

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval*
		Date

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. ZA 2010 1182 - CVR

APPLICATION TYPE Conditional Use Permit
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 12916 VICTORY BLVD., N HOLLYWOOD, CA Zip Code 91606
 Legal Description: Lot 1047 Block Request for a Type 47 Full line of Alcoholic Beverages for on sale consu Tract TR 1336
 Lot Dimensions 178'-6" x 75' Lot Area (sq. ft.) 13,387.5 Total Project Size (sq. ft.) 2,875.5

2. PROJECT DESCRIPTION

Describe what is to be done: Request for a Type 47 Full line of Alcoholic Beverages for on sale consumption at a upscale Lebanes cusine restaurant with hours of operation from Sunday - Thursday 11am to Midnight and Friday- Saturday 11am -1am. Upgrade of Beer and Wine under approved CUB ZA 2004-7767 (60 inside-20 Patio Seats)
 Present Use: Restaurant with beer and wine Proposed Use: Restaurant with Beer, Wine & Distilled Spirits

Plan Check No. (if available) _____ Date Filed: _____

- Check all that apply:
- | | | | |
|-------------------------------------------|----------------------------------------|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Residential | <input type="checkbox"/> LEED Silver |
- Additions to the building:
- | | | | |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
| <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height | <input type="checkbox"/> Side Yard |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
- No. of residential units: Existing _____ To be demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:
 Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 w1
conditional use permit to allow the sale of a Full line Type 47 for on-site consumption at a upscale Indian restaurant. Hours from Sun-Thur 11am-Midnight Fri- Sat 11am - 1am
 Code Section from which relief is requested: _____ Code Section which authorizes relief: _____
 Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Sabeh Abdayem Company Zahle Lebanese Restaurant
Address: 12916 Victory Blvd Telephone: (818) 769-1936 Fax: (818) 506-5965
Los Angeles CA Zip: 91403 E-mail:

Property owner's name (if different from applicant) Yehezkelof Alon
Address: 13622 Victory Blvd Telephone: (818) 997-8800 Fax: ()
Van Nuys, CA Zip: 91401 E-mail:

Contact person for project information Sherrie Olson Company PLRC
Address: 1030 N Mountain Ave #190 Telephone: (909) 519-1899 Fax: (909) 467-1867
Ontario, CA Zip: 91762 E-mail: plrc.olson@verizon.net

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
b. The information presented is true and correct to the best of my knowledge.

Signature: [Handwritten Signature] Print: Alon Yehezkelof
ALL-PURPOSE ACKNOWLEDGMENT

State of California

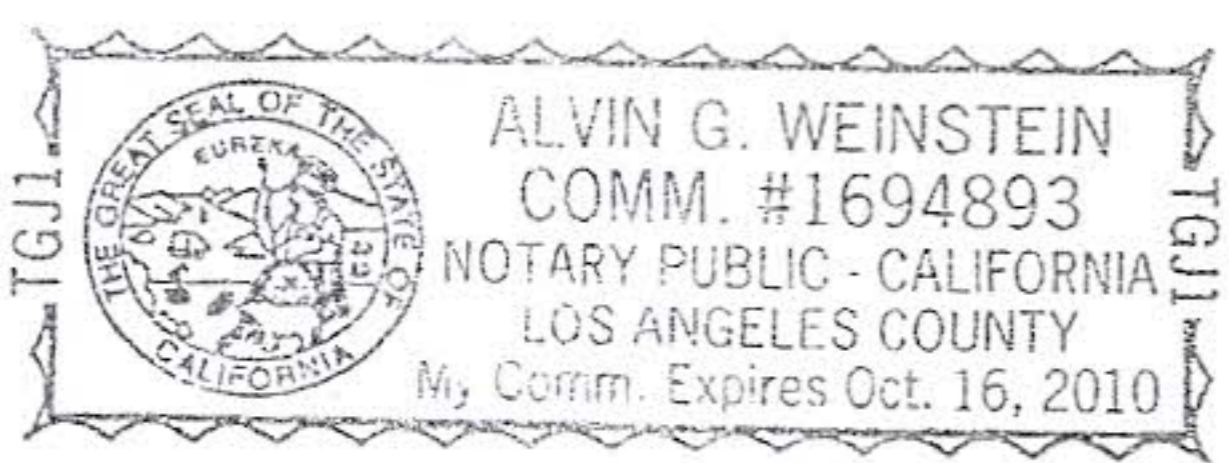
County of LA

On April 1, 2010 before me, Alvin G Weinstein
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.
[Handwritten Signature] (Seal)
Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

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Table with 3 columns: Base Fee, Reviewed and Accepted by, Date; Receipt No., Deemed Complete by, Date

Conditional Use Permit – Alcohol (CUB)

Location: 12916 Victory Blvd
N Hollywood, CA 91606

Request: Code Section 12:24-C, 42

To permit the sale and dispensing of Beer, Wine and Distilled spirits for on-site consumption; in conjunction with an existing 2,875.5 square-foot square foot upscale Lebanes restaurant. Hours of operation Sunday – Thursday 11am – Midnight and Friday – Saturday 11am – 1am. Seating - 60 inside and 20 on Patio area.

a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

The proposed location is located on a commercially zoned and developed. Surrounding properties have compatible and similar uses that of the proposed. The subject property is classified as Q C1.5-1VL zoned neighborhood office commercial. The property is located to encourage business and job growth within the city.

b. Why does applicant believe the project will be desirable to the public convenience and welfare.

