

To: Sherman Oaks Neighborhood Council Land Use Committee
From: Wayne Avrashow, Esq.
Re: Great Greek, 13362 Ventura Boulevard/October 18 Meeting

1. Project Description. Continue City prior approvals for a Conditional Use Permit for sale and dispensing for on-site consumption of alcoholic with food service. The restaurant has 2,147 square feet, including 540 square foot covered outdoor patio on private property; total of 115 seats, 40 seats are on the patio.

2. Zoning: A restaurant is a "by-right" use in the C-2 zone.

3. Illustrations. Provided to Jeff Kalban

4. Copies. Provided to Jeff Kalban and at meeting.

5. Provided to Jeff Kalban and at meeting.

6.a. Environmental: Categorical Exemption (CUE) as an existing restaurant.

b. No change in seating, hours or intensity of use.

c. Yes. City Planning Referral confirms filing is not a "project" per the Plan.

Four Requested Modifications from Prior Approvals

1. Elimination of CUX

A CUX or entertainment permit was erroneously applied to the Great Greek. LAMC §12.24.W.18 defines a CUX for a conditional use for "**entertainment uses**" to three uses; a. Dance Halls, b. Hostess Dance Halls, and c. Massage Parlors. None of these three definitions/uses apply to the Restaurant. The Restaurant limits its dancing to evening hours as the wait staff engages in a cultural dance with a few patrons occasionally joining the brief dance. There is a small platform to accommodate 1-2 musicians who play Greek music for ambiance.

2. Number of Parking Spaces Should Mirror LAMC

Condition 6 of City ZA 96-0697 mandated "60 off-street parking spaces" during evening hours to address a condition that was resolved decades ago by valet parking and permit parking. LAMC requires 21 spaces for the restaurant's 2,147 square feet. There are 4 spaces in the rear and the Restaurant secured 25 off-site spaces at 13320 Ventura Blvd., 29 total spaces to exceed the required parking.

3. Eliminate "Free Valet Parking"

Condition 7 of ZA 96-0697 mandated "**free** valet parking." The Great Greek seeks to modify the condition to mandate valet parking at dinner, identical to the adjacent La Petit restaurant at 13360 Ventura Blvd. which charges a fee for such.

4. Eliminate Security Guard

Condition 9 of ZA 96-0697 required one security guard. The purpose was to have security monitor and prevent patrons from parking on the adjacent residential streets. Valet parking and Permit Parking removed any rationale for this condition.



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

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 13362 Ventura Boulevard Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lots 9-11, Block B, Tract 5956

Assessor Parcel Number 2373003011 Total Lot Area 11,153.26 sq. ft.

2. PROJECT DESCRIPTION

Present Use Restaurant

Proposed Use Restaurant

Project Name (if applicable) The Great Greek

Describe in detail the characteristics, scope and/or operation of the proposed project Conditional use permit to allow sale & dispensing a full line alcoholic beverages for onsite consumption in conjunction with an existing 2,147 sq. ft. full service restaurant w/75 indoor seats & a 540 sq. ft. covered outdoor patio on private property (see attached letter)

Additional information attached YES NO With 40 seats, total of 115 seats

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 _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

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): 12.24C.38(a)

Action Requested, Narrative: A Conditional Use permit to allow the continued sale and dispensing of a full line of alcoholic beverages in conjunction with an existing restaurant.

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 96-0697, 85-0071, BZA No. 3207 (88-1134 and BZA No. 3963 were superseded) ENV 2001-4037-CE and CE 96-0745

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 Ventura-Cahuenga Boulevard Corridor Specific Plan, May 10, 2018
- 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 Great Greek
Company/Firm Ms. Vicki West
Address: 13362 Ventura Blvd. Unit/Space Number _____
City Sherman Oaks State CA Zip Code: 91423
Telephone (818) 905-5250 E-mail: vc727@aol.com
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) Trafecanty Family Inc.
Address 8220 Bobbyboyar Avenue Unit/Space Number _____
City Canoga Park State CA Zip Code: 91304
Telephone 818-438-5488 E-mail: ctrout@fasterhomeloans.com

Agent/Representative name Wayne Avrashow
Company/Firm Law Offices of Wayne Avrashow
Address: 16133 Ventura Blvd. Unit/Space Number PH
City Encino State CA Zip: 91436
Telephone (818) 995-1100 E-mail: walaw@sbcglobal.net

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect
Name Pedro Newburn
Company/Firm WPNA architecture
Address: 1010 N. Madison Ave Unit/Space Number _____
City Pasadena State CA Zip Code: 91104
Telephone (626) 807-8500 E-mail: info@wpnaarchitecture.com

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).

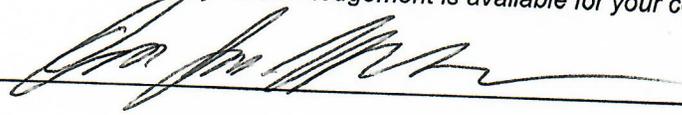
PROPERTY OWNER

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 8/14/2018

Print Name Chris John Trafecanty
Trafecanty Family, Inc.

