angeles
 Phone: 323-268-1141
 email: _____

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Alma Rodriguez
 Address: _____
 Phone: _____
 email: _____

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: AURORA BANUELOS
 Address: 3448 ESTRADA ST
 Phone: (323) 262-7523
 email: _____

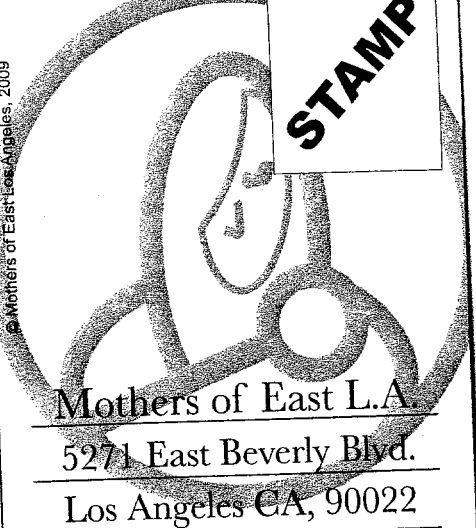
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voice your own support. Thank you.

Name: JUAN MANUEL DURAIN
 Address: 3544 SISKIYOU ST.
 Phone: (817) 372-3161
 email: _____

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Name: Maria Reyes
 Address: 3255 3 ERD ST
 Phone: (323) 941-42-65
 email: _____

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Alicia Hernandez
 Address: 2051 Mel St. L.A 90017
 Phone: (323) 420-4483
 email: _____

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Phil del Pozo Jr
 Address: 2502 Florentina Ave Alhambra
 Phone: 626-277-1164
 email: _____

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Martha Capetillo
 Address: 708 S. Paeval Ave
 Phone: 323 261-1103
 email: ninacapetillo@att.net

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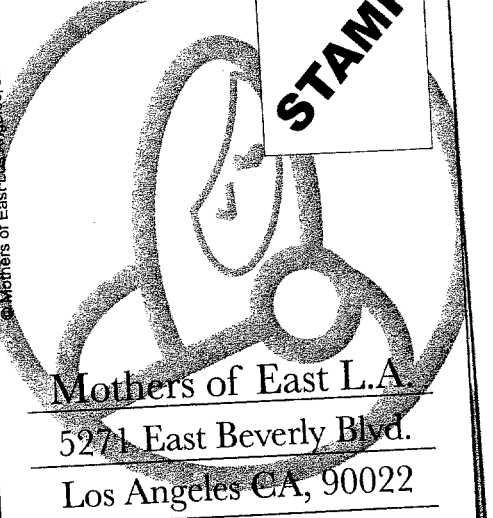
Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: MONICA A. LEPTA
 Address: 615 W. HEURAN AVE "B"
 Phone: MONTPEL PARK, CA 91757
 email: MonicaAlerma@latmail.com

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: _____
 Address: 2700 Linfranco St
 Phone: 213-4621
 email: noelab@sbeglob.net

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Name: Vanesia Hernandez
Address: 3274 Glenn Ave. #308 LA, CA
Phone: (323) 750-1734
mail:

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Jose A. Garcia
Address: 334 1/4 Polcom St
Phone: (323) 518-0079
email:

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proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Margarita Galicia
Address: 218 S. Fresno St. LA, CA 90063
Phone: (323) 266-1509
email:

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Maru Gutierrez
Address: 3447 1st St.
Phone: (323) 719-7049
mail: marugutierrez@hotmail.fr

You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Masio Velis
Address: 2501 Chelsea St LA CA 90033
Phone: (323) 227-8014
mail: DemarioVelis@yahoo.com

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the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Teodolia Garcia
Address: 2728 E. 2nd St. Los Angeles, CA
Phone: (323) 605-7706
mail:

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Name: Maria Sanchez
 Address: 611 N Mott St
 Phone: (323) 264 20 75
 email: _____

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voice your own support. Thank you.

Name: Ana Hernandez
 Address: 336 1/4 N Fickett St.
 Phone: 830 8121
 email: _____

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Gate Theatre and reconstruct the Vega Building. You can view the proposal by going to our website www.mothersofeastla.com and find the dates of the next Planning Commission meetings where you can voice your own support. Thank you.

Name: Lidia Reyes
 Address: 216 San Benito St L.A. CA
 Phone: (323) 415-6028
 email: _____

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Name: Mayra Luisa Guardado
 Address: 4120 City Terrace Dr.
 Phone: (323) 265-3816
 email: _____

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Name: Maria Escorza
 Address: 2813 Cesar Chavez Ave
 Phone: (323) 265 26 23
 email: escorza_meg@yahoo.com

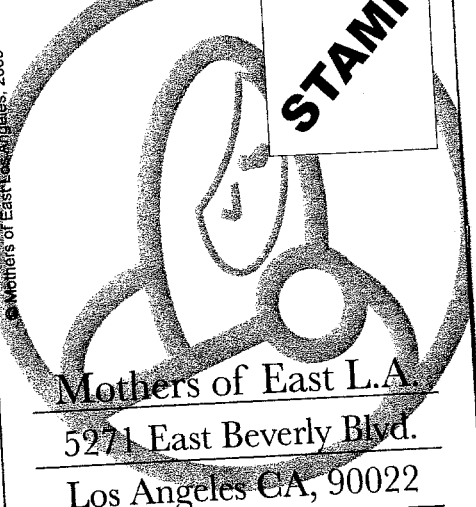
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Name: Miguel A. Garcia
 Address: 2228 E 2nd St Los Angeles CA
 Phone: (823) 605-7706
 email: _____

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Name: Adriana A. Lopez
 Address: 350 South Pecan Street LA/CA 90033
 Phone: 323-397-7221
 email: adriana.lopez@adriana.lopez@bestkey.net
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Jose Aguilar
 Address: 270 WINTER ST
 Phone: LACA 90033
 email: 323 596 743
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Robert Banuelos
 Address: 720 South Fickett st 90023
 Phone:
 email: rbanuelos395@gmail.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Helen Hong
 Address: 6415 50th St. #102 LACA 90023
 Phone: 98 323 780 3500
 email: helen@lactj.org
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Sal Martinez
 Address: 2840 1/2 E. 67th Street
 Phone: 323-263-6383
 mail: ASABOQUIA@NormaD.com
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

Name: Dina Zambrano
 Address: 315 3/4 S. Pecan St LA.CA
 Phone: (323) 861-0193 90033
 email:
 You can view the proposal and find Planning Commission meeting dates on our website: www.mothersofeastla.com

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**Petition to Save the Golden Gate Theatre
and Re-build the Vega Building**

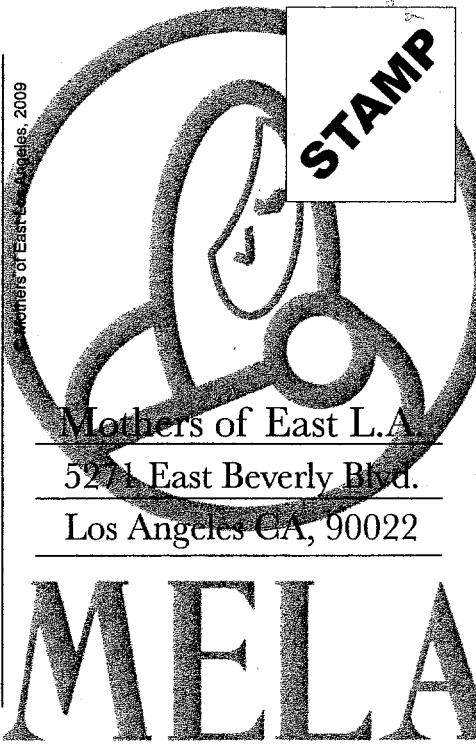
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Name: Richard Romero
Address: 1172 ESPERANZA ST
Phone: (323) 2697716
mail: _____

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Mothers of East Los Angeles, 2009



Against the re-use of the Historical Landmark
"The Golden Gate Theater"
 As a Retail Pharmacy

#	Name	Address	Phone Number
1	Mareyue Martinez	930 S. Amalia Ave 90022	559.473.0957
2	MARIL MILLER	928 S. AMALIA AVE. 90022	323-816-0298
3	MONIQUE MILLER	928 AMALIA AVE.	909.636.1860
4	Chad Malone	5738 Desert Trail Dallas tx 75222	214 517-0520
5	MARK MARTINEZ	930 S. AMALIA AVE	323 712 5470
6	Rosalina Leyva	936 S. Amalia Ave LA 90022	(323) 261-6605
7	Juan Carr	936 S Amalia Ave #90022	(323) 261-6605
8	Juan	936 S. Amalia Ave 90022	(323) 261-6605
9	Katalina	936 S. Amalia Ave LA 90022	323-261-6605
10	MARTIN ROMERO	924 AMALIA AVE. 90022	(323) 574-3294
11	Cristina Romero	924 Amalia Hw. 90022	(323) 574-0576
12	Rudy Sandoval	920 S. Amalia ave 90022	(323) 264-2477
13	Bertha Richards	914 Amalia Ave 90022	323 268 5143
14	DAVE RICHARD	914 AMALIA AVE Sec 27	(323) 268-5645
15	Richard W. Arica	919 S Amalia AV 90022	327) 268-7049
16	Ruth Jimeno	1022 S. Amalia Ave 90022	
17	Jose L. Gonzalez	915 Amalia Ave. LA. CA 90022	(323) 786-8791
18	Cacqueine Rivera	924 Amalia Ave LA CA 90022	(323) 268-5489
19	Adriana Bernal	935 S. Amalia 90022	(323) 264-8672
20	Frank A. Castello	95 S Amalia Ave 90022	323 268-2969
21	Anthony Martinez	972 S. AMALIA AVE LA 90022	323-2616340
22	CARLOS LOPEZ	940 S AMALIA AVE LA 90022	(323) 268-1768
23	JOE Aparicio	962 S. AMALIA AVE L.A. 90022	(323) 359-9258
24	Salma Domy L	950 Amalia Ave L.A. 90022	323 267 0982
25	Juan M. Truett	14861 Janine Dr. Whit 90605	(562) 754-4339
26	Vera Martinez	14861 Janine Dr., Whittier	(562) 696-8207
27	Linda Sandoval	777 E. 3rd St., Pomona	562 652-4290
28	CATHERINE M. ESTRADA	1961 PARK GROVE AVE. L.A. CA 90007	213.749.1979
29	Rosalinda Terna	1044 Amarillo Dr. Claremont	(909) 626-1681
30	Juan	"	"
31	Juan	11551 Park Trails St. 92325	(714) 914-1437

32	Eddie Delafonte	531 E. Juanita Ave San Dimas CA	626-824-7563
33	Mindy Delafonte	5251 Juanita Ave	626-824-5007
34	Juanico Estrada	3220 ACTIVA AVE #218	626-354-2976
35	Lidia Nena	11501 Park Trails Ct	310-650-1117
36	Ismail Barrera	925 So. Amalia	323-264-3321
37	Fredrick Zepeda	3529 ⁵ 1408 ⁸ West Valley City UT 84119	801-638-4293
38	Samuel Arellano	5020 N. CONEY AVE COVINA CA	8267 331-9751
39	Contreras Family	945 Amalia Ave LACA	323-310-4580933
40	Quera Family	929 S. Amalia Ave LACA	323-268-5489
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Gutierrez, Anita

From: mpurtil@ucla.edu
Sent: Tuesday, May 12, 2009 12:05 PM
To: Gutierrez, Anita
Subject: SAVE the GOLDEN GATE THEATRE!!!!

To Whom it May Concern,

I am writing to express my views on the potential loss of the Golden Gate theatre in East LA.

The 1927 theater is one of LA's most significant movie palaces and the only one remaining in the future city of East LA.

Doesn't East LA deserve the enjoyment of historic and cultural preservation as much as some Westside neighborhood? The restoration of a beautiful old theater in the community could potentially house emerging cultural/arts organizations on the Eastside and serve as the anchor for an East LA arts district on Whittier Blvd. Why squander this opportunity??

If we don't save the Golden Gate Theater now, the real estate development firm that holds title to it, the Charles Co., will gut the building in order to lease it to CVS Pharmacy- which is historically an unfriendly business for local communities.

Please do everything in your power to support the restoration and preservation of this important cultural landmark in East LA.

Truly,

Maureen Purtil,
M.A. Urban Planning, Latin American Studies, UCLA 2008 PhD student, Urban Planning, UCLA



Whittier Boulevard Merchant's Association

Tel: (323) 981-9377 / Fax: (323) 981-9488 / 4700 Whittier Blvd. Los Angeles, CA 90022

October 28, 2009

Dear Planning Commission of the County of Los Angeles,

On behalf of the Whittier Boulevard Merchants Association we are here to support the current proposed project brought forth by the Charles Co. (property owners) to bring in a retail store while renovating the Golden Gate Building.

The WBMA's goal is to increase public safety, protect businesses, eliminate blight and attract new business into the Whittier Boulevard Shopping District, (known as downtown East Los Angeles).

We have many challenges within our commercial corridor, one of them being bars and liquor stores selling to minors and allowing vagrants to congregate in front of there businesses due to there method of selling alcohol. We are working closely with the Sheriff Department to close some of these establishments - we just finished closing one bar. We welcome new retail businesses in the area that will be more responsible with their liquor license and method of selling.

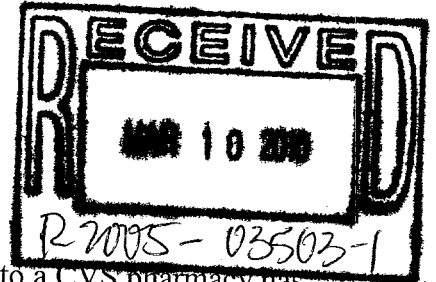
The new proposed project presented by Barrio Planners, Inc. sounds appealing as a "major development" to the area but due to lack of a financial feasibility analysis of the project we will wait until our elected official in congress address the funding requested by Barrio Planners.

Consequently, we would like the current proposed project to move forward so we can eliminate the blight produced by the Golden Gate Theatre and increase the economic development opportunities within our community.

Thank you,

Steve Acevedo
President

Dear Regional Planning Commission,

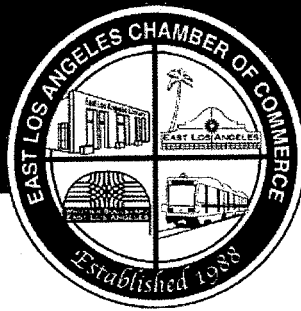


McDull
Rising

The proposed adaptive reuse of the historic Golden Gate Theater to a CVS pharmacy has triggered many environmental issues including the preservation requirements of a Federal and State historic landmark. The proposed plan does not comply with all of the Secretary of Interior standards as required by a historic building listed in the federal registry. A statement of Overriding Considerations was needed because the project will create an adverse effect on the building and as per CEQA requirements the project needed to show that these adverse effects are unavoidable. The Los Angeles Conservancy has had experience for over 30 years with preservation buildings and have identified through testimony and in a written letter, 8 conditions to be mandated into the conditions of approval as minimum preservation requirements. As per the conditions of approval, not all of these conditions were incorporated. In the Conservancy's professional opinion, these are the minimum requirements to be applied, therefore the Charles Company will not be applying minimal efforts to preserve this historic landmark. It is safe then to say that the significant impacts as proposed in the CVS proposal can be avoidable. One of the impacts in the CVS proposal includes the removal of the Clamshell Concession Stand and its storage onsite. The Conservancy required this to be restored and reused onsite but the Charles Company will not restore it and will keep it in storage for about 20 years which is the length of the Conditional Use Permit's grant. Their argument was that the cashiers area needed sufficient space which the Clamshell would make unfeasible. This could be avoided by placing it elsewhere onsite but still open for the public to view.

The CVS pharmacy would also deviate from the Los Angeles ^{County} Code in which alcohol should not be sold within 600 feet from a school and within 500 feet of similar premises. The staff report responded to this by restricting the alcohol shelf space to 5% of the shelf space and requiring a guard at the site with restricted hours to sell alcohol. First, the 5% would amount to about 300 square feet of alcohol shelf space which is much greater than most liquor stores. Second, the sale of alcohol would be restricted until 10 pm which would still make it feasible for students to filter in and out of the store while the alcohol is being sold. The staff analysis needed to prove that a drugstore is a necessity to the community since it will over concentrate the number of allowed liquor licenses in its census tract as required by the Alcohol Beverage Control. There is currently a Rite Aid and a Target 0.3 miles from the site location. The CVS would be an added convenience but not a public necessity which the staff report fails to address. The last staff findings and conditions of approval even omit this statement by ABC requiring a finding of public necessity. These findings also completely omit the Sheriff's department comment stating the high crime in this district. As a matter of fact the crime is four times greater what is considered to be high crime. The findings and staff report also fail to identify a petition in opposition to the CVS proposal submitted by the Mothers of East LA at the February 17 public hearing. No where in any of the staff reports or findings was this petition mentioned. These omitted factors should be placed back in the final findings for it compromises the Planning Commission's decision to approve or deny the proposal.

Mania Rosses



Executive Board

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John A. Santillan
Vice-President

East Los Angeles Doctors Hospital

Dede Vidales

*Vice-President, Public Relations
Garfield Alumni Foundation, Inc.*

Hilda Serrano

*Treasurer
Serrano's Auto Supplies*

Jose Barajas

*Parliamentarian
Law Office of Michael Singer Inc.*

Blanca Espinoza

*Immediate Past President
Eastman Elementary School*

Board of Directors

Raquel Cardenas

Manny's El Loco Restaurant

Marissa Castro-Salvati

Southern California Edison

Andy Carrasco

The Gas Co.

Judith Riquelme

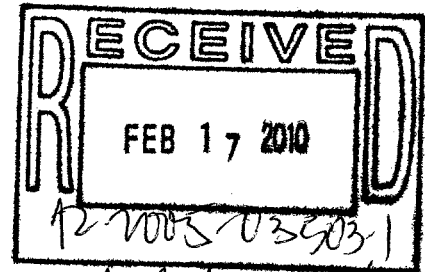
*Project Coordinator
ELACOC*

Item #6

February 17, 2010

County of Los Angeles
Department of Regional Planning,
320 West Temple Street, 13th Floor
Los Angeles, California 90012

RE: Project No. R2005-03503 - (1)
Golden Gate Theater
909 and 903 Atlantic Boulevard



Dear Planning Commission Members,

The East Los Angeles Chamber of Commerce is concerned over the proposed adaptive re-use of the Golden Gate Theater to a CVS pharmacy. On the surface it appears intended for CVS to rehabilitate the building and meet the requirements of the Secretary of Interior and federal historical building registry but when one takes a close look at details of the FEIR, you could then detect difficulty in trying to fit a round peg into a square hole. Because a CVS pharmacy is completely incompatible for adaptability in a building whose floor, ceilings, walls, articulation, and use do not match the simplicity of retail commercial which requires a simple rectangle for its design.

