

Vero Condominium Owners Association Board of Directors
1234 Wilshire Boulevard
Los Angeles, CA 90017

September 27, 2017

Courtney Shum, City Planning Associate
200 North Spring Street, Room 763
Los Angeles, CA 90012

**Re: ZA-2017-1933-CUB (7-ELEVEN ALCOHOL SALES – VERO CONDOMINIUMS - 1234
WILSHIRE BLVD)**

Dear Ms. Shum,

The Vero Condominium Owners Association Board of Directors (“BOD”) held a duly-noticed hearing on September 12, 2017 and on September 26, 2017 on the matter of a request for a conditional use permit (CUP) by 7-Eleven to authorize the sale of beer and wine for off-site consumption from a new convenience store to be located on the ground floor in the corner commercial unit of our building (“Vero”) on Wilshire Boulevard at Witmer Avenue.

At the first hearing, we heard a presentation from 7-Eleven and their land use representative, the owner of the commercial condominium unit, Sergeant Min of the LAPD Rampart Vice Squad, as well as testimony from Vero residents.

Many residents/condominium owners expressed concern over the proposed 7-Eleven store itself, citing the chain’s reputation of attracting nuisances and crime. Also stated was the overconcentration of alcoholic beverage sales in the immediate neighborhood. While the BOD does understand that the establishment of the 24-hour 7-Eleven in Vero is a by-right matter in the subject C-W Zone, we do wish to see to it that in the event the CUP for alcohol sales is approved, all necessary conditions and safeguards are adopted and enforced to minimize the problems that may arise from the business operations and the appurtenant sale of beer and wine.

Our building is a 197-unit, mixed-use building that employs 24-hour security guards (one guard per eight-hour shift). However, we want to stress that our guards are already very busy and may not be able to handle the inevitable additional security problems that will arise from the sale of alcoholic beverages at the 7-Eleven. While the owner of the commercial condominium units does pay homeowner dues, a portion of which help pay for the security service, we are concerned that the additional workload imposed on the guards will be disproportionate to the dues that are currently being collected as the commercial units owner is only paying for 4 percent of security costs pursuant to the approved governing documents. According to this allocation, only 2.5 minutes of every hour would be the amount of time that the Association security personnel should be dealing with ALL commercial activity.

Therefore, we request that the commercial unit owner and 7-Eleven work in good faith with the BOD and our property manager, Action Property Management, on security/nuisance abatement solutions, including, but not limited to: (1) additional security cameras and equipment, (2) the mandatory installation of a gated/managed parking system for the retail garage, and (3) a fair-share agreement for the hiring of additional security personnel, at least on a part-time basis if deemed necessary, as well as additional cleaning services.

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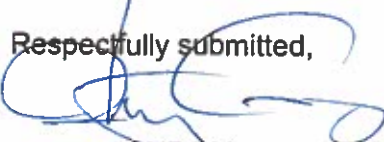
In addition to the conditions volunteered by the applicant, we submit the following suggestions in the event the CUP is approved:

1. Approve an initial grant term of no more than twelve (12) months, with a subsequent extension of two (2) years in the event the sale of alcoholic beverages is reauthorized.
2. Prohibit the sale of alcoholic beverages from 12:00 am to 6:00 am. If additional security services are required because of late night alcohol sales, the operator shall: (1) hire a security guard at the operator's expense during evening hours from 8:00 pm to 12:00 am and/or (2) prohibit alcoholic beverage sales from 10:00 pm to 6:00 am.
3. Devote no more than two percent of gross floor area of the 7-Eleven to alcoholic beverage display.
4. Alcohol sales shall be limited to beer and wine only.
5. Prevent advertising of alcoholic beverages and/or tobacco products from being posted in the windows or from areas that are visible from the exterior of the store. The operator shall comply with all City and State regulations pertaining to business signs.
6. Require the generous stocking of healthy food, including, but not limited to, fresh produce, packaged sandwiches, sushi, whole grain products, yogurt, etc.
7. Prohibit deliveries between the hours of 10:00 pm and 8:00 am daily.
8. Require a minimum of two 7-Eleven employees to be on duty at all times.
9. Prohibit the sale of fortified wine, malt beverages, etc.
10. Require the operator to prevent loitering, the harassment of customers and passersby, and panhandling.
11. Require the operator to immediately clean up trash, litter and to remove graffiti within 24 hours, both on the premises (including parking area) and in the public right-of-way.
12. Require the operator to take timely preventive actions to prevent any and all nuisances that may arise.

We also ask that the following standard condition be considered: "The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property."

Thank you for the opportunity to comment on this important matter. We look forward to your feedback. Should you have any questions, please contact our building manager, Marla Fernandez, at (213) 250-4232.

Respectfully submitted,



VERO CONDOMINIUM OWNERS BOARD OF DIRECTORS
Anthony M. Curzi
President