



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
*All terms in this document are applicable to the singular as well as the plural forms of such terms.
 Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 5254 VAN NUYS BLVD Unit/Space Number _____

Legal Description² (Lot, Block, Tract) 56 TR6015

Assessor Parcel Number 2248013003 Total Lot Area 3,499.8 (sq ft)

2. PROJECT DESCRIPTION

Present Use RESTAURANT

Proposed Use RESTAURANT

Project Name (if applicable) OISUMO SUSHI

Describe in detail the characteristics, scope and/or operation of the proposed project A CONDITIONAL USE PERMIT TO ALLOW SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN AN EXISTING - 1,734 SF RESTAURANT WITH 60 INDOOR SEATS AND HAING HOURS OPERATION FROM 10 A.M. TO MIDNIGHT, 7 DAYS

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? _____ ft.
 If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 12.24-W, 1

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: A conditional use permit to allow the street keep-alive for on-site consumption in conjunction with an existing 1,134sf restaurant with 50 indoor seats, having hours of 11am to 2AM daily, INC2-IVL zone.

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) ZA-1995-990-CUE

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy _____
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name → KEN KIM

Company/Firm KENJJJANG LLC

Address: 5254 VAN NUYS BLVD Unit/Space Number _____

City SHERMAN OAKS State CA Zip Code: 91401

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) PARK HAE S AND DAE K TRS; HAE AND DAE PARK TRUST

Address 5254 VAN NUYS BLVD Unit/Space Number _____

City SHERMAN OAKS State CA Zip Code: 91401

Telephone _____ E-mail: _____

Agent/Representative name STEVE S KIM

Company/Firm GSD PARTNERS

Address: 800 W 1ST ST Unit/Space Number 1907

City LOS ANGELES State CA Zip: 90012

Telephone (213) 268-8787 E-mail: SKIM0514@GMAIL.COM

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information (select only one) Owner Applicant
 Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.
- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 9/26/2019

Print Name Haesook Park

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 9/26/19 before me, James S. Lee
(Insert Name of Notary Public and Title)

personally appeared Hae Sook Park, 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.

[Signature]
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: 9-19-2019

Print Name: KEN KIM

This page is part of your document - DO NOT DISCARD

03 3376146

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:04 AM NOV 10 2003

TITLE(S) :

DEED



L E A D S H E E T

FEE

FEE
\$7
V

D.T.T

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2248 - 013 - 003

001

THIS FORM NOT TO BE DUPLICATED

03 3376146

RECORDING REQUESTED BY
Hae Sook Park

AND WHEN RECORDED MAIL TO
5254 Van Nuys Blvd
Sherman Oaks, CA 91401-5617

APN 2248-013-003

Space above line for Recorder's Use
NO TAX DUE

GRANT DEED

Documentary transfer tax is NONE. BP&J, PLC
"THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST
INTO HER REVOCABLE LIVING TRUST, R&T 11921"

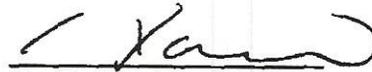
 x City of Los Angeles

Mail tax statements to: 5254 Van Nuys, Sherman Oaks, CA 91401-5617

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Hae Sook Park, hereby GRANTS to Hae Sook Park and Dae Keun Park, trustees of The Hae Sook Park and Dae Keun Park Revocable Trust, all that real property situated in the City of Los Angeles, County of Los Angeles, State of California, described as:

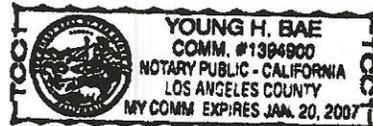
LOT 56 OF TRACT NO.6015, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99 PAGES 54 AND 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.K.A. 5254 VAN NUYS, LOS ANGELES, CALIFORNIA

Dated: October 3, 2003


Hae Sook Park

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On October 3, 2003, before me, Young Hae,
a notary public, personally appeared Hae Sook Park,
personally known to me (or proved to me on the
basis of satisfactory evidence) to be persons whose names are
subscribed to the within instrument and acknowledged to me that
they executed the same in their authorized capacities, and that by
their signatures on the instrument the persons, or the entity upon
behalf of which the persons acted, executed the instrument.
WITNESS my hand and official seal.