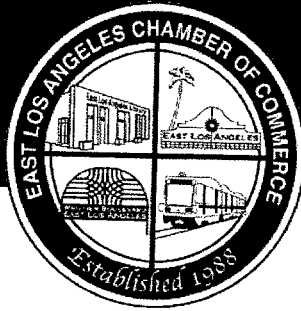
Moreover, the attitude and the quality of the historical preservation by the Charles Company and its designer have chosen to water down the effort in their treatment of these elements which are significant in order to meet basic standards for preservation. It appears that they chose to ignore the values offered through the Secretary of Interior. As the only historical monument in East Los Angeles, it is clear that the Charles Company has aligned itself with indignant and careless testimony from organizations who have presented historical importance for buildings in other parts of town. The architect hired by the Charles Company, Chattel Architecture, whose opinion and expertise is highly regarded by the conservancy, has also accepted a downgrade solution, something which he did not do for the Breech St. Shull in Boyle Heights.

4716 Cesar E. Chavez Ave. Los Angeles, CA. 90022

☎ Phone: (323) 722-2005 Fax: (323) 722-2405

Email us at: mail@elacoc.com

Visit our website at www.elacoc.com



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Marissa Castro-Salvati

Southern California Edison

Andy Carrasco

The Gas Co.

Judith Riquelme

Project Coordinator

ELACOC

The Charles Company has done a good job in gathering support from groups that clearly do not have the interest of East LA at heart. The FEIR clearly states that the Front Entry doors, Concession shell stand, tile water fountains, ornate capitals, lobby columns, lobby staircase, lobby restrooms, and art deco light fixtures will be removed. As a person who grew up in the area, it is disheartening to see that the grand choice of articulation of the design by the Charles Company has clearly focused on the least possible way out. The examples in the FEIR show other facilities which have undergone restoration and are not even close to the mediocre offerings given to this community.

As a member of the East Los Angeles Chamber of Commerce, I am not supportive of this application and ask the commission to order the Charles Company to follow the laws to protect our heritage to the full extent and to stop presenting themselves as ethical developers. Please vote no on the approval of this E.I.R. and the C.U.P.

Cordially,

Joe Sandoval, President

East Los Angeles Chamber of Commerce

4716 Cesar E. Chavez Ave. Los Angeles, CA. 90022

☎ Phone: (323) 722-2005 Fax: (323) 722-2405

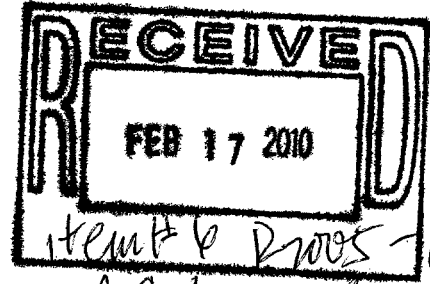
Email us at: mail@elacoc.com

Visit our website at www.elacoc.com



Feb. 17, 2010

County of Los Angeles
Department of Regional Planning
320 W Temple St
Los Angeles Ca 90012



Re: Project No. R2005-03503-(1)
Golden Gate Theater

Dear members of the Commission,

I am submitting my letter of opposition to the commission on the above reference application for a C.U.P. including the permit to allow the use of a pharmacy/ liquor store to be cited within the walls of a stripped down Golden Gate Theater. I object to the sale of alcoholic beverages to a site that is adjacent by property line to the Media Arts and Entertainment Design Academy. A high school which serves the kids of this area and I also oppose the proposed inclusion of a mural/signage on the south façade of the building. Most importantly the Charles Company is treating the area differently and singeling us out as a powerless community without rules. Recently MELA have proposed to rebuild the Vega Building and restore the Golden Gate Theater in an effort to create a cultural center and to respect the historical heritage of this building. To do so, MELA met with the Charles Company on August 25 and again on September 25 in which we presented a plan prepared by Barrio Planners which proposed a feasible prudent treatment in compliance with the federal and state historical code and the standards required by the Secretary of Interior. We presented this same plan to the conservancy to gage the value of the project and seek their support. Although the conservancy did not voice their opinion on the Vega building, they were helpful in identifying consultants and funding sources to achieve our endeavor. We also presented the plan to Congresswoman Grace Napolitano who was supportive of our effort and introduced us to Doug Bystry of Clearinghouse CDFI who also identified the grant and loan sources available to implement our project. We at this present time are still waiting for the reply from the Charles Company concerning these available sources. In both cases the grants available such as the Los Angeles County

Mothers of East Los Angeles
3354 E. Olympic Boulevard, Los Angeles, CA 90023



Preservation Fund and Clearinghouse CDFI required a letter of consent from the Charles Company. This being said, the Charles Company has been unresponsive to this request. By not giving consent to a theater rehabilitation project, they stifled the intent by MELA and presented a theater use as an unfeasible solution for consideration as an alternative use.

In reviewing the FEIR, we were disappointed to discover that our proposed plan was not listed as an alternative use for the theater. The report states that a theater re-use was unfeasible due to the lack of parking and the lack of interest. The parking for a theater re-use would be grandfathered in since there will be no change of use. This is a deficiency in response 6k in Section 5 of the FEIR. The proposal states that the walls and ceilings in the auditorium, stage, and lobby are highly decorative and would require substantial effort to fully repair, complete and restore. We do not understand the effort to preserve this historical building without repair and restoration. Because the proposal does not meet all of the Secretary of Interior Standards, the building does not qualify for Federal tax credits which could be used to restore such historical elements. The examples shown in the FEIR of adaptive re-use show full restoration which is not being applied in the Golden Gate Theater. We have almost 300 petition cards signed by members of the community stating that they support MELA's plan for a theater re-use and oppose to the converted CVS pharmacy. To demonstrate community support for our proposal, we are submitting this petition and are reserving the right to challenge the FEIR for its deficiencies. We demand that the historical code be applied as prudently as possible and that you as custodians of these regulations use the tools of the law to prevent an environmental justice of the community.

Diana del Pozo-Mora
Executive Director for MELA



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05/13/09

May 13, 2009

Los Angeles County Department
of Regional Planning
Planning Commissioners
313 N. Figueroa Street
Los Angeles, CA 90012

Re: Project No R2005-03503 (1)
Conditional Use Permit Case No. 200800136-(1)
Environmental Assessment Case No. 2005-00198-(1)
909 and 903 Atlantic Boulevard

Dear Planning Commissioners:

The Mothers of East Los Angeles are an East Los Angeles Environmental Justice Organization we formed in 1986 in an effort to stop the construction of a State Prison in our community. Since then we have remained involved in fighting through environmental justices in order to provide a better quality of life for our children.

We are submitting our opposition to the approval of the Conditional Use Permit by your Commission because the Charles Company does not intend to comply with the State of California Historical Code. The Golden Gate Theater/Vega Building with its original address 5170-5188 Whittier Boulevard was originally a two and three story building complex fronting Whittier boulevard with an arcade pass thru leading to the present and now standing theatre. The theater was constructed in 1927 in a Spanish Renaissance design based on the portal of the University of Salamanca Spain is considered the most monumental secular building in East Los Angeles. In 1976 Barrio Planners Inc a local architecture firm registered the building as historical monument and listed it on the State and Federal register of Historic places in order to preserve this unique structure.

In the summer of 1994 the owners of the property acted to demolish the corner tower and the Vega Building, but we the Mothers of East Los Angeles citing the State Historical Code and the National Registrar acted within the law to stop the destruction of the Golden Gate Theatre. Restriction were mandated at the time and the County of Los Angeles Community Development Commission was charged with preserving the building its' churubesque façade, its concession stand and its' marquee which is currently stored away in a County yard awaiting its re-installation.

In addition to the Historical effort we urge this commission to reconsider the approval for the reduction in parking. Whittier Boulevard has gone through many planning studies,

MOTHERS OF EAST LOS ANGELES
2314 City View Avenue, Los Angeles, CA 90033



the Whittier Boulevard Commercial Revitalization Study 1980, El Zocalo Study 1976, the Los Angeles County Community Beautification Revitalization Program Study 1986, all of these studies complied with the requirement of the needs of the community. The East Los Angeles Community Union was commissioned by the County of Los Angeles in 1974 to study historic and architectural resources in the greater East Los Angeles area the study was funded by the State Historic Preservation offices. This study cited 15 buildings in the area and the Golden Gate Theatre / Vega Building were the most significant.

We urge you to follow the Federal Advisory Council on Historic Preservation criteria in addressing adverse environmental impacts on this historic site in determining the action you will take on this project and vote NO until suitable mitigations are address by the developer.

Cordially,

Lucy Delgado
Mothers of East Los Angeles

MOTHERS OF EAST LOS ANGELES
2314 City View Avenue, Los Angeles, CA 90033

Community News: East

EAST LOS ANGELES

Golden Gate Theater Is Safe—for Now

For now, the Golden Gate Theater at Whittier and Atlantic boulevards is safe from the wrecking ball, but East Los Angeles activists can only wonder for how long.

The owners have mounted an effort to get the theater, which was built in 1927, off the National Register of Historic Places to clear the way for demolition. They believe, according to a report filed by the Los Angeles Conservancy, that the property would be easier to sell without the 11,000-square-foot movie theater.

The nine-member State Historical Resources Commission voted Aug. 5 to defer a decision on the owner's request until its Nov. 4 meeting. The commission wants to gather more information about the theater's interior.

"I feel that we won the battle but the war still goes on," said Aurora Castillo, the president of Mothers of East Los Angeles who traveled to Sacramento on behalf of her organization. "We feel that we should preserve our heritage," she said Tuesday.

Castillo said she can remember as a teen-ager going to see first-run movies at the theater, one of fewer than two dozen buildings in Los Angeles in the Spanish Churrigueresque style, according to the conservancy. The entrance to the theater replicates the portal of the University of Salamanca in Spain.

The effort to preserve the theater has become all the more urgent because the Vega Building, another structure in the same architectural style on the site, was demolished in 1992 after officials determined that the 1987 Whittier Narrows earthquake had rendered it a hazard.

The Angelopoulos family, which has owned the property for 20 years, could not be reached for comment.

The family wants to pursue getting the theater off the national register so that it might be demolished in the future if other options have been exhausted, said their attorney, Jerold B. Neuman.

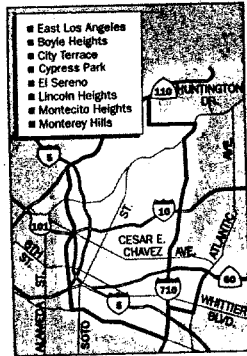
"They have looked for a project that could accommodate the theater and have proposed to preserve historic elements of the architecture," Neuman said. One proposal would have made the theater the headquarters for the El Gallo Giro restaurant chain. The company planned to build a restaurant where the Vega Building once stood and open the main part of the theater for community gatherings, he said, but those plans fell through.

Aside from their effort to keep the historical designation intact, those interested in saving the Golden Gate Theater are looking to the Metropolitan Transportation Authority,



KYNDELL THOMPSON / Los Angeles Times

Members of Mothers of East Los Angeles are trying to save the ornate Golden Gate Theater.



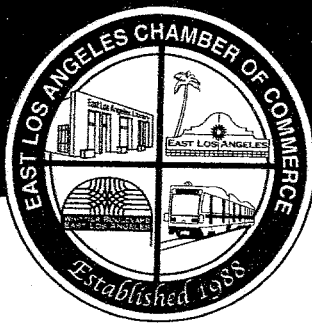
which decided last month to find funds to buy the site for a Metro Red Line station. The MTA's vote was unusual because, although the property had been targeted for the station, it lies in the second phase of the Eastside extension, which has not yet been funded.

Another ray of hope came at an Aug. 2 meeting of the County Board of Supervisors. The board voted 3-2 to approve Supervisor Gloria Molina's motion to designate the theater as a "historical resource."

Neuman said that the supervisors have made it nearly impossible to demolish the theater, as the owners would have to do a costly environmental-impact report as well as receive a demolition permit.

"I think it's a victory for the community," said Frank Villalobos, president of Barrio Planners Inc., an Eastside architectural firm.

—MARY ANNE PEREZ



Executive Board

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Eastman Elementary School

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Vice-President

ast Los Angeles Doctors Hospital

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Treasurer

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Galo Pesantes
Secretary

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Jose Barajas
Parliamentarian

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Eddie Torres

Immediate Past President
L.A. Custom Signs

Board of Directors

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ZF Lending

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Provision Supplies

Fanny Garcia

East L.A. Rep

Raquel Cardenas

Manny's El Loco Restaurant

Marissa Castro-Salvati

Southern California Edison

Andy Carrasco

The Gas Co.

Joe Sandoval

The Niteguide Magazine

Judith Riquelme

Project Coordinator

ELACOC

May 13, 2009

Los Angeles County Dept
of REGIONAL PLANNING
320 w. Temple St.

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05/13/09

- 1 The East Los Angeles Chamber of Commerce has 3- concerns 1. There was a lack of community outreach we did not receive any information for the community meeting held at Tacos Mexico until the day before
- 2 The posting of the public hearing date was not posted 45 days consecutively prior to the hearing date there was at least 2 weeks where there was no public notice posted for community viewing from April 14-28-09
- 3 We expect the development would preserve as much as possible of one of our last historical EAST L.A. buildings both inside and out this once was a beautiful building.

Blanca Espinoza

Blanca Espinoza

President,

East Los Angeles Chamber of Commerce

Board of Directors

4716 Cesar E. Chavez Ave. Los Angeles, CA. 90022

☎ Phone: (323) 722-2005 Fax: (323) 722-2405

Email us at: mail@elacoc.com

Visit our website at www.elacoc.com

From: **Chris McKinley** (chris@radardogproductions.com)

Sent: Tue 10/27/09 2:00 PM

To: cpc@lacity.org

Cc: molina@bos.lacounty.gov; ken.bernstein@lacity.org; info@lahtf.org
10.27.09

5(x)
TO Anita Gutierrez
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OCT 27 2009
REGIONAL PLANNING COMMISSION

Mr. Leslie Bellamy
Chair, Planning Commission of Los Angeles County

Dear Mr. Bellamy --

I am writing regarding the Golden Gate Theatre project to be discussed on the 10/28/09 agenda of the Planning Commission. I would like to voice my concerns over the preservation of the theatre and its future uses. I understand that plans are underway to convert the interior of the theatre into a CVS Drugstore. While I support the viable re-use of these beautiful and historic buildings, I would stress the importance of making any conversions temporary and *completely* reversible. Protecting and leaving exposed to the public the theatre's original structure is of great importance.

It is my opinion that the Planning Commission has a responsibility to the current and future citizens of LA County to preserve these beautiful theatres. They are so much a part of the fabric of Los Angeles' growth and prominence, and without them a key part of the city's history would be lost. It is not often that leaders get the great opportunity to protect something that is at once beautiful, educational, and historic. These theatres are a vital link between our community's past and its future. I thank you for your work to help preserve the Golden Gate Theatre.

Best Regards,
-Chris McKinley
Los Angeles, CA
LAHTF Supporter

From: **Cynthia Hathaway** (weecyn@gmail.com)
Sent: Tue 10/27/09 2:50 PM
To: cpc@lacity.org
Cc: molina@bos.lacounty.gov; ken.bernstein@lacity.org; info@lahtf.org
@ 1 attachment
20091026 ...doc (25.5 KB)

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RECEIVED
OCT 27 2009

Dear Mr. Bellamy:

REGIONAL PLANNING COMMISSION

I was concerned to hear today that the Regional Planning Commission is considering turning the Golden Gate Theater into a CVS Drugstore. I want to share my thoughts on the issue – I think it's very important to keep the long range future in mind as the Commission moves forward.

The Golden Gate does not exactly scream “drugstore,” and to be blunt, the thought of using the structure for this purpose seems a waste. It is not the Theater's fault that a series of owners has neglected it and attempted to have it de-listed from the historic register and razed. If codes had been enforced, it wouldn't be in this condition. Now we're faced with letting it further deteriorate, or, as the current proposal sits, turning it into a CVS. I would call this the lesser of two very clear evils.

As you consider what to do, I ask that you preserve not only the building's exterior but the interior as well, both to the maximum extent possible. East Los Angeles deserves to retain the option of restoring this building to its proper purpose when the time is right. These old theaters can become neighborhood anchors when cities begin to honor and celebrate their history. Please ensure that as many architectural and decorative elements as possible are preserved and exposed, particularly the proscenium, lobby, concession stand, and mezzanine. Don't let them kill this building's spirit with some dingy, generic modular dropped ceiling and tacky composite floor. Too often these big-box drugstores just want to roll their crew in and lay it out exactly like all their other stores. Here they should be required to work around the building's structural elements. It would inure to their benefit, distinguishing them from the rest, in the end, but the bottom dollar has a way of making itself heard. As you move through this process, please look at the building, again and again, and do right by it.

This evocative, opulent style of building is simply not built any longer – it's too expensive and labor-intensive. The era of architectural ornamentation is gone. We must preserve what we have. For each of these buildings that we fail to preserve correctly, the limited pool is diminished permanently.

Sincerely,
Cynthia Hathaway
Member, Los Angeles Historic Theater Foundation
Resident, Los Angeles

5(x)

From: **Steve & Michelle Gerdes** (orangejugglers@charter.net)
Sent: Tue 10/27/09 2:27 PM
To: cpc@lacity.org
Cc: molina@bos.lacounty.gov; ken.bernstein@lacity.org; info@lahtf.org
Dear Planning Commission,

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OCT 27 2009

I am writing as a concerned citizen of Los Angeles County **REGIONAL PLANNING COMMISSION** historic preservationist. I do not believe that the use of the Golden Gate Theater as a CVS Pharmacy is easily reversible. Their plans show irreparable changes to the interior of this Nationally Registered Historic Place.

The citizens of East Los Angeles and the County of Los Angeles deserve to have this landmark theater restored and to be viewed in a manor fitting it's historic status. Reuse of this theater can be done with the historic interior maintained in compliance with the Secretary of Interior's Standards.

It is a shame the the Golden Gate Theater has been left to decay so badly. Enforcement of code requirements to the property should have been made. The owner should been in trouble as well as the city for not maintaining a city treasure. The Golden Gate is on the National Register of Historic Places, does that not mean anything?

I will be attend in the hearing planned for October 28th and I will be bringing my 80 year old parents. My father worked at the theater as a teenager so I guess you can say we have a family connection with the theater. I grow up listening to many a story.

I hope you will not let us down and if the CVS must be allowed in that they are not allowed to take out a single thing but that CVS must restore the interior so we can once again see it. I would much rather see a community theater in there but I know no one has money these days especially the city.