The restaurant location of the site is in a thriving commercial corridor of Coldwater Canyon Ave and Victory Blvd. The community will benefit from this type of use, since there is no similar use that of the proposed use. The approval of the project will allow the applicant to offer the community a full line of Alcoholic Beverages, thus give the convenience and atmosphere of an upscale family restaurant for the community to enjoy.

c. Describe how the proposed project will not be detrimental to the character of development of the community.

The business is located in a commercial area and commercially zoned and developed properties adjoin our site. These properties are similarly zoned and are developed as commercial uses ranging from restaurants to retail. The business hours will include, Lunch and dinner with limited business hour from Monday – Sunday from 11 am – 1 am seven days a week. This type of service is unique to this area. This restaurant offers a unique type of Lebanes cusine that is sought after in this immediate area.

d. Will the approval of the conditional use at this location adversely affect the economic welfare of the community? Why?

The approval of this project will allow the applicant to expand the menu to include a full line of alcoholic beverages (type 47). This grant will enhance the economic well being of the community. A quality, family style upscale restaurant fits in well in this community. Granting this request will help the restaurant offer a wider range of food and drink options for the customers resulting in economic benefits.

e. Will the approval of the conditional Use result in or contribute to an undue concentration of establishments? Why?

No, since there is no like business as ours in the immediate area, this will serve as a benefit and asset to the community. Inclusion of a full line of alcoholic beverages is a common accepted business practice in all communities. In addition, it helps improve the economic growth and help generate tax revenue to various municipalities.

f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

The requested use at the proposed location will not affect nearby residents. These properties are buffered from site and sound of other existing businesses. This type of use has been operating for many years in the area. These properties will not be affected by allowing a full line of alcoholic beverages.

g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?

Hours of operation: Sunday m- Thursday 11 am – Midnight and Friday and Saturday 11am to 1am..

h. What is the occupancy load as determined by the Fire Department? (number of patrons)? What is the proposed seating in all areas?

Seating Capacity: Inside Seating is 60 and patio Seating is 20
Total 110

i. Is parking available on site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many Off-site spaces?

Parking is providing on site. 24 spaces in compliance with the zoning and other applicable provisions of the municipal codes to the satisfaction of building and safety.

i. Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) (On-Site only)

This request involves no dancing, piano Bar, juke Box or live entertainment. Recorded music only.

k. Is a full line of alcoholic beverages to be served or just beer and wine?

Beer, Wine and distilled Spirits for on On-Site consumption.

l. Will cups, glasses, or other similar containers be sold, which might be used for the consumption of liquor on the premises? (Off-Site Only)

N/A

m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dinning and lounge facilities. (On-Site Only)

A cocktail lounge will not be maintained incidental to the restaurant use.

n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the alcoholic beverage Control Department (ABC) in the last 365 days and if so, for what reasons?

The lessee of the subject premises has never been suspended from the sale of alcoholic beverages on the subject property or fined by The Department of Alcoholic Beverage Control.

o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?

Video game machines will not be available for use on this site.

p. Will you have signs visible on the outside which advertise the availability of alcohol?

Signs will not be visible on the outside to promote alcohol from within.

q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in section 12.03 of the Los Angeles Municipal code?

Yes alcohol will be served without a food order while waiting for table to be seated. However, food will be offered at all times. The kitchen complies as defined in section 91.0403 of Los Angeles municipal code.

r. Will beer or Wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750ml)?

N/A

s. Will “fortified” wine (greater than 16% alcohol) be sold?

“Fortified” wine will not be sold.

t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?

Off-site sales of alcohol as a secondary use to on-site sales will not occur.

u. Will discount alcoholic drinks or a “Happy Hour” be offered at any time?

Discount alcoholic drinks or a “Happy Hour” will not be offered at this time.

v. Will a security guards be provided and if so, when and how many?

The applicant does not anticipate the need for security guards given the size and scale of the operation in relations to the type of family restaurant.

w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

No alcohol will be allowed to be consumed on any adjacent property under our control.

x. Will the gross sale of alcohol exceed the gross sale of a food items on a quarterly basis?

The gross sale of alcohol will not exceed the gross sale of food items on a quarterly basis

y. Provide a copy of the proposed menu if food is to be served.

See attached menu

z. How many employees will you have on the site at any given time?

The maximum number of employees that will work at any given time is 8.

aa. What security measures will be taken including?

- 1. Posting of Rules and Regulations on the premises.**
- 2. To prevent such problems as gambling, loitering, theft, vandalism and truancy.**
- 3. Will security guards be provided and if so, when and how many?**
- 4. Other measures.**

Please refer to item "V" above.

bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?

There will be no minimum age requirement. Upscale family restaurant.

cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of the proposed business? Where?

None

dd. For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses with 1,000 feet of your proposed location (i.e. adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?

N/A

ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?

N/A