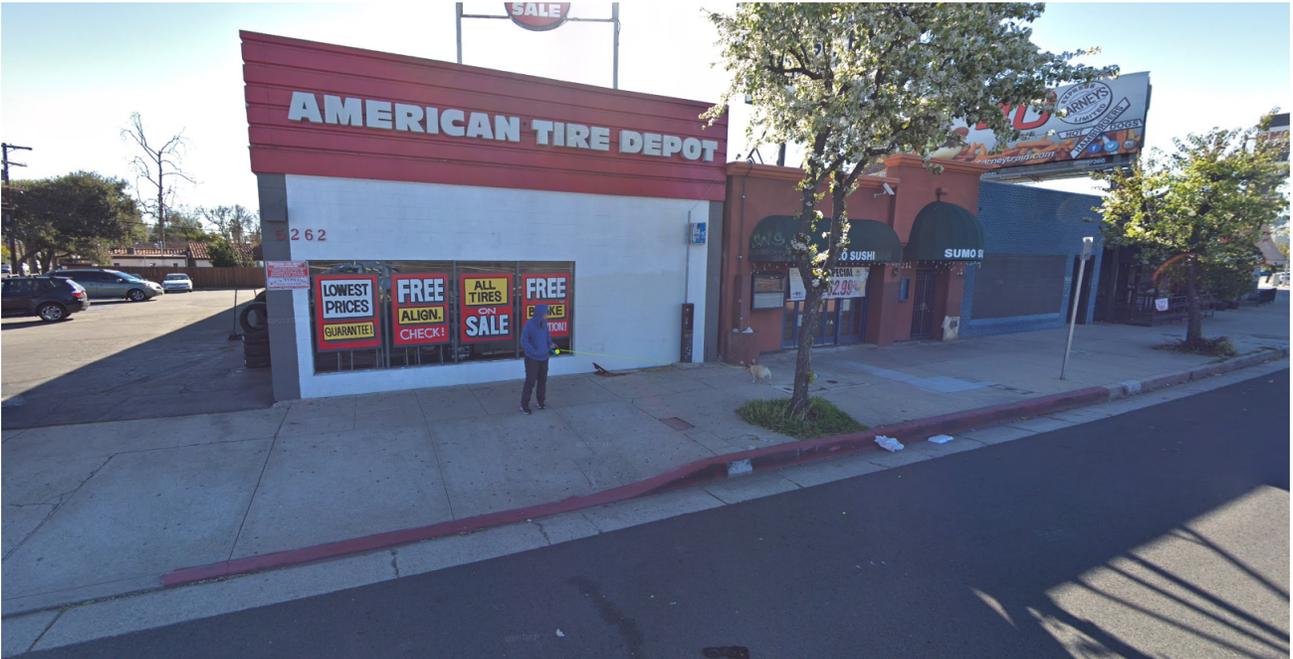
Signature: 

[SEAL]