Sincerely,
Michelle Gerdes
5535 Monlaco Road
Long Beach, Ca 90808
562/ 497-1097

Member of:
Los Angeles Historic Theater Foundation
Los Angeles Conservancy
Historical Society of Long Beach
Long Beach Heritage
Long Beach Heritage Museum

Destruction of Golden Gate Theatre

From: **brady westwater** (bradywestwater@gmail.com)
Sent: Tue 10/27/09 3:16 PM
To: cpc@lacity.org
Cc: molina@bos.lacounty.gov; ken.bernstein@lacity.org; info@lahtf.org; Hertzberg@lacity.org; (ghertzberg@lacbos.org)

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RECEIVED
OCT 27 2009

REGIONAL PLANNING COMMISSION

Dear Mr. Rauschen & other Commissioners -

I wish to protest the proposed gutting of the historic Golden Gate Theatre.

At a time when other historic theaters are being restored elsewhere in the country - and throughout the greater Los Angeles area - it is unacceptable that one of the last cultural icons of East Los Angeles be destroyed when it can still be reused as a drugstore - and still allow for the future restoration of the theater. I urge you to approve a plan that protects the historic nature of the interior - and allows it to be seen by the public.

In addition, the County needs to demonstrate it will no longer reward owners of historically important buildings who deliberately allow their buildings to deteriorate - and then ask for hardship exemptions when they are required to repair the damage they have deliberately caused to happen.

This type of cultural vandalism is no longer tolerated in more affluent neighborhoods - and it should no long be allowed to happen in East Los Angeles. As the fourth generation of my family to live in the greater Downtown LA area - the Golden Gate and its films were a memorable part of my childhood and adolescent years even though it was not in the neighborhood I was born and raised in. It was one of the few neighborhood film theaters grand enough that it brought in people from other parts of the city.

And if you take a quick scan of all the comments on the below post about the theater - you will see how many generations have been affected by this theater. But all that history is about to be lost unless you - and your fellow commissioners - make certain future generations will also be able to have such memories.

<http://cinematreasures.org/theater/1965/>

Respectfully,

Brady Westwater
213-804-8396

VP, former President and founding member of DLANC
Director of Economic Development Historic Downtown BID
Park 101 Freeway Cap Park Steering Committee
Bringing Back Broadway Theater Committee
Founder of Downtown Fashion Walk
Founding member of BOXeight Fashion Week
Founding member of Gallery Row and Downtown Art Walk

5(x)

Golden Gate Theatre / CVS

From: **rjbuffalo@rjbuffalo.com**

You may not know this sender. Mark as safe | Mark as junk

Sent: Tue 10/27/09 4:11 PM

To: **cpc@lacity.org**

Cc: **molina@bos.lacounty.gov; ken.bernstein@lacity.org; info@lahtf.org**

RECEIVED
OCT 27 2009

REGIONAL PLANNING COMMISSION

Dear Mr. Bellamy:

Please allow me to express my concern over plans to redevelop the Golden Gate Theatre as a CVS drug store. I have seen these things happen before, and the results have never been at all good.

It is unfortunate that the shopping block surrounding the Golden Gate was demolished some years ago, but I was thrilled to see that the theatre was spared. Tragically, building-code requirements were not enforced, allowing the building to deteriorate terribly. With the new metro-rail expansion, the area will slowly begin to bloom again, and a magnificent theatre will be the perfect magnet to draw crowds and revitalize the now-depressed neighborhood.

Though I am convinced it would be a bad idea all around to have CVS take over the building, there is one compromise that could have the effect of mothballing the building for later use as a performance hall: Ensure that CVS build a free-standing store within the building without doing any harm to the original interior. That would be eminently reversible, and ten years or so down the road, when CVS leaves the location, the theatre could be restored easily.

Sincerely,

Ranjit Sandhu
1164 E 21st St
Los Angeles CA 90011-1207
213 3689 8696

Fate of the Golden Gate Theater

From: **Kay Fanslow (kfanslow@gmail.com)**

Sent: Tue 10/27/09 9:51 PM
To: csera@planning.lacounty.gov
Cc: molina@bos.lacounty.gov; ken.bernstein@lacity.org; info@lahtf.org
Dear Mr. Bellamy
Chair, Regional Planning Commission:

5(x)
RECEIVED
OCT 27 2009

REGIONAL PLANNING COMMISSION

I'm gravely concerned about the fate of the Golden Gate Theater in East Los Angeles. It's a travesty that the theater has been allowed to deteriorate and fall into disrepair over nearly 20 years of neglect and failure to enforce code requirements. This is what our city allows to happen to a theater listed on the National Registry of Historic Places??

As a rare example of the Spanish-baroque style found in Los Angeles, the architectural integrity of the Golden Gate must be maintained. IF the theater must be temporarily converted into a CVS Drugstore, strict provisions for any changes that must be made to the theater interior being easily reversible must be enacted and enforced.

Frankly, given the Golden Gate's cultural importance to the East L.A. community, and it's historic significance to L.A. County, I'm not convinced that converting it into a CVS Drugstore a desirable use for this building. With the imminent opening of the Gold Line to East L.A., there will be considerably more focus on East L.A. and its unique cultural assets like the Golden Gate Theater. As has been witnessed with the renaissance in downtown Los Angeles, preserving the unique historic and cultural treasures of a community draws business and new life to the area. Are people going to drive or train to the Golden Gate as a CVS Drugstore?? I don't think so.

I urge you in the strongest possible terms to preserve the historic integrity of the Golden Gate Theater for the community of East Los Angeles, and indeed for all Angelenos.

Sincerely,

Kay Fanslow

Dear Sir;

\$5(x)

I am with the Theatre Historical Society of America. We are a historical group not a preservation group headquartered in Chicago Ill. We keep track of 18,000 theatres mostly in the United States.

RECEIVED
OCT 27 2009
REGIONAL PLANNING COMMISSION

Many conversions of historic buildings are done so they can be put back to its former use and/or something better than what was done ot it. Slash and burn does not help the future and these building can have a future.

The FOX Pomona has been brought back and now the City of Pomona has a civic auditorium. East LA does not have a building that can function for this use. A community gathering center. The Golden Gate theatre was built to be a special building in a special area of Los Angeles. It has not fulfilled the builder's dream.

I started my career working in East LA and knew the corner well where the Vega building once stood with the Theatre in the rear. I believe the complex may have been the largest building in the area? And certainly the most beautiful in my opinion. I have always questioned the earthquake story, but that is water under the bridge, the building is gone!

The City has spent many dollars with upgraded street decor, and with the Gold Line METRO Extension due to open soon it will help with the rebirth of the area. Do we really need another Drug Store? Can't we do something better to help the people in the area to grow?

Please give this a little more thought. You have a special responsibility to not only today, but to tomorrow.

Thank You, Respectfully submitted,

Theodore R, Gooding Sr.
Former Southern California Director
Theatre Historical Society of America

Dear Mr. Bellamy,

RECEIVED
OCT 27 2009

5(x)

I am a member of the Los Angeles Historic Theatre Foundation, a non-profit organization dedicated to protecting, preserving and sustaining the operation of Los Angeles' historic theatres. The LAHTF met at the Golden Gate in 1988, when it was active as a church. This theatre is in a class by itself – unique in many ways and is deserving of protection and an interim use that would allow conversion back to a theatre in the future.

Drugstore chains such as CVS, Walgreens, Rite-Aid and others are in a competitive over-building campaign. It is highly likely that mergers and consolidations will occur in the next decade. Many stores will be abandoned. When the shakeout happens, it is critical that a building such as the Golden Gate will have a fair chance to return to its prominence as a neighborhood landmark and cultural resource.

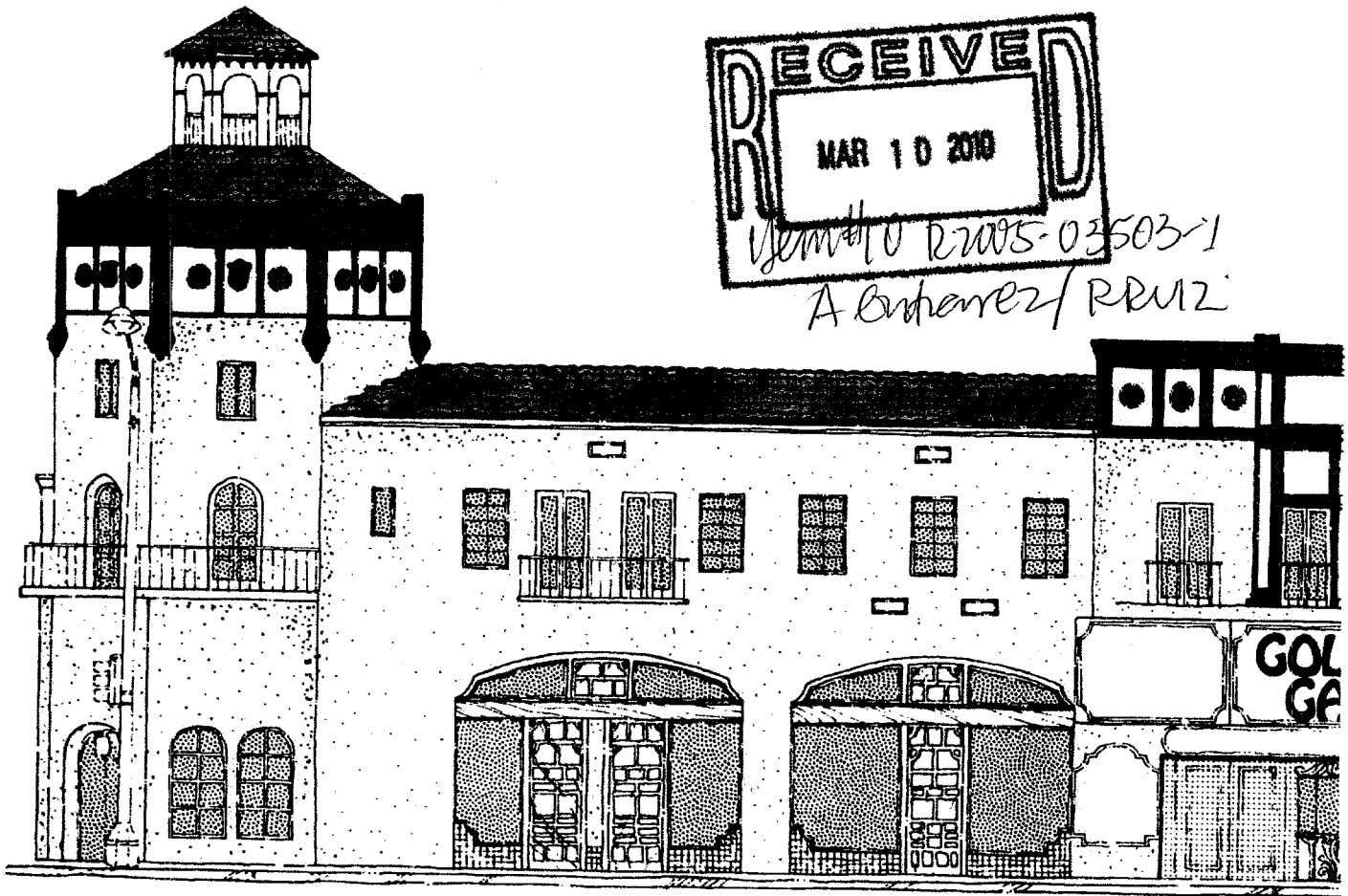
The theatre is in deplorable condition through neglect and lax code enforcement. It is my hope that the Regional Planning Commission will address this over-arching issue, as well. There is no excuse under the law for such a tragedy to ever occur again in Los Angeles County.

Sincerely,
Hillsman Wright
310 403-0865
1201 N. Crescent Heights BLVD #408
L.A., CA 90046

Gen. Mgr. – Bleecker St. & Carnegie Hall Cinemas
Project Mgr. – Orpheum Theatre, Memphis
Marketing - Development Director – Ballet Memphis, Provincetown Repertory Theatre
Board of Directors – League of Historic American Theatres
Bringing Back Broadway Theater Committee
Member, Los Angeles Conservancy
Exec. Director – L.A. Historic Theatre Foundation

VEGA BUILDING / GOLDEN GATE THEATRE

A Proposal to Re-Construct and
Rehabilitate The Historic Complex



Prepared for:
Mothers of East Los Angeles

Prepared by:
BARRIO PLANNERS INCORPORATED

June 26, 2009

June 26, 2009

Vega Building / Golden Gate Theatre Complex

A Proposal to Reconstruct and Rehabilitate The Historic Complex

Prepared for: Mothers of East Los Angeles

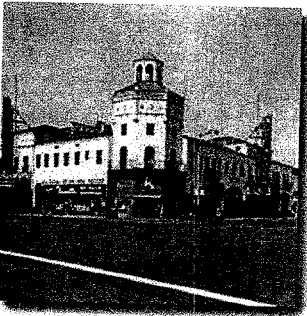
Prepared by: Barrio Planners Incorporated

This Proposal to Reconstruct and Rehabilitate and the Vega Building / Golden Gate Theatre Complex is prepared at the request of Mothers of East Los Angeles the report and its contents are the sole property of Barrio Planners Incorporated. Barrio Planners retains all rights of intellectual property and Ideas generated by this document.

PROJECT DESCRIPTION

This proposal to rebuild and reconstruct the Vega Building / Golden Gate Theater complex was prepared by Barrio Planners Incorporated, for the Mothers of East Los Angeles, a non-profit environmental justice organization in Los Angeles, California. This report contains recommendations, options and alternatives, prepared by various consultants between 1988 through 1996, for the County of Los Angeles Department of Public Works, Community Development Commission and the Metropolitan Transportation Authority. This proposal will meet the requirements of the State of California Environmental Quality Act (CEQA), and be in compliance with the historical preservation which is also listed in the Federal Historical Register, in the County of Los Angeles historical landmarks and records commission.

The proposed project is located at the corner of Whittier Boulevard and Atlantic Boulevard, in unincorporated Los Angeles County. The site is at the intersection of one of the most important and historically significant corner of East Los Angeles at Whittier and Atlantic Boulevards (See Figure 1). The zone is predominantly C-2 with a parking district along Whittier Blvd. The land use is consistent with the zoning with a heavy commercial land use along both Atlantic and Whittier Blvd (See Figure 2).



HISTORICAL OVERVIEW

The Golden Gate Theater designed by the architects William and Clifford Balch, was owned and constructed by the Vega Corporation in 1927. This theatre represented a style of grandeur monumentality at one of the most important intersections in the community of East Los Angeles. The Vega building was considered an entertainment complex consisting of 13 stores two breezeways leading to the theater courtyard and the 11,000 sq. ft. Golden Gate Theater at the rear of the courtyard. The Vega Corporation hoped that the building would begin, and portray a Spanish renaissance design throughout the area. The theater a stand-alone concrete structure ornately decorated with a churriqueresque style, with an entrance, which replicated the portal of the University of Salamanca, Spain. The theater had occupancy of 1300 seats and was the main feature of a complex, which included the Vega building. The Vega Building was an "L" shaped structure which fronted both Whittier and Atlantic Boulevard, it was a two and three story complex, which featured a four story octagonal tower at the corner which gave the building it's resonance. The second floor contained offices and apartments, which housed the headquarters of the entertainment aspect of the business. The theatre served as a playhouse and motion picture theater, and a community use facility: (see plans of the Vega Bldg. /Golden Gate complex).

