**APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT – ALCOHOLIC BEVERAGE SERVICE**

APPLICANT: **FERDINANDO DONADELLI**

**DBA: CAFE ITALIA**

PROPERTY: **14056 W BURBANK BLVD,**

**SHERMAN OAKS, CA 91401**

REFERENCE: **PER LAMC 12.24-W,1, CONDITIONAL USE PERMIT TO ALLOW THE SALE OF A FULL-LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF AN EXISTING RESTUARANT.**

**ADDITIONAL** **FINDINGS**

**a. General Conditional Use**

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

The applicant seeks a conditional use permit to allow the sale of a full line of alcoholic beverages in conjunction with an existing Italian restaurant. The physical structure will not be alter at all by the granting of this permit, and thus the built environment will not be detrimentally affected.

Cafe Italia will continue to serve high-quality Italian food to local residents, employees, and visitors for lunch and dinner. The option to purchase an alcoholic beverage along with their meals at the restaurant will attract additional patrons, adding to the number of people on this stretch of Burbank Avenue and increasing the vibrancy of the area. As a result, Cafe Italia will be providing a beneficial service to local community.

**ii. That the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The location, size, and height of the structure housing the restaurant will not change at all with this request, so adjacent properties will not be negatively affected. Cafe Italia will not have a detrimental effect on surrounding properties or neighborhoods as it will continue to serve the needs and desires of local residents of the Hollywood neighborhood. The operators understand their responsibilities as a restaurant serving alcohol to the residents of and visitors to the Sherman Oaks community, and are up to the task of ensuring that their operations will only increase local vibrancy, livability, and safety without detrimentally affecting the neighborhood. The granting of a liquor license to allow patrons an alcoholic beverage for on-site consumption will not degrade adjacent properties or negatively affect the public health, welfare, or safety.

**iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

This business has and will continue to conform to the purpose, intent, and provisions of the General Plan.

General Plan: This Project falls in a Neighborhood Office Commercial designation. Cafe Italia fits perfectly into this designation as a restaurant serving the needs of local residents, employees, and visitors. Granting this Conditional Use Permit will allow this restaurant to better serve the neighborhood and further the goals of the general plan.

Community Plan: This project is not located in any community plan area.

Specific Plan: This project is not located in any specific plan area.

**b. Additional Findings**

1. **Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The sale of alcoholic beverages for on-site consumption at the restaurant is appropriate given its location on a commercial corridor serving a wide variety of people. The sale of alcoholic beverages will only serve to benefit patrons who wish to purchase a drink with their meals.

**ii. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments.**

Alcohol sale at Cafe Italia will be only incidental to the sale of food items. In fact, Cafe Italia is already in business without an alcohol license, serving food and non-alcoholic beverages to patrons. Further, all establishments serving alcoholic beverages in Sherman Oaks are held to high standards to ensure that the concentration of such establishments has no negative impacts on the surrounding environment. The owners of Cafe Italia are up to the task of ensuring that they serve alcohol in a safe method that impacts the Sherman Oaks community in only a positive way. The granting of this Conditional Use Permit at Cafe Italia will not result in an undue concentration of such establishments in the area.

**iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

The restaurant operates on a commercially zoned property and is therefore a proper use in this location. Although there are residential zones nearby, they are sufficiently buffered from the restaurants operations. Nonetheless, the restaurant will continue to be operated in a responsible manner so as to avoid detrimentally affecting the neighborhood.

**QUESTIONS REARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

**a. What is the total square footage of the building or center the establishment is located in?**

The square footage of the center is approximately 5,495.7 s.f.

**b. What is the total square footage of the space the establishment will occupy?**

The space will occupy the whole building at approximately 1,128 s.f.

**c. What is the total occupancy load of the space as determined by the Fire Department?**

Applicant is uncertain of total occupancy load.

**d. What is the total number of seats that will be provided indoors? Outdoors?**

There is a total of 52 seats, 40 interior seats and 12 outdoor seats.