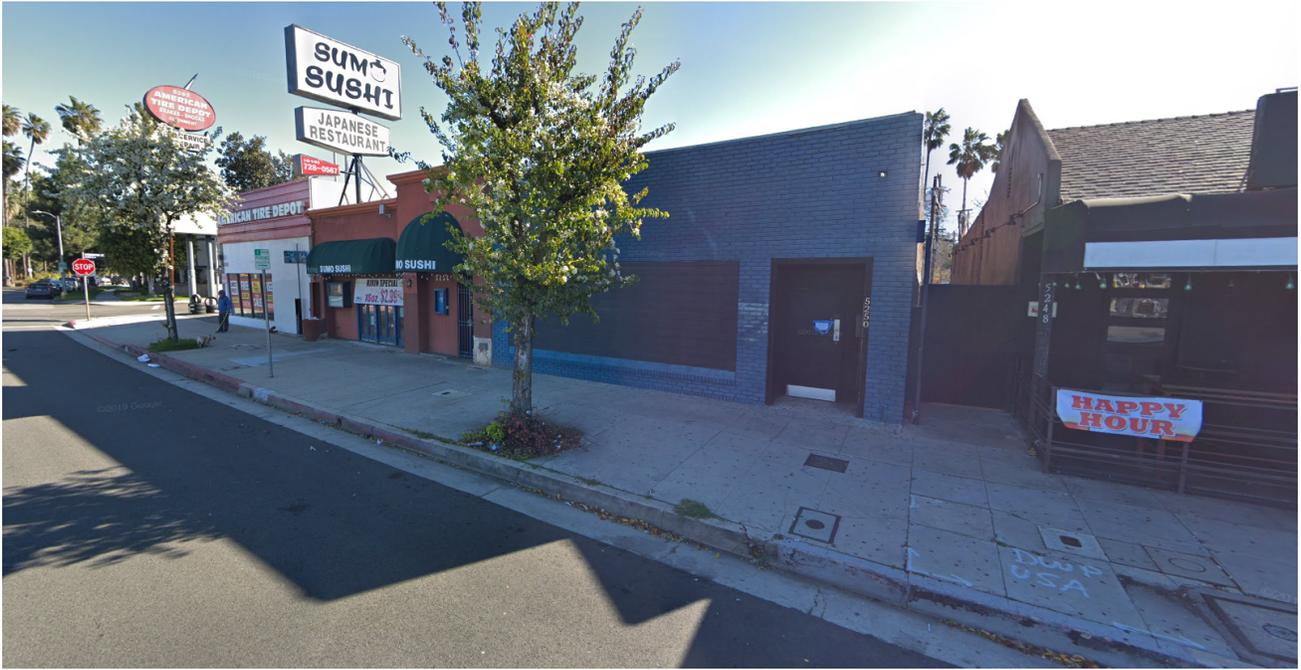
A.



B.