COMMUNITY LOCATION MAP

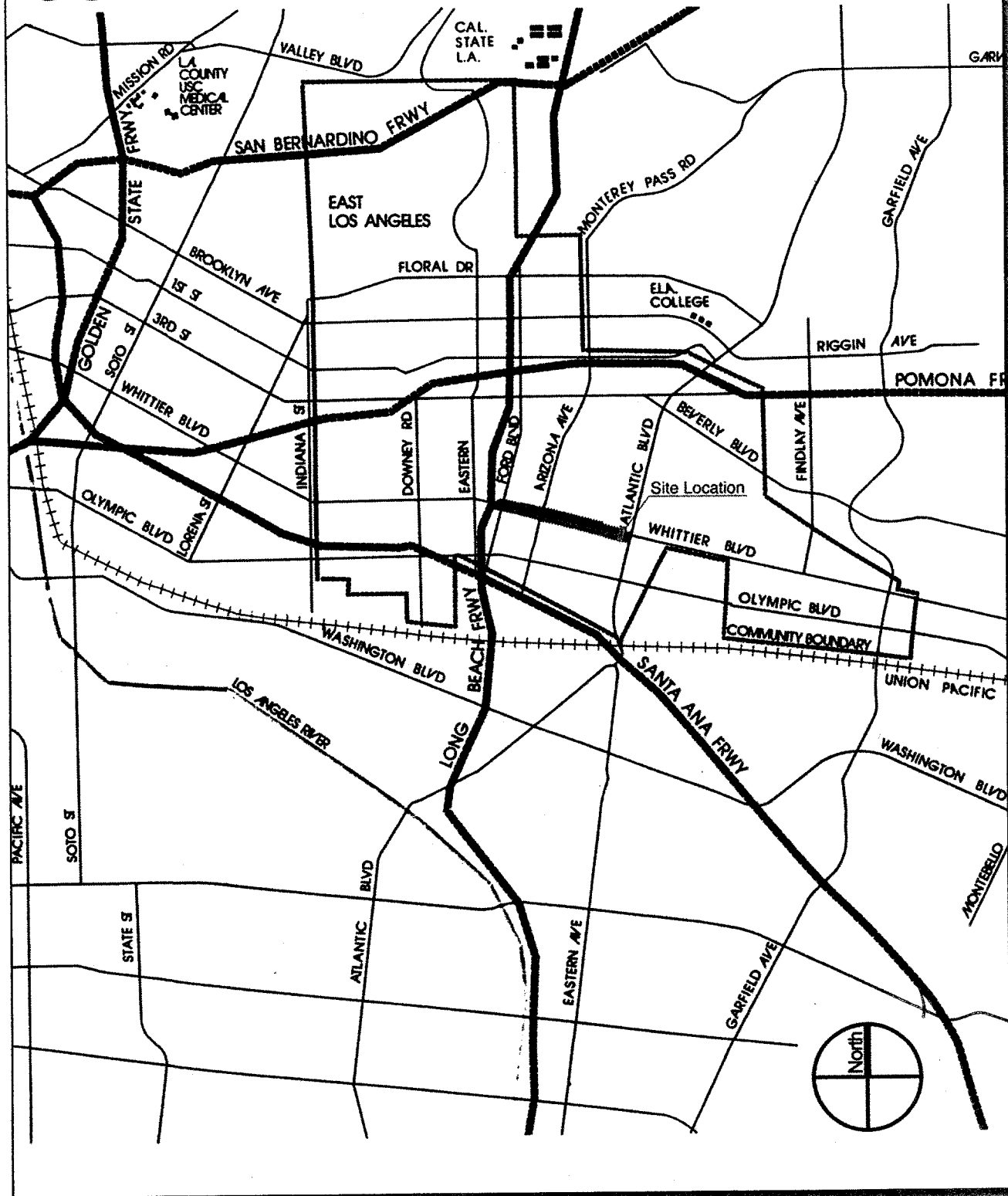


Figure 1

SITE / LAND USE MAP

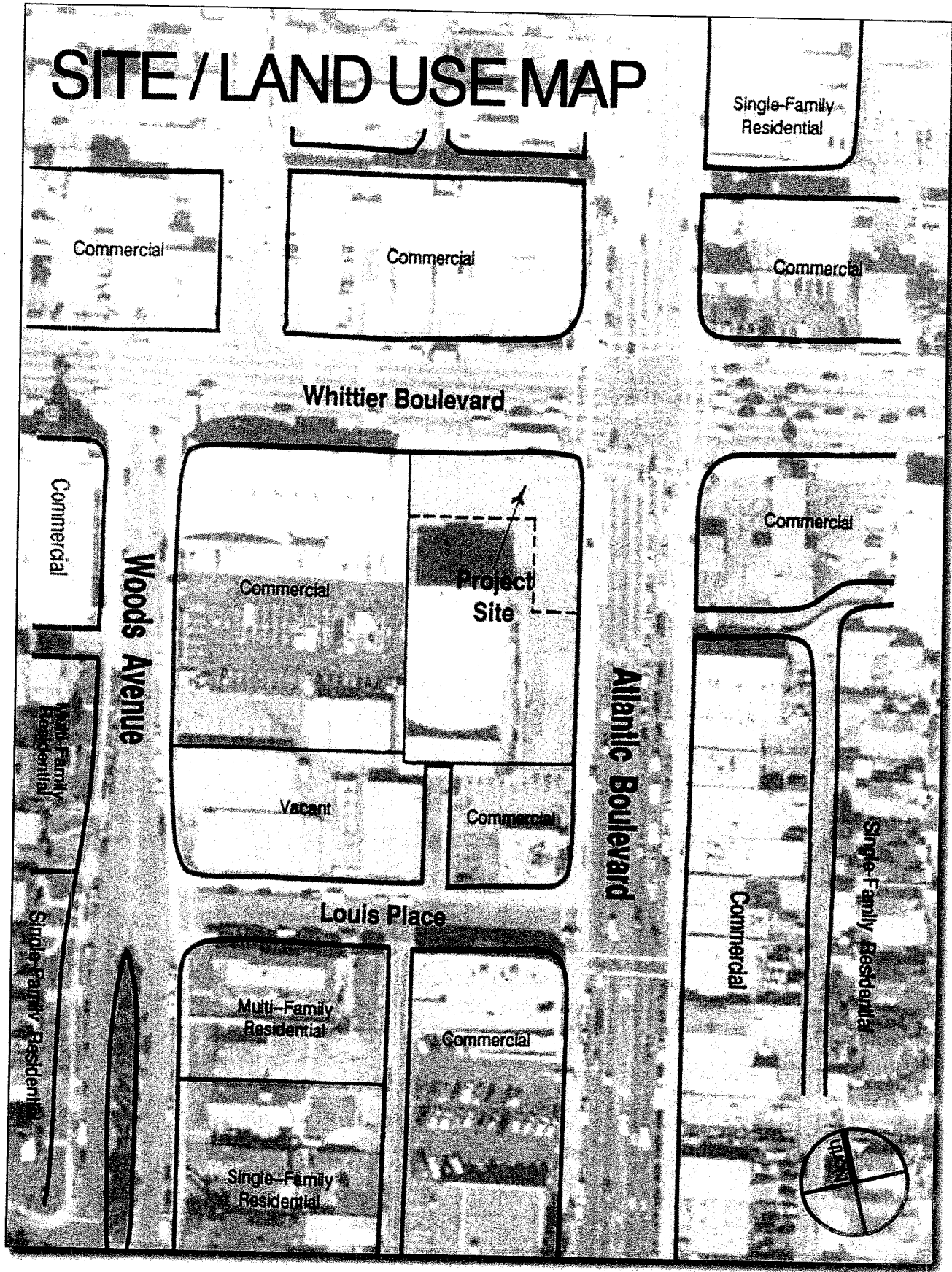
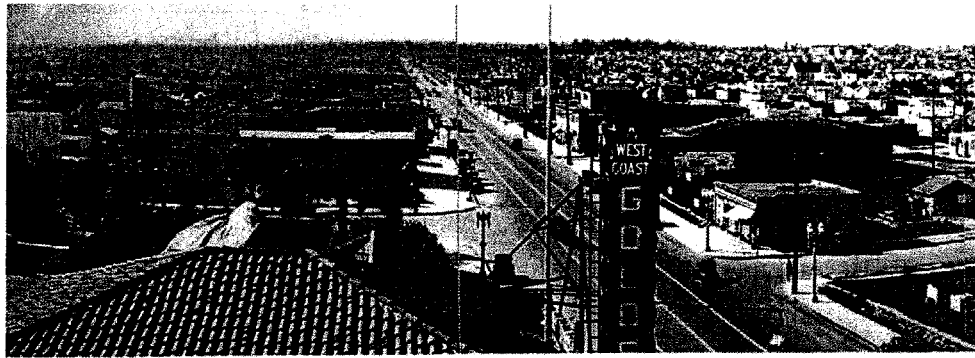


Figure 2



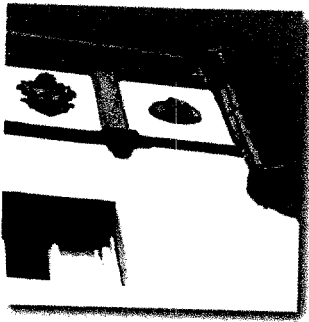
The Vega building façade featured detailing which complimented the design of the theater. Both facades along Whittier and Atlantic had pass through breezeways into the theatre Courtyard. These openings were located directly under the theater's marquee extending the theater access to the sidewalk. The Whittier Blvd. arcade entrance was centered on an axial dimension to both the entrance to the theater and also centered on the ticketing booth along the boulevard. The Whittier commercial strip was then and still claims to be the largest commercial strip in the County of Los Angeles. Although, it has undergone a number of revitalization efforts, the Golden Gate Theater remains a stand alone landmark and has yet to be re-used. In most attempts to revitalize the area The Golden Gate Theater has remained undisturbed and undeveloped because of the historical restrictions and environmental issues imposed on the structure and it's site.



Photograph Taken from the Vega Building Tower, c.1930
Westward View of Atlantic Blvd.

The theater served the community through its growth years of the 1930's and through the war years of the 1940's. Flanked by a neighboring bowling alley the landmark location became a booming business during the 1950's and 1960's when the theatre hosted live performance by musical reviews and long run motion pictures. The Golden Gate Theater offered a taste of Hollywood to the eastside. By the 70's after the moratorium incident against the Vietnam War, known as the Whittier riots, the boulevard went into decline and so the theater lost its support and was faced to close its doors in 1982. The last movie shown at the Golden Gate Theatre was Orca the Killer Whale.

During the 1980's, following the Whittier earthquake a number of revitalization effort studies were conducted on Whittier Boulevard in ELA. All of these studies, which were conducted by the County of Los Angeles Community Development Commission, recommended the preservation of the Golden Gate Theater in the National Register of Historic Places. This action was made in an effort to preserve the theatre as a California Architectural Resource. The Vega Building



/Golden Gate Theater Complex were collectively considered a distressed building because of damage to the Vega Building structurally compromised by the earthquake. Citing damage to the Vega building the owner of the buildings filed for demolition permits in 1988 and proceeded to demolish the buildings. However, local protest were made by preservation leaders; such as the Los Angeles Conservancy, the Mothers of East Los Angeles, and other advocates which sought to save the Golden Gate from demolition in 1998.

The State of California, under recommendation and request by Los Angeles County Historical Landmarks and Records Commission, and with supporting statements by the US Department of Transportation; Golden Gate Theatre building was placed in the State list of Historic properties worthy of Preservation. Placing the building on the State Office of Historic Preservation list of the Department of Parks and Recreation, expressed the State's recognition of the complex's inclusion in the National Register and its provisions to assist in preserving California heritage. This was done within the authority granted in January 1993 through the CEQA Environmental Review process, therefore granting preservation tax incentives for the preservation of the Golden Gate Theater as a Historic California Heritage Landmark.

Prior to the demolition of the Vega building the Los Angeles County Department of Public Works ordered that the property owner to conduct a feasibility study for the corner building at Atlantic and Whittier Boulevards. The owner was also required to prepare an Environmental Impact Report. The feasibility study examined three scenarios for the use of the Vega building. The analysis included both the 26,400 sq. ft. Vega building and the 14,000 sq. ft. Golden Gate Theater and offered the following:

The Golden Gate Theater was structurally sound but was tied to the layout and character of the Vega building, which was an unreinforced structure.

Scheme "B" - Rehabilitate the tower portion of the Vega Building only and add new wings along Atlantic and Whittier sides of the Vega building and rehabilitate the Golden Gate Theater.

This was recommended under a study prepared by the Thirteenth Street Architects; who are experts in projects concerning historical preservation.

Scheme "C" - Proposed to completely remove the Vega building and construct a new building on the site and rehabilitate the Golden Gate Theater in place.

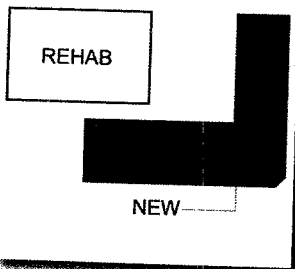
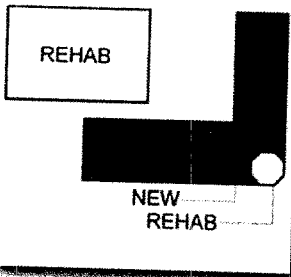
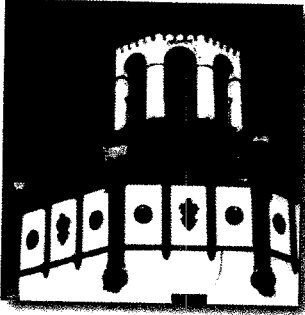




Figure 3
Aerial View of Whittier Blvd. /Atlantic Blvd.
November 11, 1978

This photograph taken while the Golden Gate Theatre and Vega Building were still open for business. Please note the building to the left. The bowling alley complex was also still open and operational at this time. The only existing elevation drawing is part of the north elevation rendering shown on page 20 of this report.



At the conclusion of the study, it was determined that the cost of either scheme was estimated at approximately \$1.4 to \$1.5 million dollars for each of the three schemes. Scheme three was presented to the County of Los Angeles and the community as the viable solution. Therefore, they proceeded with the preparation of the Environmental Impact Report based on Scheme "C" concurrently a study by Lindvall Richter and Associates 1988 was conducted which recommended that the structure of the Golden Gate Theater be preserved. Although slightly damaged in its interior, it was a safe and sound structure. The recommendation was made that the buildings remain vacant until the safety of the interior structural elements were accessed and the repairs to the building had been completed.

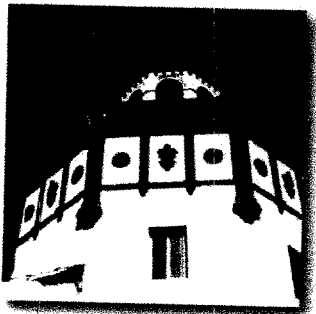
The EIR prepared by Lockman and Associates for the County of Los Angeles on behalf of Frosuakis ET.AL. (The owner of the property at the time) sites the Vega Building was beyond repair and its demolition was authorized by the County of Los Angeles under the terms outlined by the mitigation manual of the Advisory Council on historic presentation and they were as follows:

1. Avoidance of impacts and preservation on site
2. Moving the structure to another site
3. Architectural salvage
4. Recordation prior to demolition

Of these mitigations only #4 had been accomplished as noted on the supplemental EIR for the Vega building's demolition, which was authorized by the County of Los Angeles Department of Public Works on August 27, 1992.

The report cited the north Paseo "breezeway" still retained its elaborate art deco ticket booth, made of sheet metal and plaster ornament located at the north end of the Paseo. The overall form of the ticket booth was streamlined and rounded with large art deco leafing fully half the size of the ticket booth. There remains no evidence that any architectural elements were salvaged, so evident in the picture archive of said report. The marquees of both the Atlantic and Whittier Boulevard entrances had already been removed prior to any historical photographs taken of the building in the report. There is however, documentation that some of the complex's elements had been salvaged and stored by the Los Angeles County Department of Public Works. These salvaged elements include a main piece of signage and the original Golden Gate Theatre ticketing booth.

The report does indicate significant irreversible environmental changes of the proposed project. "The implementation of the proposed project will result in the demolition of the existing Golden Gate Theater / Vega Building Complex resulting in essentially an irreversible



significant environmental impact to the historical resources of the project site.”

After the demolition of the Vega Building there was growing support to preserve the Golden Gate Theatre. The theatre has been a focal point of some local interest on the part of community civic leaders and the Los Angeles Theater Foundation. In addition, there has since been numerous reports prepared concerning the site; including feasibility studies, and structural analysis regarding potential use of the building and of the building site.

In consideration to the data collected regarding the site and its relative integrity of developers and community leaders alike have considered development of the theater as a theater entertainment complex. Maya Cinemas in association with Esparza/Katz proposed a multi-plex movie theater in 1997. However, the historical preservation of the theater prevented such ambitious endeavors because the structure of the theater must remain.

In 2004 the Charles Company acquired the property with the intention of adaptive re-use of the theater. The retail franchise Walgreen's was considered in 2005. Currently the Charles Company proposed to develop the property with CVS as an occupying tenant. Such a development would require a Conditional Use Permit to allow a drive through, the sale of a full line of alcohol for off-site consumption, and a reduction of the allowable code required parking. All of these requests are associated with the necessary requirements to allow the retail pharmacy occupancy within the historic facility (formerly The Golden Gate Theater). In addition to the allowances that would be required of the conditional use permit, given the facility's square footage and use the would have less parking available than required. Zoning code would also require the preparation of an Environmental Impact Report analyzing potential impacts to aesthetic cultural resources, noise traffic and utilities, and the adoption of a statement of overriding consideration for significant unavoidable impacts to several of the interior architectural features of historic venue.

At the Conditional Use Permit Public hearing on May 13, 2009 at the Regional Planning Commission a number of groups and organizations voiced their opposition to the CVS involved project. There they cited the importance of the historic precedence of the theater as an irreplaceable landmark of historic significance as a cultural resource to California Heritage. It appears that we have come full circle 15 years later since the Mother of East Los Angeles stood in front of the wrecking ball to guard this historic community asset from demolition.

The LA Conservancy testimony sites that “the project design should incorporate recommendations to minimize adverse impacts on historic resources a key policy under the California Environmental Quality Act (CEQA) is the lead agency's duty to take action necessary

to provide the people of this state with historic environmental quality protection and building preservation for future generation as examples of major periods of California History." It is for this very important legal reason that we must reconsider the County's position on this matter.

Under the provision of the EIR, the same overriding policy was used at the time the County ordered a supplemental EIR to analyze the three scenarios previously referenced. The Vega building, with its octagonal tower, was a focal point and considered a mainstay to the community (See Figure 3). The authorized demolition under scheme "C" (as previously referenced) allowed the demolition of the Vega building with the prerequisite that the alternative include the reconstruction of the Vega building and the rehabilitation of the Golden Gate Theater (see page 30-34).

REBUILDING THE VEGA BUILDING AND RESTORE THE GOLDENGATE THEATRE

In an effort to allow the preservation of the Golden Gate Theatre we propose the following: To complete scheme "C" as identified by Thirteenth Street Architects Incorporated, which required to completely remove the Vega building and reconstruct a new building on the site and to rehabilitate the Golden Gate Theater. The present condition of the Golden Gate Theater interiors is unknown, we await an opportunity to enter the building to examine its interiors that we may make a comprehensive assessment of its condition. The LA Conservancy has asked for permission to enter the premises, but has yet to be granted access. The County of Los Angeles Department of Public Works last recorded the condition of the building in 1994; which occurred during the preparation of the EIR, which recommended the buildings entire preservation. We hope that the building is still untouched and the interiors have not been removed of its content, removal would be in violation of the State Historical Code and the CEQA.

HISTORICAL PRESERVATION OPTIONS:

The Mothers of East Los Angeles and the Los Angeles Conservancy have met with Barrio Planners Incorporated to discuss options for preservation of the Golden Gate Theater, and are therefore committed to help in the historical preservation of the structure. Realizing that the Charles Co. has an active proposal that is contrary to the preservation of the complex. 15 years has past since the original plan for the renovation of the complex; the concern for its preservation has become urgent.

Previous attempts to develop the Theater have been passed up; and with the current economic setbacks the preservation of this historical monument has become an even greater challenge. We are hopeful that the current stimulus dollars can be set forth towards this viable project. After the demolition of the Vega building the corner of

the property became subject to a number of proposals, which have been previously considered. These were developments, which were relevant at the time of their prospectus, for example:

- 1994-1996 The Metro Red Line proposed to include a station at Atlantic / Whittier. Metro postponed the project by 1999 And the acquisition never occurred.
- 1997-1999 Maya Cinemas proposed to build a multi-plex theater complex; which required the theater required off site parking. The County favored the project but land could not be obtained to meet the entitlement for theater parking, without demolishing the Golden Gate Theatre per CEQA.
- 2004 - Charles Company acquires Golden Gate Theatre/Vega Building. Walgreen's is proposed to be the tenant in an adaptive re-use of the theater building. However, Walgreen's moved their development to the City of Montebello. Again the Golden Gate Theatre structure could not be demolished per CEQA.
- 2009 - The Charles Company is presently pursuing a new drug store as a tenant and is asking for the entitlement to allow for the sale of alcohol for off site consumption, a drive through pharmacy and reduction of the required parking for the proposed CVS pharmacy. Only the front façade of the theatre would be preserved, the owner has requested a historical waiver for the balcony removal and interior renovation to allow for the interiors of the CVS tenant improvements. Their project will require an EIR, and is still pending approval.

After considering the previous proposals and the amount of studies and analysis performed by so many consultants; including facility studies, EIR's, structural analysis studies, and re-use studies. We conclude that the best recommendation is to re-build the Vega Building as presented under Scheme "C" of the Thirteenth Street Architects Inc. study of 1988, which was supported by the Golden Gate Theater/Vega building commercial center East Los Angeles California EIR prepared by Lockman & Associates 1990.

Please reviews the recommendation section pages 14 through 16 which best express the development opportunities for this project and its relationships and relevance to the community of East Los Angeles. This section is quoted directly from the Golden Gate Theater/Vega building use study by Bailey Consulting Associates, August 1988 (follows).

VI. RECOMMENDED OPTIONS

The Hispanic community in Los Angeles presently supports a broad range of performing arts activity. Programs at commercial theatres focus on popular entertainment, mostly musical and variety acts. Professionally produced touring shows are showcased at many Los Angeles area theatres. Popular entertainment is available at outdoor venues, arenas and at festivals throughout the County. Audiences at these events are reported to be quite large.

The wide variety of types, quality and number of performances of Hispanic performing arts events is impressive. But, there is no single theatrical venue which has provided a County-wide focus for Hispanic performing arts. This may in part be attributed to the lack of availability of a quality facility that can support Hispanic programs such as folklorico and dance ensembles, professionally produced musical events and popular attractions.