**e. If there is an outdoor area, will there be an option to consume alcoholic outdoors.**

Yes

**f. If there is an outdoor area, is it on private property or the public light of way, or both?**

Private

1. **If any outdoor area is on public right-of-way, has a revocable permit has been obtained?**

N/A.

**g. Are you adding floor area?**

No, no floor area is being added.

**h. Parking**

1. **How many parking spaces are available on the site?**

13 parking spaces are available behind the site.

1. **Are they shared or designated for the subject use?**

The spaces are shared between the tenants.

1. **If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?**

N/A, no floor area is being added.

1. **Have any arrangements been made to provide parking off-site?**

N/A

**1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?**

N/A

**2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.**

**3. Will valet service be available? Will the service be for a charge?**

Valet service will not be available.

**i. Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?**

Community Bible Church (14051 Burbank Blvd, Van Nuys, CA 91401)

**j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined by LAMC 12.70 B17?**

No

**QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

**a. What are the proposed hours of operation and which days of the week will the establishment be open?**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | M | Tu | W | Th | F | Sa | Su |
| Proposed Hours of Operation | 10am-11pm | 10am-11pm | 10am-11pm | 10am-11pm | 10am-11pm | 10am-11pm | 10am-11pm |
| Proposed Hours of Alcohol Sales | 10am-11pm | 10am-11pm | 10am-11pm | 10am-11pm | 10am-11pm | 10am-11pm | 10am-11pm |

**b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc..?**

No

**c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?**

There is no minimum age requirement to enter the premises. However, all patrons who purchase alcohol must be at least 21 years old. Any patrons who look under the age of 30 will be asked to show valid identification upon purchase of any alcoholic beverages.

**d. Will there be any accessory retail uses on the site?**

No

**e. Security**

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

2-7, depending on time of day and season

1. **Will security guards be provided on-site?**

N/A

1. **Has LAPD issued any citations or violations?**

No.

**f. Alcohol**

1. **Will there be beer & wine only, or a full-line of alcoholic beverages available?**

A full-line of alcoholic beverages is available at the site.

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

Specialty wines with greater than 16% alcohol (aged ports) may be sold. However cheap, fortified wines such as “Thunderbird” will not be sold.

1. **Will alcohol be consumed on any adjacent property under the control of the applicant?**

No

1. **Will there be signs visible from the exterior -that advertise the availability of alcohol?**

Applicant is requesting the ability to advertise a special offering (beverages, meals, etc.). Any advertising of these special offerings, which may include alcoholic beverages, will be for a limited engagement only.

1. **Food**
   * 1. **Will there be a kitchen on the site?**

Yes there is a full kitchen on the site.

* + 1. **Will alcohol be sold without a food order?**

Alcohol may be sold without a food order. However a full menu is available at all hours of operation.

* + 1. **Will the sale of alcohol exceed the sale of food items on a quarterly basis?**

Under the proposed business plan the sale of alcohol will not exceed the sale of food items on a quarterly basis.

* + 1. **Provide a copy of the menu if food is to be served.**

A menu is included with this application.

1. **On-Site**
   * 1. **Will a bar or cocktail lounge be maintained incidental to a restaurant?**

N/A

**2.** **Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)?**

No, no off-site sales are requested.

**3.** **Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?**

Applicant is requesting the ability to allow promotional beverage offerings in correlation with a particular film. Any promotional beverage offerings will be for a limited engagement only.

1. **Off-Site**
   * 1. **Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?**

N/A

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

N/A

1. **Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements –** [**http://abc.ca.gov**](http://abc.ca.gov)

**5. Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)**

**a. Is this application a request for on-site or off-site sales of alcoholic beverages?**

This request is for on-site sales of alcoholic beverages.

**i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?**

The establishment is an operating restaurant with bona-fide eating establishments.

**1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:**

**a. Issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or**

N/A.

**b. If issuance would result in, or add to an undue concentration of licenses.**

N/A.