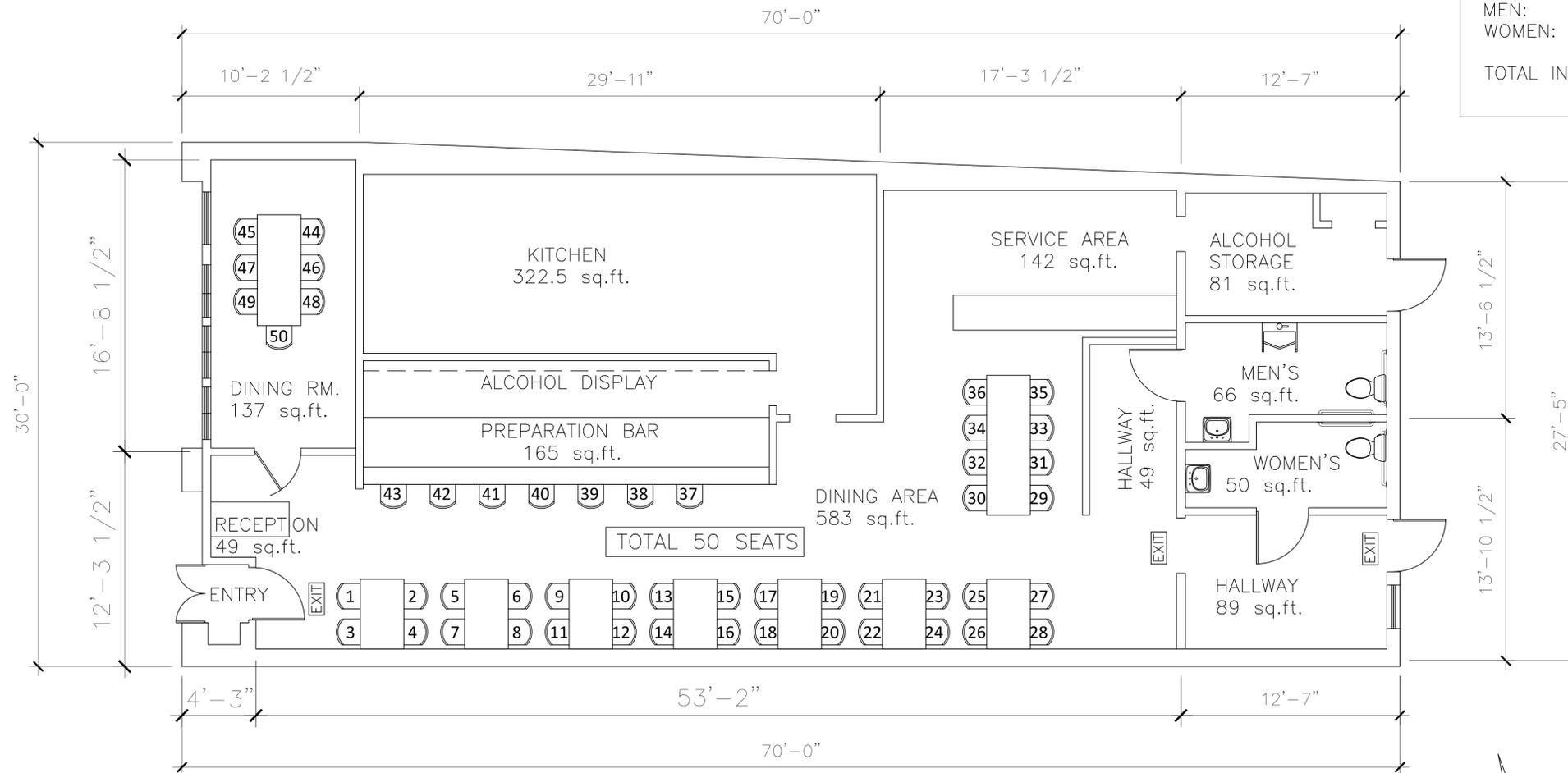


C.



D.





NUMBER OF SEATS:	
INDOOR	50
FLOOR AREA:	
RECEPTION:	49 SQ.FT.
KITCHEN:	322.5 SQ.FT.
SERVICE AREA:	142 SQ.FT.
HALLWAY:	138 SQ.FT.
DINING ROOM:	137 SQ.FT.
DINING AREA:	583 SQ.FT.
PREPARATION BAR:	165 SQ.FT.
ALCOHOL STORAGE:	81 SQ.FT.
MEN:	66 SQ.FT.
WOMEN:	50 SQ.FT.
TOTAL INTERIOR AREA:	1,733.5 SQ.FT.

FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISIONS	BY

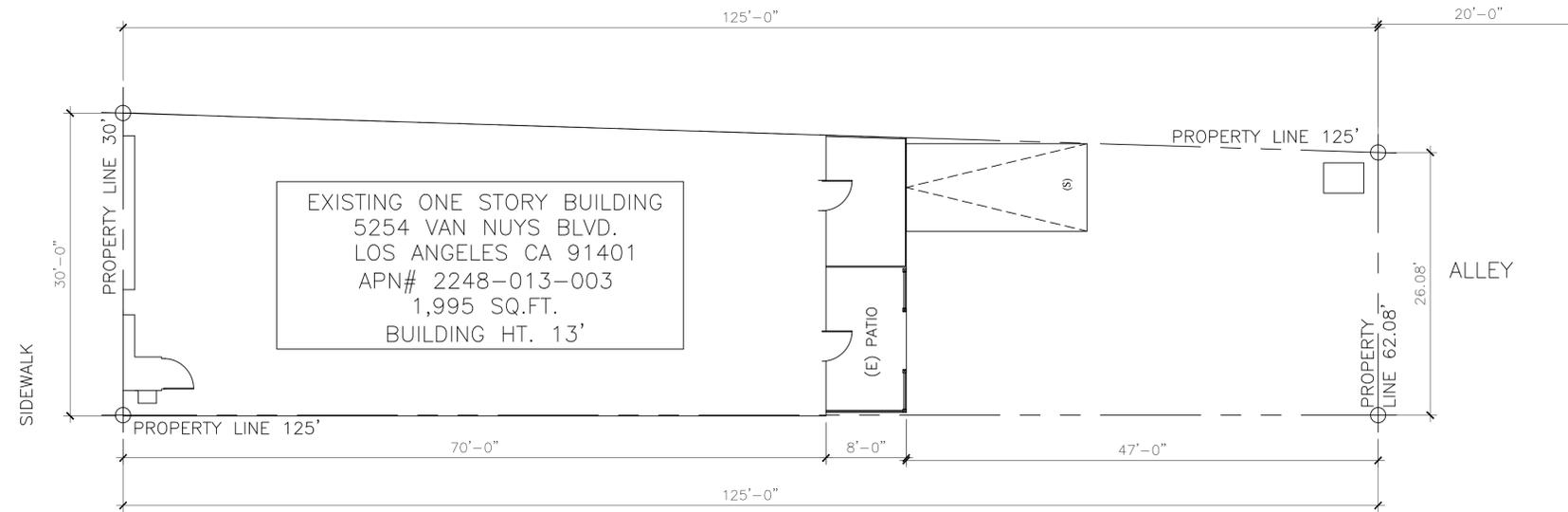
GSD PARTNERS, INC.
 2404 WILSHIRE BLVD.
 LOS ANGELES, CA 90057
 TEL: 213-538-8787