Arts facilities must not only be physically able to accommodate performers and audiences but also need active, entrepreneurial management that is committed to quality entertainment and audience development.

It is clear that nowhere in Los Angeles County is there a theatre that combines these physical and management requirements and is successfully providing programs for Hispanic audiences, or opportunities for local organizations to showcase their work.

The study team concludes that there is a need and an opportunity to develop the Golden Gate Theatre as a facility to meet the demands of users and provide a cultural focus for the Hispanic community.

We have attempted to identify some specific aims and objectives for development of the theatre. The aims are a preliminary attempt to reflect and coalesce the needs, wishes and dreams of the persons interviewed. If development of the project is to proceed, it will be necessary to refine these objectives.

- The overall mission of the center should focus on education; it should be a place where people, both Hispanic and non-Hispanic come together to share in and learn about the richness of the Hispanic culture.
- Programs at the center should reflect the wide range of performing arts interests of the Hispanic community, including dance, theatre, music, film and the visual arts.
- The center should assume an active role in promoting awareness of Hispanic culture; presenting, sponsoring and producing events and activities.
- The center should serve the entire Los Angeles County region, complementing facilities and programs already in place or planned.
- The physical scale of the project should be sufficient to provide an impact on the neighborhood and to achieve an identity.

Golden Gate Theatre/Vega Building Use Study

- Rehabilitation of the theatre should be sensitive to the historical character of the building.
- The theatre should provide high quality technical capabilities for both the live performing arts and for film.

Given these aims and objectives, a number of specific alternative concepts for development appear to deserve consideration:

1. Restore the theatre to its original state as a mixed use 1,300 seat venue, perhaps incorporating the ability to reduce the seating capacity for certain events by closing off the balcony physically or with zoned lighting
2. Modify the theatre to a reduced capacity format, using the balcony area for another purpose such as a film theatre or meeting room.
3. Develop the entire block as a multifaceted Hispanic cultural arts center, incorporating visual arts galleries, a Hispanic history exhibition center and a small drama theatre, rehabilitating the Golden Gate Theatre as in Alternative number 1.

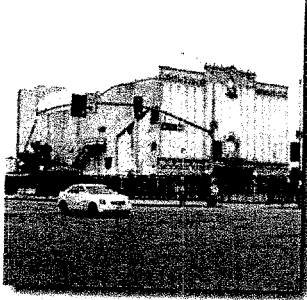
Based on the interviews, our market analysis and the level of indicated financial support, the study team recommends Alternative 1. Alternative 2, modifying the theatre, would meet the needs for professional drama and small community-based organizations to showcase their work. However, it would obviate the use of the theatre for large-scale professional, popular and community musical, dance and variety events. There is at least one Hispanic theatre organization in the community with a long term need for a theatre of 300 to 500 seats, but at this time they are unprepared to raise funds and increase their level of operations. Alternative 3, a large scale development, offers considerable potential to expand the scope of this project. There is clearly a need for a multifaceted Hispanic cultural center. Studies for the Museum of Latino History and research done by East Los Angeles Community College for its proposed Center for the Arts support this conclusion. However, given that the Latino History Museum is already embarking on plans to develop its facility and prefers a site in downtown Los Angeles and that East Los Angeles Community College's plans are also site-specific, it would appear that a large scale development would duplicate those efforts. In addition, development of the entire block, which is a prime commercial location, as a non-profit cultural center would seem inappropriate. Parking is already in short supply. The optimal development, in our opinion, would be a mixed-use commercial and cultural project, combining retail shops with the rehabilitated theatre and additional parking.

The preferred alternative would enable the theatre to be used for professional productions as well as community events. Film would be an important component of the program. The auditorium would be suitable for large assemblies, meetings, speeches, lectures and business presentations. There may also be occasional demand for the restored auditorium for film production and taping of cultural events for television. Perhaps a church could use the theatre for Sunday services. The lobbies should be suitable for exhibitions of art. In

Golden Gate Theatre/Vega Building Use Study

short, the theatre should be used in every conceivable manner that is consistent with the aims and can provide income.

Alternative 1 will require all of the proposed rehabilitation work on the theatre that is outlined in Section 3, above. In addition, a means of partitioning off the balcony should be researched. A detailed space and use architectural program should be prepared once a commitment to proceed with the project is made.



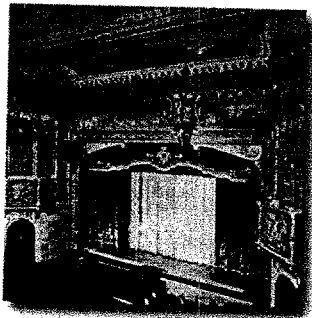
The previous report includes the SEIR Vega Building Demolition State Clearing House #90010293 prepared by the County of Los Angeles Department of Public Works August 27, 1992. The outreach component interviewed over 100 organizations including community leaders, educational facilities, faith organizations, and community based organization in the community of East Los Angeles. The return to this recommendation is approximately 19 years after the original report was completed and recorded, the general consensus of the community remains the same "the Golden Gate Theater must be saved".

It is because of this strong community wide support that the old recommendations seem logical. The Golden Gate Theatre/Vega Building Use Study report considered a range of alternatives required by the EIR and was governed by the rule of reason. A key issue is whether or not the selection and discussion of the alternatives foster informed decision-making, and informed public participation. The EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

CONDITION OF THE HISTORIC THE GOLDEN GATE THEATER

The exterior façade of the Golden Gate Theater has remained well preserved and appears to be in a sound condition and inspires the reconstruction of the Vega building. In a letter by County Supervisor Gloria Molina dated May 6, 1994 to the Los Angeles County Historical Landmarks Commission, she stated her opposition to the consideration to remove the Golden Gate Theater from the National Register. The letter asked that the site be maintained and salvaged elements be preserved and reused. The letter also recommended that the Vega building and tower be re-built. The following reasons for preservation and reconstruction were stated in the letter:

1. Façade is in excellent condition
2. Interior boxes (right & left of center stage) are in excellent condition.
3. Theaters sign is in storage (County Road Department Maintenance Yard)
4. Concession stand is an extraordinary seashell shape.
5. Detached ticket booth is reflective of the golden age of movie going.



Theater Interior

- A. Original interior features have been destroyed or damaged:
 1. Stage altered in 1960's—when used for concert concession
 2. Orchestra Pit filled in with concrete

3. Plaster ornamentation painted over, altered, destroyed
 4. Murals & stencil patterns are gone
 5. Tile works in lobby no longer exists
 6. Multi-paneled doors / decorative signs – no longer exist
- B. Theater is not an object that possesses integrity of materials or workmanship.
Clam shell concession stand –added after World War II

Recommendation Options

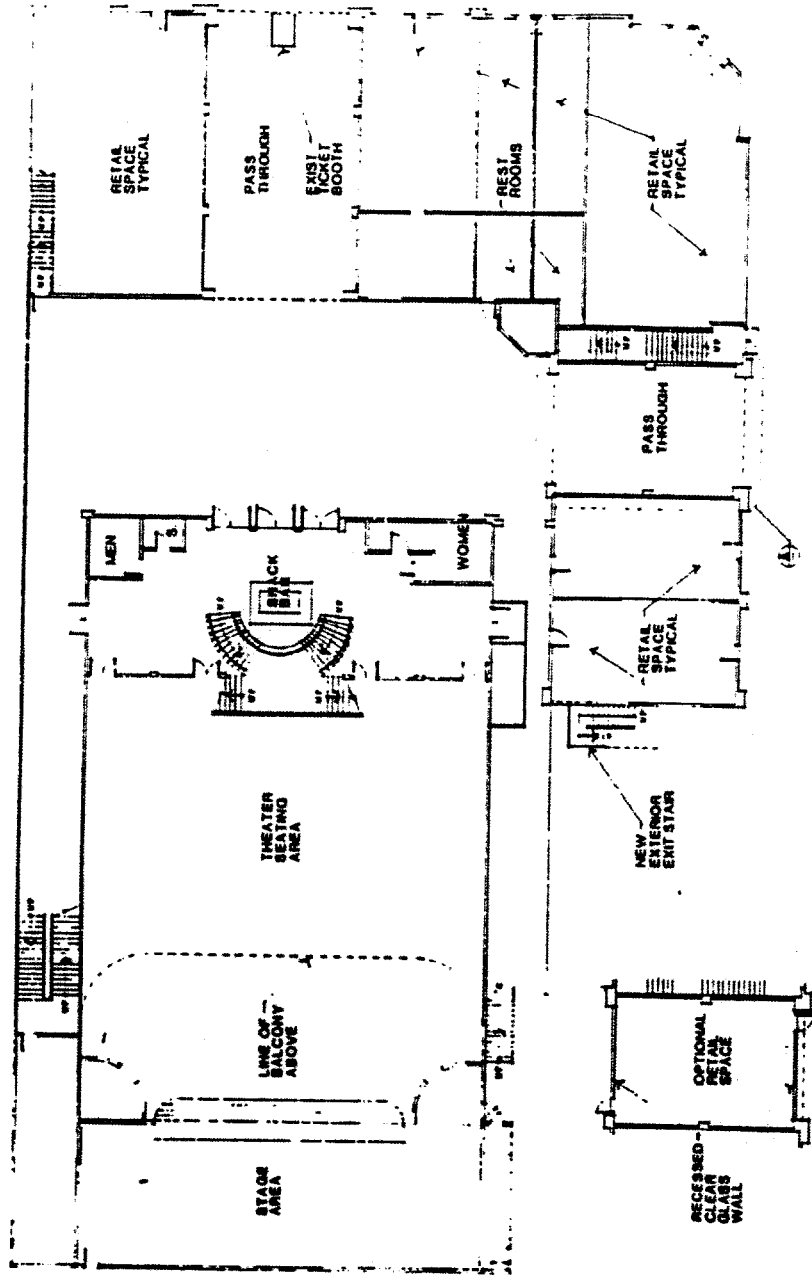
Golden Gate Theater/Vega Building Use Study made a recommendation by Lockman & Associates as part of the Environmental Impact Report dated September 17, 1990. Although, the report is dated the project is still feasible today. This can be attributed to the condition of the site, which has remained untouched. An important consideration of the objectives of the study was to conduct an exercise to interview several organizations, which may hold interest in developing the site. In particular community based organizations that could undertake both the reconstruction of the Vega building and the rehabilitation of the Golden Gate Theater. The organization or developers interested would be required to:

1. Fall within the recommended uses as recommended by the previous EIR.
2. Be of cultural use, with enrichment of the Hispanic Culture through theater arts and performing arts.
3. Contain educational programs as a multi faceted historical cultural arts center
4. Re-construct the Vega building as a 2 and 3 story building with the octagonal tower at its' corner to 27,000 sq ft of the original size of the building plus 13,000 sq ft addition on Atlantic to a total of 40,000 sq ft .The building envelope shall be designed to the same façade and ornamentation on all exterior walls and shall be of the same footprint of the original Vega building. It shall include the breezeway design of the first floor and the "L" shape shall form an entrance patio to compliment the Golden Gate Theater. The ornamentation windows, door opening and storefronts shall replicate the original Vega Building façade.

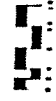
North Elevation

The following are recorded drawings of the Vega building complex demolished in 1994. The Vega Building drawings represent certified authentic floor plans and photographs, which Barrio Planners Incorporated obtained of the (front) north façade, which can be found in the CBR Whittier Blvd. Revitalization Program, 1982.