OWNER INFORMATION:
 5254 VAN NUYS BLVD.
 LOS ANGELES CA 91401

PROJECT INFORMATION:
 O SUNO SUSHI
 5254 VAN NUYS BLVD.
 LOS ANGELES CA 91401
 APN# 2248-013-003

DATE	09-29-19
SCALE	1/4" = 1'-0"
DRAWN	
JOB	
SHEET	A-2

VAN NUYS BLVD.

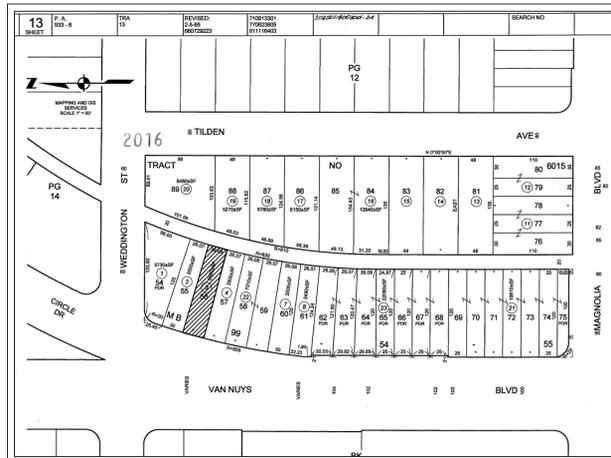


SITE PLAN



SCALE: 1/8" = 1'-0"

VICINITY MAP



BUILDING DATA

SITE ADDRESS
5254 VAN NUYS BLVD.
LOS ANGELES CA 91401

PROJECT DATA:
LOT AREA: ±3500 SQ.FT.
APN# 2248-013-003
TRACT: # 6015
LOT: 56
PROPERTY TYPE: COMMERCIAL / INDUSTRIAL
ZONING: C2-1VL

BUILDINGS DESCRIPTION:
EXISTING ONE STORY BUILDING: 1,995
SQUARE FOOTAGE:
YEAR BUILD / EFFECTIVE YEAR BUILT: 1950 / 1960
EXISTING BUILDING HT: ±13'

SHEET INDEX

A-1 SITE PLAN
A-2 EXISTING FLOOR PLAN

PARKING SPACE

PARKING SPACE: 1 SPACES

SEATS

TOTAL OF 50 SEATS

REVISIONS	BY

GSD PARTNERS, INC.
2404 WILSHIRE BLVD.
LOS ANGELES, CA 90057
TEL: 213-538-8787

OWNER INFORMATION:
5254 VAN NUYS BLVD.
LOS ANGELES CA 91401

PROJECT INFORMATION:
O SUNO SUSHI
5254 VAN NUYS BLVD.
LOS ANGELES CA 91401
APN# 2248-013-003

DATE 09-292-19
SCALE 1/8" = 1'-0"
DRAWN
JOB
SHEET

A-1

Street Address: 5254 N Van Nuys Boulevard

Legal Description: Lot 56, TR 6015

Assessor Parcel Number: 2248-013-003

Project Description

A Conditional Use Permit to allow the sale and dispensing of a beer and wine for on-site consumption in conjunction with an existing 1,734 sq. ft. restaurant with 50 indoor seats, having hours of 11 am to 11 pm, daily, in the C2-1VL zone.