WHITTIER BOULEVARD

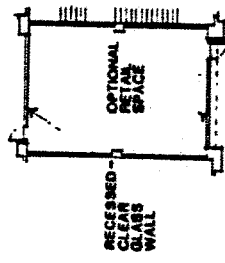


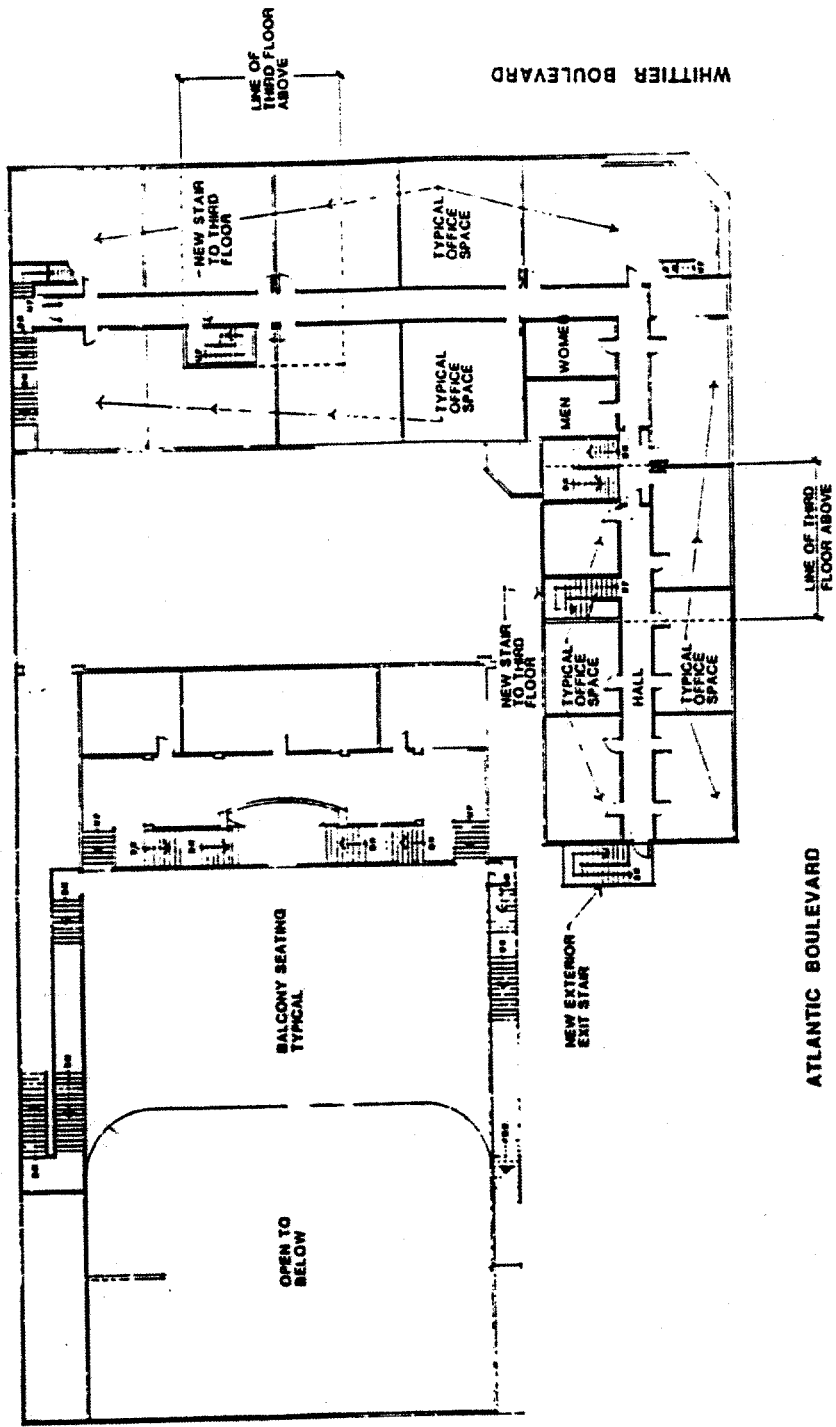
FIRST FLOOR PLAN



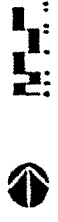
ATLANTIC BOULEVARD

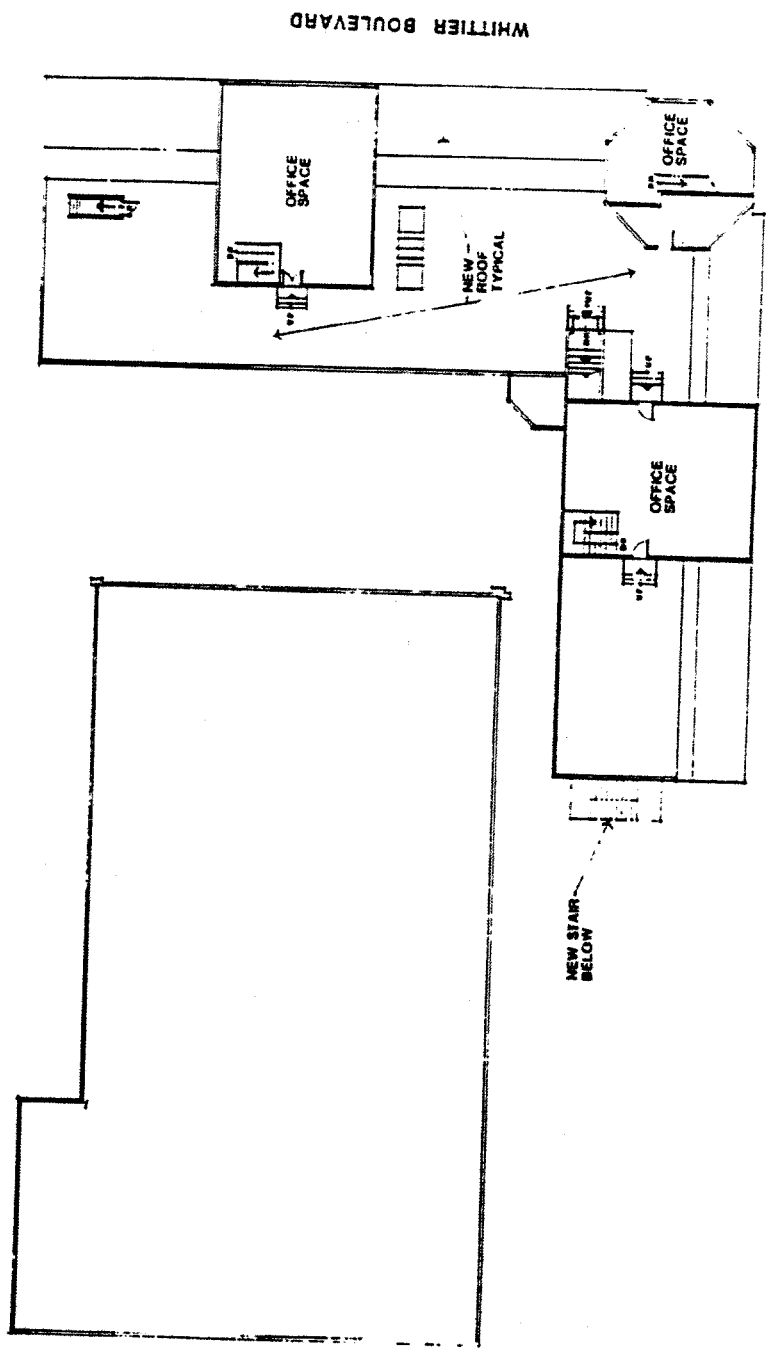
OPTIONAL ADDITIONAL LEASE SPACE

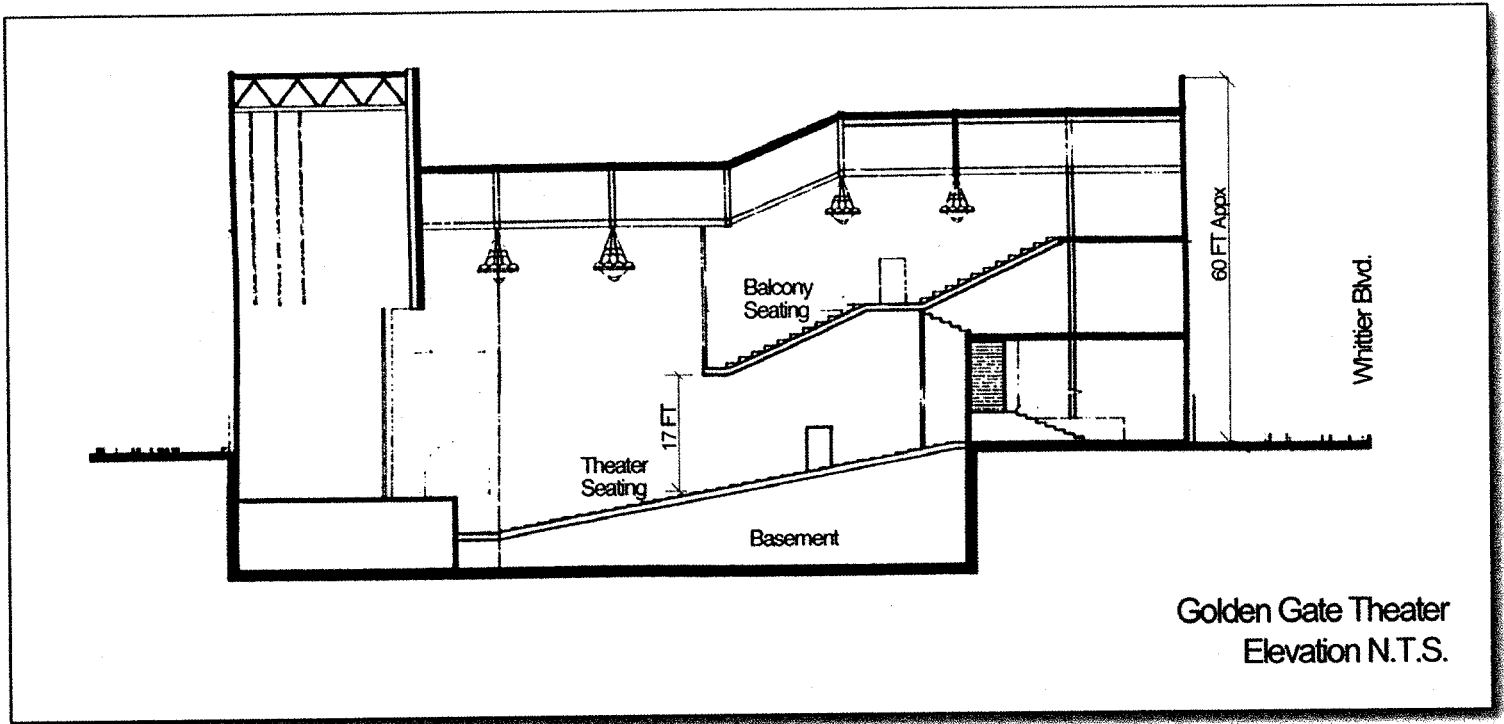




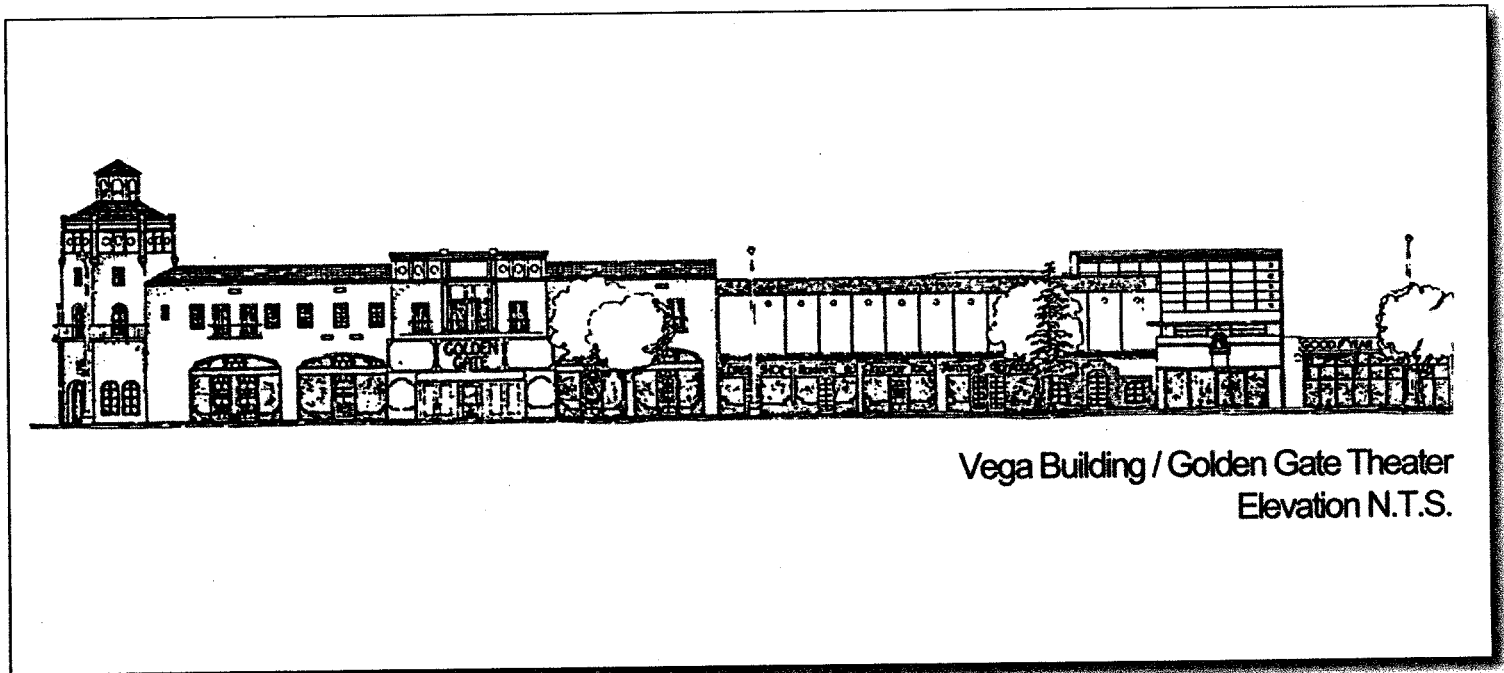
SECOND FLOOR PLAN







Section drawing w/ a 60 ft high dimension indicates a possible 20 ft depth of the basement.



This drawing which documents the Vega building details; size and ornamentation from which the design of the reconstructed building could be derived; depicts the attention to detail and craftsmanship needed to be used in the proposed project. Note the bowling alley, which was demolished in 1992.



Figure 4

Photograph of the existing Golden Gate Theatre, taken June 3, 2009 superimposed under Historic Photograph of the Vega Building, at the corner of Atlantic Blvd and Whittier Blvd, circa 1940. Graphic created by Alex Villalobos, Barrio Planners Inc.

THE RECONSTRUCTION OF THE VEGA BUILDING

The new building will be build over an underground parking garage containing 120-car occupancy in a 2-story garage. The Golden Gate Theater will be re-habilitated to its original design exterior. The Main Theater shall be restored with its seating capacity to present code requirements, and will include accessibility (ADA) and the historical the code.

Two patios will be designed, the first in the interior court yard at the entrance for the Golden Gate Theater and a second in the rear property line along the corner of Atlantic and Louis Place. The interior stage and interior ornamentation shall be design to match the original interiors including lighting details such as chandeliers sconces and other lighting effects. The concession stand, with its seashell design, shall be restored and the staircase re-built to its original monument entrance effort.

The second floor and balcony of the theater shall be adapted to house a modern movie projector room, which will be enhanced with modern equipment in order to allow for modern projection and sound systems features. The second floor will be re-designed to a new use also following the recommendation of housing and promoting awareness of Hispanic culture through presenting, sponsoring, and producing events and activities. The introduction of this opportunity follows the recommendation to introduce New Mexican and Spanish language films.

Intended Uses of the New Vega Building/Golden Gate Theater

After careful review of the past recommendations and sound and feasible alternative uses of the Golden Gate Theater building, and in pursue of modern and present community cultural needs. We conclude that the Golden Gate Theater is a California heritage historical building worthy of preservation and that it should be saved for future generations in posterity but that introduction of the construction of the Vega building to its original design would not only enhance the ambient and aesthetic considerations of the community but would attempt to return the historical monumentality and importance which the Vega Golden Gate complex once had. (See figure 4)

Building Uses of the Vega Building/Golden Gate Theater Complex

One of the opportunities for the use of the reconstruction of the Vega building would be to serve as the campus for a Charter School. A model of this can be found in the City of Oakland where the Fox Theatre was rehabilitated in conjunction with a Charter School for Performing Arts. Charter schools operate as private academies. They have gained public support in recent years because they offer an affordable way of educating the Latino children who currently represent the fastest growing population in Los Angeles County and in the State of California. The entire campus would span 40,000 sq ft.; 32,000 sq ft of the reconstructed Vega building could easily house the needs of a middle school, and 8,000 sq ft of the campus could accommodate a 120-child pre-school. Both of these school programs are severely needed in our community to the extent that the Green Dot Charter School program recently occupied the former Vega building site with trailers to house the De La Hoya Animo Charter School, which serves 500 high school students; which has since relocated to a permanent facility.

Golden Gate Theater

The Latino community in Los Angeles supports a broad base of performing arts activity. Today the community attends events at the Million Dollar Theater located in downtown Los Angeles, because of its support of Spanish speaking musical and variety acts. There is also the need for identity of the Eastside community. Recently the Los Angeles Times reported on a growing need for identity in the performing arts. Artists in Echo Park are competing for ELA identity with actors, poets, and performing artists in Boyle Heights. Pointing out that the Latino community has grown beyond its boundaries into the west and is demanding a place in the entertainment industry. This industry is the largest employer in Los Angeles, and has employed Latinos in a disproportional scale.

The Mexican Cinema and Telenovela industry is also a prime source of employment and stardom within the entertainment industry, Channel 52, 34, and 22 continue to dominate the TV Latino Spanish speaking audience. The Mexican Cinema of Churubusco is having a run of a renewed "Golden Era". However, many of the modern day Spanish speaking box office hits can only be seen in such places as in West Los Angeles at the Arc Light Theater, or in Pasadena at the Laemmle Theaters; making them not only inaccessible to Latino audiences, but fails to capture an economic market which is ignored and overlooked.

Mr. Edward James Olmos – actor and activist has demonstrated interest in fostering the education of children by promoting literacy and reading projects in the Los Angeles area. We have been commissioned by Mr. Olmos to begin a search for a location of the Edward James Olmos Performing Arts Museum. Several venues have been considered including the Golden Gate Theatre. The recommendation to have the Edward James Olmos Museum at the Golden Gate Theater, and performing arts would be a viable re-use of the Golden Gate Theatre and reconstruction of the Vega Building. Along with Mr. Olmos we have also worked closely with Tony Plana, an East Los Angeles born actor and artist who not only fosters appreciation of the performing arts but also has a growing clientele through his East Los Angeles Classic Theater.

Both of these structures can be used to serve as a Museum, Performing Arts Theatre and a Charter School for the Performing Arts. The theater as it stands has a greater capacity than would be required of the venture, and the second floor could house the museum and administrative offices. In revising the Golden Gate Theater to a smaller use it is required that the project includes a revised EIR. The revision to the Vega building commercial center EIR 1990 must follow the following alternatives.

Vega Building /Golden Gate EIR Alternatives

In reviewing all prior EIR's and reports prepared for these structures, we seek to analyze and discuss the alternatives listed in the EIR, and which alternatives might present valuable opportunities to support our proposed use of the structure. All of the alternatives recommend the reconstruction of the Vega Building, and emphasize the historical significance of the Golden Gate Theatre Building. Recent testimony by community leaders at the May 13, 2009 Planning Commission hearing expressed strong support for both the historic preservation and the reuse of the structure as a Performing Arts Center.

The following presents some footnotes from CEQA guidelines regarding alternatives as well as some suggestions for these alternatives under consideration. If the recommendation of rebuilding

the Golden Gate Theater is accepted it will be adopted as the home for the Edward James Olmos Performing Arts Museum.

CEQA Guidelines 154126 (d)

EIR shall include a range of reasonable alternatives to the project, which would feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives. (See proposed plans sheet 30-34 of the Vega Building/Golden Gate Theater Complex)

- The range of alternatives to be addressed in said EIR should follow the “rule of reason”: the range of alternatives requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The key issue is whether the selection and discussion of alternatives fosters informed decision making and informed public participation.
- An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.
- An alternative need only be evaluated to the extent that the effects are different from the project as proposed. The alternatives can be provided in less detail than the discussion of the significant effects of the proposal.
- One of the alternatives mandated is the “no project alternative” with discussion and evaluation as to why this alternative was rejected in favor of the proposed project. However this project retains the building without the improvements needed for historic preservation.

At a glance please review the Preliminary Strategy Chart, outlining the reconstruction of the Vega Building Scheme “C” option 2 parking, and the historic rehabilitation of the Golden Gate Theatre as a complex. The proposal includes the intended use as a 40,000 sq ft charter school for the performing arts, and utilizes the existing theatre to a capacity of 900 seats and an adaptive reuse of the second floor as a museum of performing arts. (See chart below)

PRELIMINARY STRATEGY - GOLDEN GATE THEATER / EIR ALTERNATIVES

ALTERNATIVES	COMMENTS
A. NO PROJECT	Golden Gate is not demolished. Structure has been vacant/unused since 1988. Structure id "significant hazard" & requires seismic analysis, repairs/removal of interior non-structural elements. Structure would probably not be historically rehabilitated, would remain vacant, unused & continue to deteriorate.
B. PRESERVATION/REHAB FOR ORIGINAL USE	Golden Gate is not demolished. Physical & financial feasibility is required: cost of rehabilitation i.e. seismic, code & ADA requirements, interior & exterior rehab, other upgrades, fixtures & equipment. Requires formation of management entity, & funding foundation. Site cannot accommodate required parking. Financial feasibility is questionable-major public subsidy is required.
C. REHAB/ADAPTIVE REUSE AS DRUG STORE	Golden Gate is not demolished but interior would be completely changed & modified to a drug store. Seismic analysis & estimated cost required. Architectural analysis req.-potential for adaptive reuse (parking req.), total conversion & rehab cost, code/ADA req., mechanical, electrical, lighting system req. & cost estimates, F/E costs. Parking analysis (demand/code req./site capacity) Financial feasibility analysis. Req. conditional use. No Community Support.
D. PRESERVATION OF NORTHWALL FAÇADE	North wall is not demolished. Structural analysis and estimated cost req. Impact analysis to proposed project site design & proposed uses. Impact analysis to below grade parking & to adjacent land uses (more parking in adjacent neighborhoods). Probably not feasible....structure is about 90FT x 150FT and 60ft high. Relocation would also require a comparable vacant site and a feasible reuse opportunity; large enough for adequate parking. Financial feasibility is questionable. The Vega building was previous demolished. Exterior north wall façade-further analysis required to determine feasibility and associated cost. - replication of unique features requires cost estimate & probably interpretation from SHPO. Need Preferred mitigation measure in terms of proposed project. The Golden Gate Theater can not be demolished.

Four basic forms of mitigation to historical properties: Manual of mitigation measures (MOMM)

1. Avoidance of Impacts and preservation on site.
2. Moving the structure to another site
3. Architectural salvage.
4. Recodation prior to demolition.

Other Considerations

Knowing that the Golden Gate Theater is on the National Register of Historic Places, one can assume that those amending the EIR will raise certain questions/concerns regarding the discussion on the various alternatives. The following might be the types of questions raised and their responses:

1. Was consideration given to preserving/rehabilitating the Golden Gate Theater for its original use? - The original use being performing arts is the obvious solution and its best use since this was its original function.
2. Was consideration given to preserving the Golden Gate Theatre and introducing an adaptive reuse of the historic structure? - Adaptive reuses can include a variety of uses from retail, housing, institutional uses in our particular case; the Golden Gate was designed as a performing arts structure and subsequently used as a movie screen theater. The proposed development concept is of a historical reconstruction of the theater for the reuse of the second floor to house the Edward James Olmos Performing Arts Museum.
3. Was consideration given to at least preserving the north-facing facade, which contains all of the unique façade elements and decorations? - Of course the answer would be yes, but in addition the reconstruction of the Vega Building would offer a truer preservation of the historical vernacular of the East Los Angeles community.
4. Would the reconstruction of the Vega building as a Charter School benefit to this community? - The introduction of a charter school with both high school and childcare at the reconstructed Vega building would increase 40,000 sq ft of leasable area. Not only would this be a benefit to the community as a school for the performing arts, but also would enhance the Performa for the developer of the property.
5. Would the Vega building/ Golden Gate Theatre complex qualify for tax credits? - The State of California may grant up to a 20% tax credit for the development since it is listed as a historic heritage project.

Possible Alternatives

Based on the foregoing, we suggest the following strategy for which alternatives we put forth, to discuss and evaluate. (See attached Preliminary Strategy Chart)

- A. "No Project" Alternative

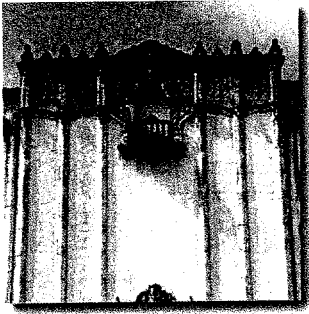
- This is automatically required by CEQA guidelines.
- B. Preservation / Rehabilitation of Original Use Alternative since this are a historic designated structure we should explore this alternative.
 - C. Rehabilitation/Adaptive Reuse as a drug store alternative. CEQA guidelines require reasonable alternatives, which would be feasible to attain the basic objectives of the project. A drug store would require an open floor plan without retaining the second level (balcony); which would eliminate the historic staircase and concession stand and entirely change the interior appearance of the structure. Unrecognizable as the theatre it once was. A better alternative would be to revert the building back to a Theatre. Since the Golden Gate was used as a movie screen theater for about 40 years, and our proposed project is primarily a performing arts theater we should explore the feasibility of converting the Golden Gate Theatre structure into a multi faceted cinema and performing arts theater. We do not believe we have to explore all other adaptive reuse possibilities such as retail, office or other commercial uses.
 - D. Preservation of North Wall Façade Alternative as a last resort alternative is a given, and should be retained and restored to its original historic beauty.