Request

Applicant requests the following discretionary approvals:

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W,1:

"A Conditional Use Permit to allow the sale and dispensing of a beer and wine for on-site consumption in conjunction with an existing 1,734 sq. ft. restaurant with 50 indoor seats, having hours of 11 am to 12 am, daily, in the C2-1VL zone."

Background

The subject property is a level, rectangular-shaped, interior parcel of land consisting of a single lot with an area of 3,500 sq. ft. and having a frontage of 30 feet on the easterly side of Van Nuys Boulevard. It is currently developed with a single-story, 1,734 sq. ft. restaurant. There is a single parking space to the rear of the restaurant with access via the rear alley.

The existing restaurant, O Sumo Sushi, has been in operation since 2013. The subject site has existed as a restaurant with alcohol sales dating back to 1995 and was previously approved for the sale and dispensing of beer and wine for on-site consumption through Case No. ZA-1995-990-CUE on February 14, 1996. The subject request is for a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in the existing restaurant. The new grant is required due to a change in operator and the expiration of the prior grant, but the general operational standards that were prescribed in Case No. ZA-1995-990-CUE will be maintained.

Zoning and Land Use

The site is within the Van Nuys neighborhood in the Van Nuys-North Sherman Oaks Community Plan Area and is surrounded by low-intensity commercial and residential uses. The property is zoned C2-1VL, with a corresponding land use designation of General Commercial. The proposed restaurant use is permitted by right in the C2 zone. The proposed sale of alcoholic beverages for on-site consumption is permitted through the approval of a Conditional Use Permit, provided that the Zoning Administrator makes the required findings herein.

Adjacent Land Uses

Surrounding properties are within the C2-1VL and RD1.5-1 Zones and are characterized by slightly sloping to level topography.

Adjoining property to the north of the Project site is zoned C2-1VL and is improved with a single-story tire shop with associated surface parking.

Adjoining property to the south of the Project site is zoned C2-1VL and is improved with a single-story commercial building.

Adjoining properties to the east of the Project site, across the alley, are zoned RD1.5-1, and are developed with one- to two-story multifamily residential buildings.

Adjoining property to the west of the Project site, across Van Nuys Boulevard, is zoned C2-1VL, and is developed with a single-story car dealership.

Streets & Circulation

Van Nuys Boulevard, adjoining the property to the west, is a two-way north-south street providing two travel lanes in each direction and a turn lane. It is a designated Boulevard II with a dedicated right-of-way width of 100 feet and is improved with curb, gutter, and sidewalk on both sides.

The Project site is well served by Metro Rapid and Local bus services along Van Nuys Boulevard and Magnolia Boulevard to the south.

Conditional Use Findings

- 1. 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.**

This project involves an existing restaurant, O Sumo Sushi, which is within a building that has operated as a restaurant since 1961. The subject site was approved for the on-site sale of beer and wine pursuant to Case No. ZA-1995-990-CUE in 1996. While this grant expired in 2001, there was an active liquor license at this location until a few years ago. The subject request for a Conditional Use Permit for the sale and dispensing of beer and wine for on-site consumption does not intend to deviate from any of the operational standards set forth in Case No. ZA-1995-990-CUE, aside from a slight increase in the number of seats.

The location of the site is convenient to a large population because it is located near the intersection of two major commercial corridors in the San Fernando Valley (Van Nuys Boulevard and Magnolia Boulevard). This segment of Magnolia Boulevard contains a mix of neighborhood serving and high-intensity commercial uses, including several car dealerships and other auto-oriented uses. The subject use is providing a service that is beneficial to the community since there are very few food-serving establishments in this general vicinity. The sale of beer and wine for on-site consumption further enriches this service as it creates a more formal and desirable dining

experience that is expected in any neighborhood. Given the preponderance of multi-family developments and job-supporting commercial uses in this area, the restaurant is in a convenient location for nearby neighbors and employees to patronize the business. As such, the use will serve a function and provide a service that will be beneficial to the community, which in conjunction with a number of conditions addressing operational measures will result in the enhancement of the built environment.