We believe that the analysis will show that schemes A, B are not practical, feasible or cost effective. They may in fact require considerable on-going public financing and not to mention continued community support. Scheme "C" however not fosters community support, but meets the requirements set forth in recommendations of previous studies and the State of California Environmental Quality Act (CEQA).

Parking Options Evaluation for Vega Building/Golden Gate Complex

This proposed Vega building / Golden Gate complex consist of a 600 seat Performing Arts Theater, a 40,000 s.f. Charter School / Child Care Center and the Edward James Olmos Performing Arts Museum. Current Los Angeles County parking requirements would require providing 200 parking spaces at one parking space per 3 seats for the theater, 20 cars for the 40,000 s.f. Charter School for a total of 220 required spaces. The Museum use would share the same parking as the theatre requirement. However, both of these facilities would not share the same hours of operation.

Assuming a parking variance could be granted of minus 100 parking spaces (45% reduction); a total of about 120 parking spaces would be required. The basis for requesting a parking variance includes the following:



1. The project is located on the corner of Whittier and Atlantic Boulevards, which is an accessible location to many transit stops and local Shuttle buses. It is also located within a ¼ mile of the soon to open Metro Gold Line project. The East Los Angeles community is public transit dependent
2. The complex will be a mixed-use development with a Charter School which will be operational from Monday to Friday in the day time hours. The Performing Arts Theatre would be operational on weekends and during the evenings and is listed in a potential Transit Oriented Development (TOD) proposed ordinance.
3. Theater parking spaces can be shared with local merchants during non-theater operations.
4. The original historical Golden Gate Theater site contained only 12 car parking.

The Vega Building/Golden Gate Theater complex will occupy a site that is 1.02 acres in size. In order to accommodate approximately 220 parking spaces would require the construction of a parking structure; an additional 2 acres of land are required. The total complex would require approximately 2.0 acres of land acquisition. Various site locations were studied and evaluated to accommodate a parking structure of approximately 220 parking spaces. (See attachment site plan and land use map).

All of the options attempted to minimize impacts to the residential neighborhood but residential displacements were unavoidable in several of the sites considered. The parking options assessment indicates that each option has pro's and con's and in each case the ability to acquire slightly over 2 acres of land will be a major constraint which would undeveloped property as car sales lots. The following is a brief summary of these parking options.

Option 1

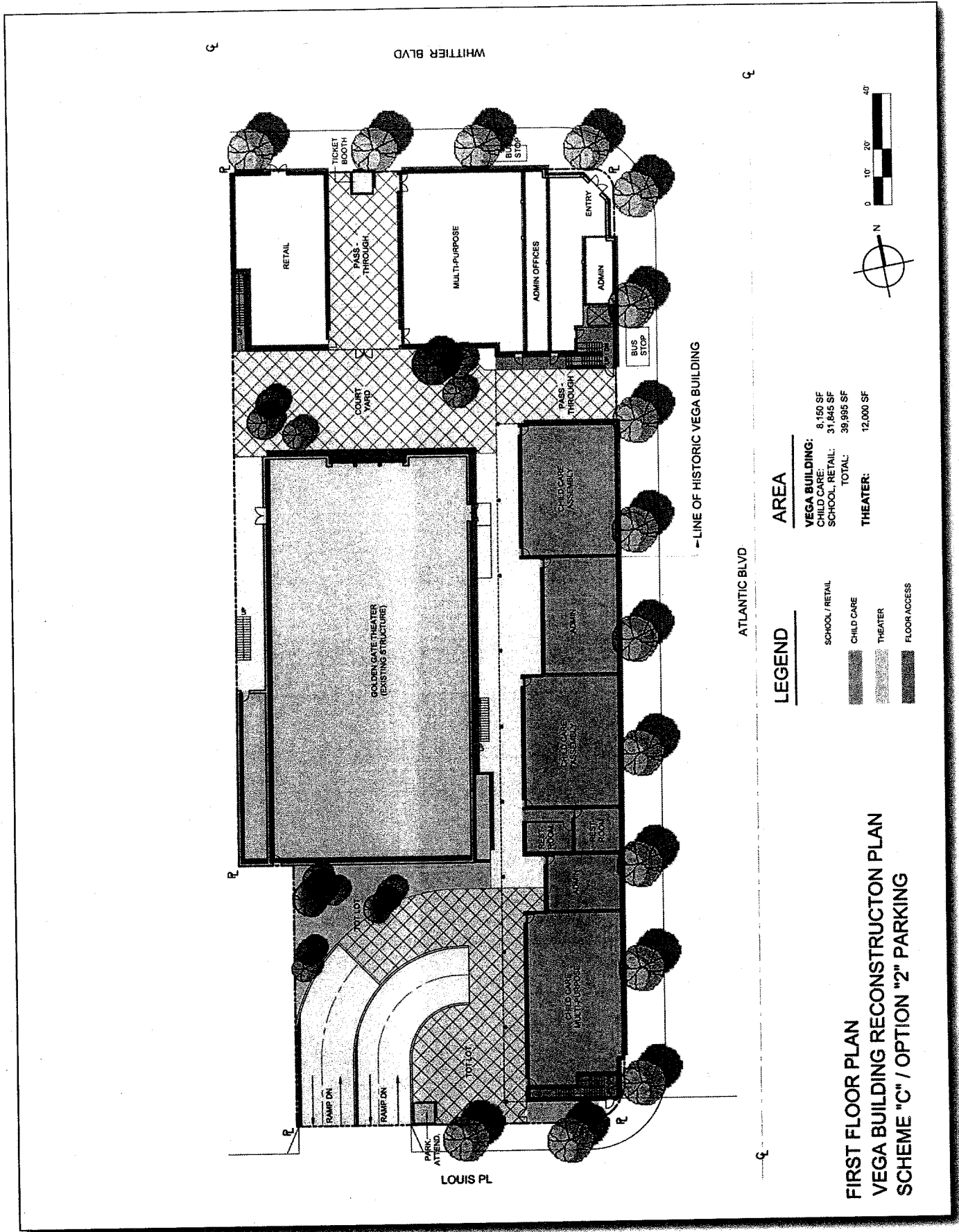
Located along the western frontages of Atlantic Boulevard, just south of the Vega building/ Golden Gate Theater complex, and requires 2 acres of land. Approximately 87,000 square feet of commercial land would be needed to provide 120 parking spaces at grade in open lots off site.

The disadvantages of this option include the number of parking spaces needed which would have to be provided at a location on the same side of Atlantic Boulevard; at a cost of the displacement of about three used car dealers; no displacement of residential units; and limited traffic impacts. Its major disadvantages are the pedestrian walking distance of up to seven minutes and the difficulty of left turn northbound vehicles at mid block.

Option 2

Option 2 is located underground along the eastern frontage of Atlantic Boulevard. North of the site and requires no land acquisition of commercial uses could be provided at ground level, and approximately 120 parking spaces in a two level parking structure below the reconstructed Vega building (see architectural schematic plans).

This option provides a fair amount of parking spaces; modest traffic impacts; no displacement of residential units; and a comfortable pedestrian walking distance within the property. This option would have cost implications due to the construction of underground parking garage, but can be offset by the ownership of the property and add a cost to the project for land acquisition.



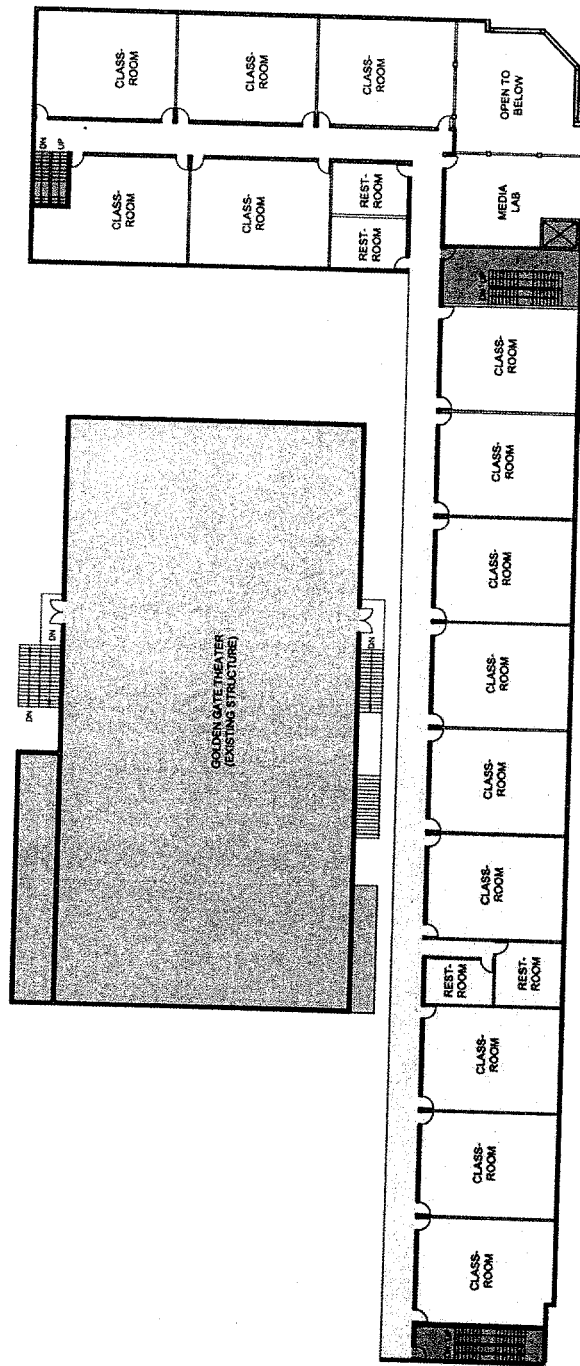
AREA

VEGA BUILDING:	8,150 SF
CHILD CARE:	31,845 SF
SCHOOL, RETAIL:	39,995 SF
TOTAL:	79,990 SF
THEATER:	12,000 SF

LEGEND

SCHOOL / RETAIL	CHILD CARE	THEATER	FLOOR ACCESS
[Pattern]	[Pattern]	[Pattern]	[Pattern]

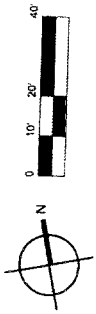
**FIRST FLOOR PLAN
VEGA BUILDING RECONSTRUCTION PLAN
SCHEME "C" / OPTION "2" PARKING**

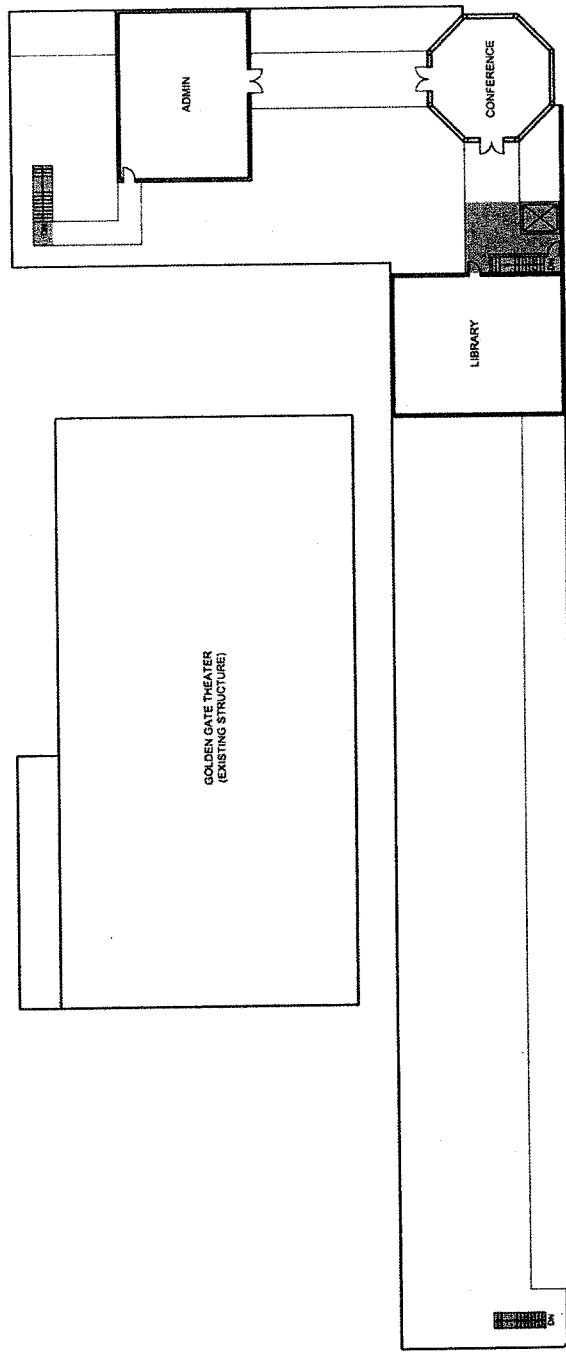


LEGEND

- SCHOOL / RETAIL
- CHILD CARE
- THEATER
- FLOOR ACCESS

**SECOND FLOOR PLAN
VEGA BUILDING RECONSTRUCTION PLAN
SCHEME "C" / OPTION "2" PARKING**

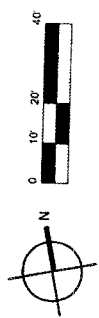
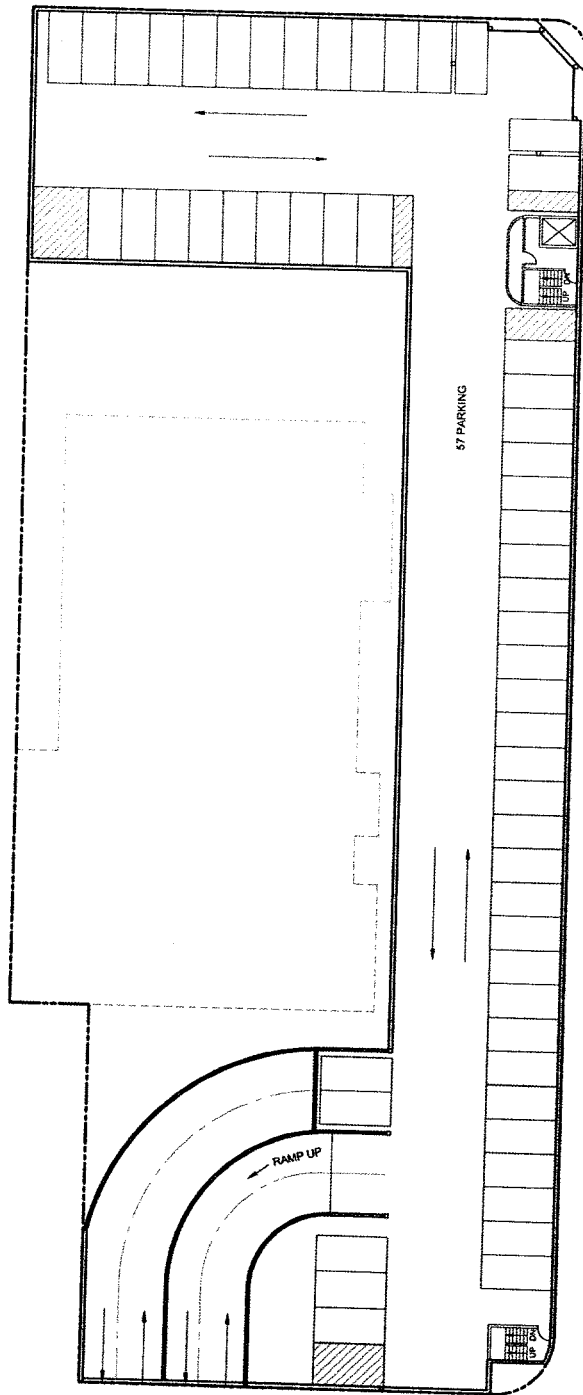




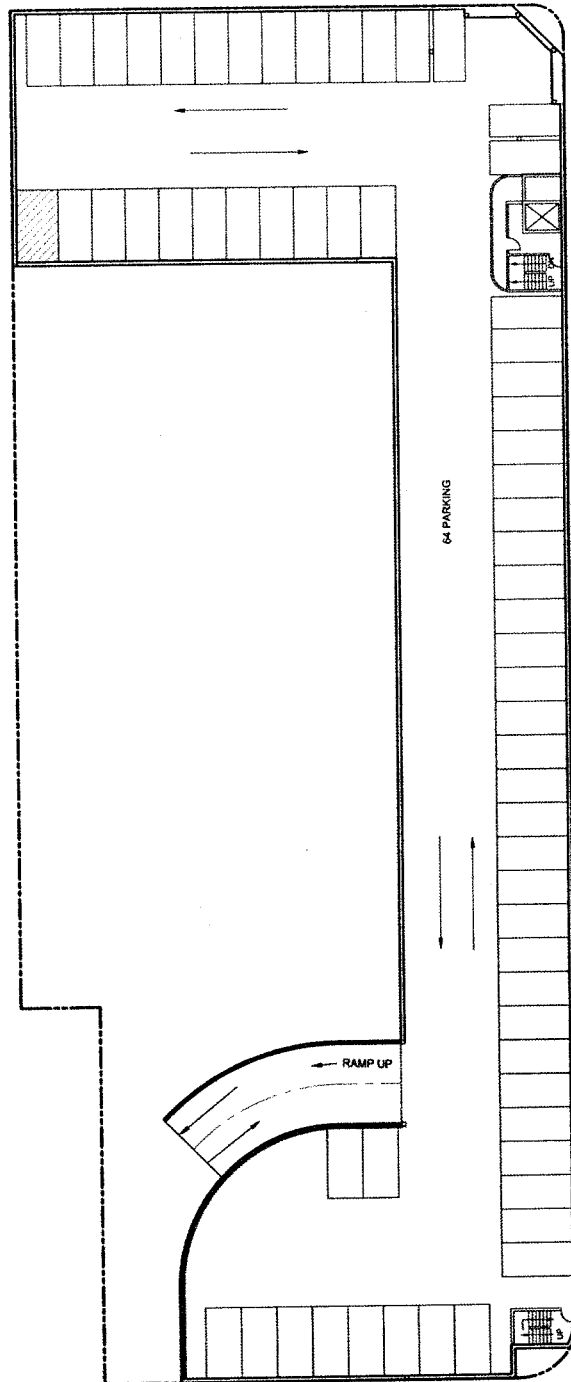
LEGEND

- SCHOOL / RETAIL
- CHILD CARE
- THEATER
- FLOOR ACCESS

**THIRD FLOOR PLAN
VEGA BUILDING RECONSTRUCTION PLAN
SCHEME "C" / OPTION "2" PARKING**



FIRST BASEMENT PLAN
 VEGA BUILDING RECONSTRUCTION PLAN
 SCHEME "C" / OPTION "2" PARKING



SECOND BASEMENT PLAN
 VEGA BUILDING RECONSTRUCTION PLAN
 SCHEME "C" / OPTION "2" PARKING

Schematic Project Cost

Table 1 below, breaks down the assumed development cost for the alternative scheme "C" which includes the construction of the following (see attached plan): A 40,000 sq ft reconstruction of the Vega Building

- Rehabilitation of the 12,000 sq ft Golden Gate Theater including uses such as court yard, stairs, patios and historical reconstruction and adaptive re-use of the 2nd floor as a Museum.
- 120 car underground parking garage

Table 1 - Cost of Project

Estimate for development Vega building/Golden Gate complex
For Option 2 – including the underground garage as the preferred alternative.

Land appraised value 3,500,000

Construction Cost

Vega building 40 k sq ft 2&3 stories at 200/s.f.	8,000,000
Underground garage 120 cars at \$12,000.00/car 27,700 s.f. or 15,380 c.y. plus Shoring at \$37/cy	2,009,000
Golden Gate Theater 12,000 sq ft at 250/s.f.	<u>3,000,000</u>
Construction Subtotal	\$13,009,000
Contingency 10%	\$1,300,900
Construction Grand Total	\$14,309,900

Design Cost

Architects /Engineer fees at 10% (Including Entitlements)	1,300,900
Survey and soils reports allow	30,000
Permits at 1%	130,090
Design Subtotal	\$1,460,990

Finance Cost

Interest during construction (currently 5.6%) Of 80% of construction cost x \$728,504	582,803
Developers Fee 10%	130,090
Loan cost at 1 point	80,000
Finance Sub Total	\$792,893

State Tax Credit Participation for financing of Construction
20% of total construction cost \$2,601,800

Vega Building and Golden Gate Theater Whittier / Atlantic Boulevards
PROJECT SCHEDULE & MILESTONES

Milestones	2009			2010			2011													
	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	
PLANNING AND DESIGN																				
1. Programming and Analysis																				
2. Schematic Design																				
3. Construction Drawings																				
4. Plan Review/Approvals																				
ENTITLEMENTS/L.A. COUNTY PARTICIPATION																				
1. Parking Variance																				
2. Height Variance																				
3. Conditional Use (Parking Structure)																				
4. Historic Tax Credit Application																				
SITE CONTROL																				
A. Theater Site/Vega Bldg. Complex																				
1. Lease Negotiation																				
2. Lease Agreement																				
B. Parking Structure Site																				
1. Parking Variance Discussions 120 Cars (no. of parking spaces required 220)																				
2. Tenant Lease Negotiation																				
School																				
3. Tenant Lease Negotiation																				
Whittier Blvd. Frontage																				
4. Tenant Lease Negotiation																				
Atlantic Frontage																				
FINANCING																				
1. Feasibility Report																				
2. Equity Investors/Letters of Commitment																				
3. Lending Institutions/Letters of Commitment																				
4. Los Angeles County Participation																				
A. Discussions on Type and Level of Participation																				
Off-Site Improvements																				
Parking Structure																				
Section 108 CDBG																				
Construction																				

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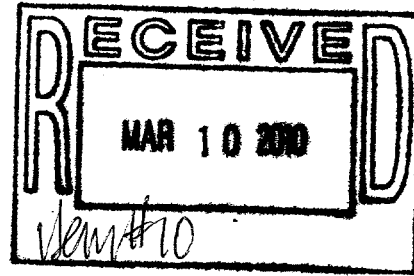
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Former Golden Gate Theater
By: Charles Co.
March 13, 2009

Report Prepared by Team of Barrio Planners Inc.
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Luzmaria Chavez, Planner
Alex Villalobos, Graphics
Marlene Lechuga, Designer
Luis Vazquez, Designer
Daisy Gutierrez, Clérical

March, 4, 2010

Planning Commissioners
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th floor
Los Angeles, CA 90012



A. Gutierrez / PRUZ

Re: Golden Gate Theatre – Conditional Use Permit
RENT200500198,
RCUPT200800136,
SCH#: 2006051069

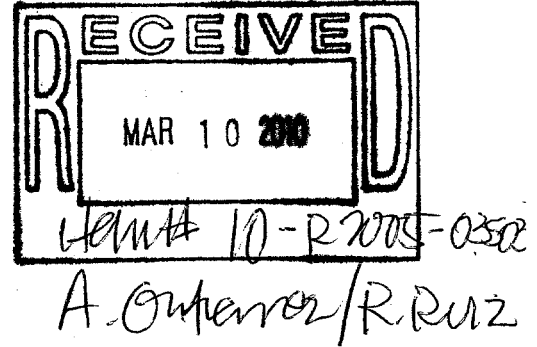
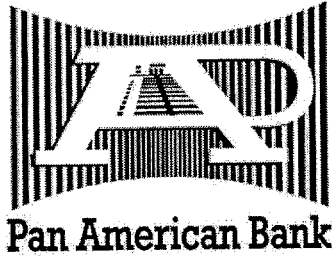
Honorable Commissioners,

I believe that the system and the building codes were created by our leaders to protect the health, safety, and welfare of the citizens of the County of Los Angeles. As a resident of East Los Angeles, an unincorporated area governed by your rules, I am supportive of any development that comes to our community. Especially because few named brands ever reach our commercial areas. But I am sorry not to support the CVS more in part because of the recent article published in the Los Angeles Times which states that Deborah Veale, official of CVS, casted the vote that killed the plan to make prescription labels more accessible for seniors. This plan would have required the labels to have larger fonts and to be printed in languages available to non-English speakers. Instead, this CVS official prevented by her lobby and her vote this important proposal from passing its added requirements. By her actions and as representative of this corporation she demonstrated her lack of community support for the elderly and Spanish speaking community.

The CVS continues to present themselves as a caring organization. By killing this bill, they demonstrated that their only concern is making money and that they could care less about us. On March 10, 2010, they will come before you to ask that you grant them a permit to sell liquor even though the laws that govern our community prohibit the sale of alcohol within 600 feet of a school. They ask that you allow them to keep their stores open for 24 hours in a high crime area which had an increasing robbery of 37% last year. What is to stop someone from walking in and helping themselves from the accessible shelves in the store?

I am also disappointed that they are coming to you two weeks after they got away with the approval of the environmental impact report which violates the historical preservation requirements and threatens the building from any future listing in the National Registry. The EIR was also certified without the proper mitigations as mandated by the Secretary of Interior. I appeal to your better judgment and to weigh the possibility that something better can be done than the sale of alcoholic beverages at this corner. There are already CVS stores that do not sell liquor in other communities, why not in East Los Angeles? I am also asking you to disapprove the application for signage conditions which do not meet the requirements of the Eastside Community Standards District. If you apply the same standards as you do with other communities, you will conclude that adding additional liquor sales in the east side would create an adverse condition to criminal activity in the area. At this corner the highway patrol and LA county DOT have a drunk driving and speeding problem. Last year, 283 drunk driving charges were filed at Atlantic and Whittier. This is one of the sites chosen by the Department of Public Works where cameras have been installed to deter traffic conflicts. I urge you to deny the Conditional Use Permit, CVS is not a good fit for the site.

Thank you,
Art Herrerra
Veterans of Foreign War
3438 Lee Street
Los Angeles, CA 90023



Written Statement

County of Los Angeles
The Regional Planning Commission
Hearing on Project No. R2005-03503-(1)

Jesse Torres
President and Chief Executive Officer
Pan American Bank
March 10, 2010

Members of the Regional Planning Commission, I am pleased to submit testimony on the topic of the conditional use permit related to the former Golden Gate Theater.

My name is Jesse Torres and I am the President and Chief Executive Officer of Pan American Bank. We are a 45 year-old Latino-owned community bank and the only bank headquartered in East Los Angeles. We are California's oldest Latino-owned bank and the second oldest Latino-owned bank in the United States.

My testimony today focuses on the need for the Planning Commission to take action regarding the development of the former site of the Golden Gate Theater. More specifically, my testimony supports approval of the conditional use permit at 909 and 903 Atlantic Boulevard.

As an East Los Angeles native who grew up in the shadows of Garfield High School, I have many fond memories of the old Golden Gate Theater. The Golden Gate Theater was a local anchor. In the years since its demise, the intersection of Whittier and Atlantic Boulevards has been a reminder of the lack of substantive investment and development in East Los Angeles.

The addition of a national pharmacy chain will provide tremendous benefit to the community by providing a large selection of needed products and services. While the development as proposed would require the approval of the sale of alcohol for off-site consumption, the sale and inventory of alcohol will comprise a very small amount of the business activity. Further, in comparison to the many "liquor stores" established *primarily* for the sale of alcohol ~~at the site~~ ~~the proposed operator at the former Golden Gate Theater site will be in compliance with regulations and maintains strict corporate policies on the sale of alcohol.~~

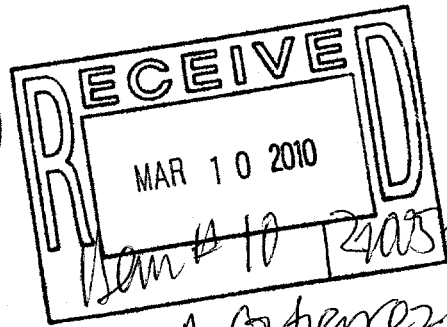
Rather than focus energy on a solid corporate citizen that brings compliance, jobs, tax revenues and investment to the community, I suggest those opposed to the sale of alcohol focus their energy on identifying those businesses that place our youth at greatest risk by virtue of their proximity to schools.

For too long this intersection has brought nothing but disappointment and has reinforced the false notion that East Los Angeles is not worthy of development and investment. The Regional



Planning Commission now has the opportunity to change years of neglect and provide needed products, services, jobs and investment. It is time for East Los Angeles to show developers that we are worth the investment. This is a tremendous opportunity to bring jobs, revenues and an improved standard of living to the residents of East Los Angeles.

Thank you.



Honorable Commissioners,

I am here in opposition to the conditional use permit for the CVS pharmacy proposed to be built in the Golden Gate Theater. The Charles Company has had two meetings with Mothers of East LA and its consultant planners. On both occasions, the Mothers of East LA urged them to consider the Re-Construction of the Vega Building which once stood at the corner of Atlantic and Whittier. The first floor commercial space was used for a Rexall pharmacy and in our proposal we presented the idea of bringing back a pharmacy but we in no way intended to endorse the CVS at the Golden Gate Theater nor did we know that the Charles Company would pursue a conditional use for the sale of liquor at this proposed store.

Mothers of East LA oppose the CVS proposal for the following reasons:

- The information provided to you in the letter from Captain Romero of the Sheriff's East Los Angeles station make a compelling argument against more liquor licenses in our community.

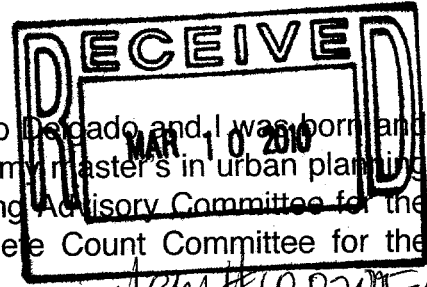


- The Charles Company misinformed the community about their intent of the sale of alcohol.
- This area is considered one with the heaviest crime which stems from alcohol to drugs.
- The proposed treatment to the building is a threat to the historical and architectural integrity of the structure including the exterior signage which is non-compliant to the Eastside Community Standards.

Please do not grant the conditional use permit to the Charles Company. This proposal will compromise the safety of our neighborhood and threaten the building's listing on the National Register of Historic places.

Thank you,

Lucy Delgado
Mothers of East Los Angeles
(323) 265-9901



Good morning Commissioners, my name is Arnulfo Delgado and I was born and raised in unincorporated East Los Angeles. I am getting my master's in urban planning at UCLA; I am also part of the East Los Angeles Planning Advisory Committee for the 3rd St Specific Plan, and the East Los Angeles Complete Count Committee for the census.

I am aware that there is an overconcentration of alcohol licenses in the area, but the Charles Company is NOT applying for a new license, rather they are buying an existing license, thus a zero-sum. Supervisor Gloria Molina created a bar abatement team in East Los Angeles and other unincorporated areas, which attacked nuisance locations through strict code enforcement. This has resulted in liquor license revocations and subsequent closures of 15 problematic bars, nightclubs, and markets. THE CVS IS NOT GOING TO SELL ALCOHOL TO MINORS because it is a respectable business and the Final EIR states that there is going to be an on-site security guard that will ensure this wont happen.

AEM # 10 R2005-03503-1
A. Gutierrez
R. Ruiz

Clearly the issue is NOT about liquor or alcohol licenses, otherwise ~~Frank~~ and the Mothers of East LA would have done something a long time ago. (HAND THEM MY MAP - I made a comprehensive map of all the alcohol-licensed vendors).

Barnis Planas

The liquor argument against the CVS is JUST a red herring and excuse to stop the project. Instead of addressing the fact that some of the interior of the building wont be preserved, they've been approaching it the wrong way. I read the comments against the project in the Final EIR and none of them mention the fact that the interior of the building wont be preserved to a certain extent, which is my main concern. I agree 100 percent with LA Conservancy's argument. They stated, "although our testimony noted that the proposed conserving into a drugstore use is not ideal, we emphasized that it is preferable to leaving the theatre vacant and deteriorating for the foreseeable future".

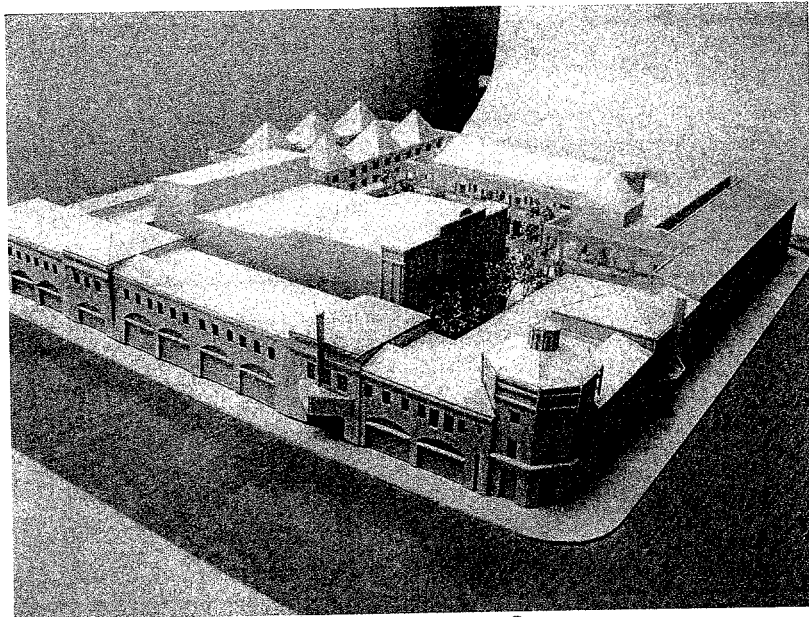
In terms of economic development, we need the CVS since it'll create construction jobs, retail jobs, needed sales tax, and will be the first anchor store to locate in unincorporated East Los Angeles. More than 75 percent of the residents work outside of ELA and we need more local employers that will improve the business development and image of the area. If the development is stopped, I wholeheartedly believe that it will send out a negative message to developers and businesses, and they are not going to want to come into East LA. As it is right now, East LA has been disinvested for years and blocking the development will not help it in the near future.

The Final EIR shows that over 188 people support the project, and I spoke to some of them and ~~talked to them~~ about community benefits agreement (CBA), just like they did with the Staple Center and LA Live. I want the developer to have a community town hall meeting to see what the needs of the residents are, but also to see what the developer's needs are. We can't ask for too much or too less, and we need to

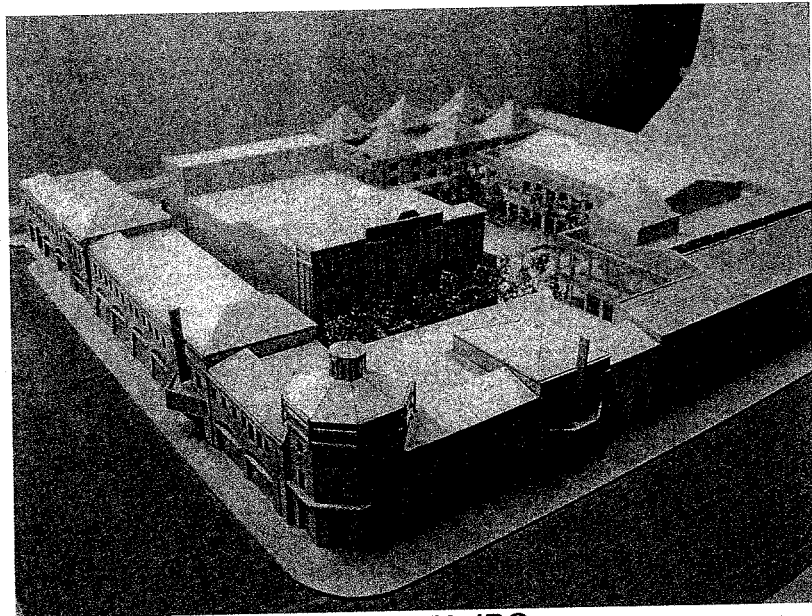
+ vice versa

compromise, this means each side has to give up something in order to get something. In short, I believe the developer is entitled to a CUP for both the drive thru and liquor license. Thank you Commissioners.

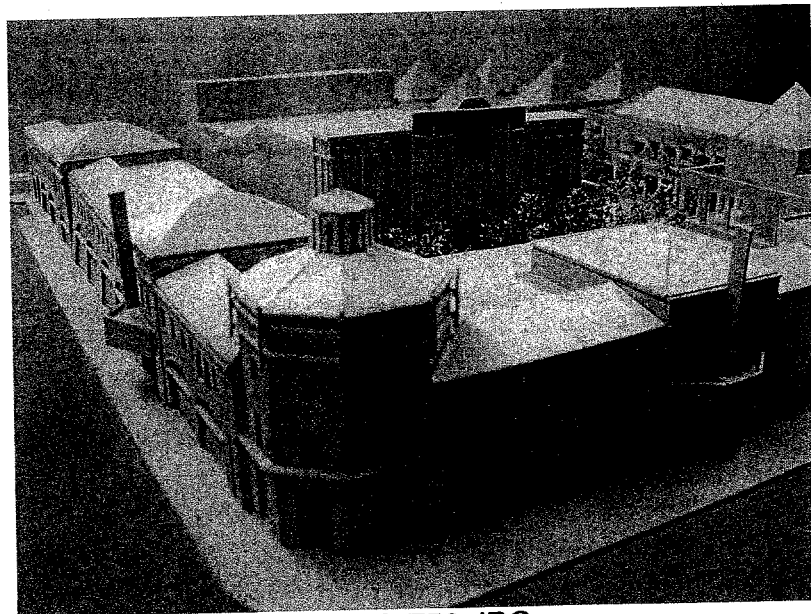
The performing Arts plan is infeasible.
March 17.



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