- 2. The project's location, size, height, operation, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety.**

The project site is fronted on Van Nuys Boulevard, which is a highly traversed corridor with a diverse mix of commercial and residential uses. While there are residential uses to the rear of the property, the restaurant use is concentrated at the front of the lot and is well buffered from the residential uses by the alley to the rear. There is no request for outdoor dining. The requested grant will further incorporate several conditions that will mitigate the potentially negative effects on the surrounding community.

The uses in the immediate vicinity of the Project site include a variety of commercial and residential uses. The subject request does not alter the nature of the current use nor the physical development of the site, it will only allow the sale of alcohol for on-site consumption at a site with a long history of on-site alcohol sales. The proposed establishment will further be mainly focused on food service, the request only includes beer and wine and there is no request for dancing or live entertainment. Given this record, it can be found that the project's size, height, operation, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety.

- 3. The project substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any available specific plans.**

The Van Nuys-North Sherman Oaks Community Plan Map designates the property for General Commercial land uses with a corresponding zone of C2 and Height District 1VL. The site is not within any Specific Plan or Overlay Districts.

The subject property is planned and zoned for commercial uses, and the restaurant use is permitted by right in the C2 zone. The conditional authorization for the sale of alcoholic beverages on-site is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein.

Additional Alcohol Findings

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

The proposed restaurant is allowed by right in the C2 Zone and the addition of the sale of alcoholic beverages will be an ancillary use within the confines of the existing restaurant. The request does not include public dancing or live entertainment. The absence of these specific activities will

reinforce the primary business as a restaurant serving food. The requested entitlement is generally conditioned to reflect the mode of operation stated in the application for a restaurant, which is compatible with the welfare of the community. The site is located within a commercial area, and the proposed restaurant use will be compatible with the surrounding development. The granting of the permit will therefore be favorable to the welfare of the pertinent community.

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

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 4 on-sale and 2 off-sale licenses are allocated to subject Census Tract No. 1285.00. There are currently 4 on-sale and 3 off-sale licenses in this Census Tract.

The number of licenses for on-site sales will be above the allocated threshold with the addition of this establishment. Given the high commercial activity in this district, though, such an overconcentration is not unprecedented. Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. This site also formerly operated with a liquor license, which has since been suspended. As proposed, the sale of beer and wine at the subject restaurant will benefit the public welfare by increasing economic opportunity and providing an essential amenity to the surrounding neighborhood.

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

The request does not represent the introduction of a new use as the subject site has operated as a restaurant with on-site alcohol sales for several years. There are residential uses to the rear of the subject establishment, but the requested alcohol uses will be maintained in the interior of the restaurant. The grant will include numerous conditions and will not authorized uses of the property which might create potential nuisances for the surrounding area. Such imposition of conditions will continue to make the use a more compatible and accountable neighbor to the surrounding residential uses.

Questions Regarding the Physical Development of the Site

a. What is the total square footage of the building or center the establishment is located in? 3,500 sq. ft.

b. What is the total square footage of the space the establishment will occupy? 1,734 sq. ft.

c. What is the total occupancy load of the space as determined by the Fire Department? 57

d. What is the total number of seats that will be provided indoors? Outdoors? 50 indoor, 0 outdoor

e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A

Alcohol Sales	am						
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b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: N/A

Note: An establishment that allows for dancing needs a conditional use pursuant to LAMC section 12.24 W18.

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced? No

d. Will there be any accessory retail uses on the site? What will be sold? No

e. Security

i. How many employees will you have on the site at any given time? 6

ii. Will security guards be provided on-site? No

1. If yes, how many and when? N/A

iii. Has LAPD issued any citations or violations? If yes, please provide copies. No

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Beer and wine

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. Food

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? No

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

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

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No

If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? No

vii. 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

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? On-site

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

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby: issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.