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 August 14, 2018 before me, Heather Allen Not Public
(Insert Name of Notary Public and Title)

personally appeared Chris John Traferanty 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]
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: 
Print Name: DIONISI ARAKLISIANOS

Date: 8-2-18

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

PROPERTY OWNER:

The Great Greek Restaurant

13362 VENTURA BLVD
SHERMAN OAKS, CA. 91423



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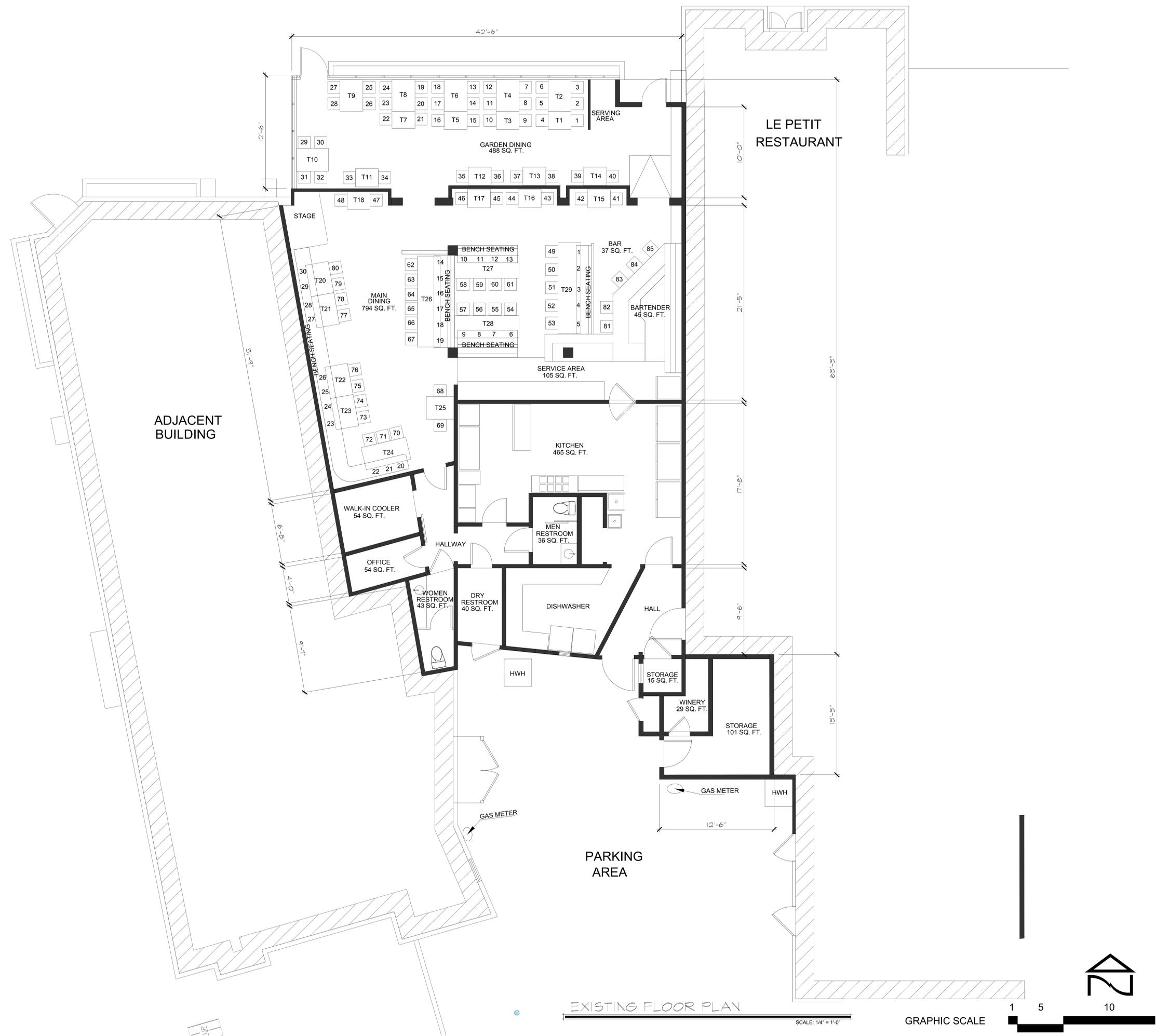
DATE	ISSUANCE



BUILDING	NAME	THE GREEK RESTAURANT		
	ADDRESS	STR.	13362 VENTURA BLVD	
		CITY:	SHERMAN OAKS	CA 91423
PROJECT	DESCRIPT.			
DRAWING	DRAWN BY	DL	CKD BY	PN
	TITLE	EXISTING FLOOR PLAN		
	NUMBER	A1.2		
		TYPE	SERIES	SEQUENCE

PROJECT NO: 07-1318

SCALE: AS SHOWN



EXISTING FLOOR PLAN

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

GRAPHIC SCALE









CBS
LAND ROVER
DISCOVERY
A BGNRP

the Great Greef

WORLD FAMOUS TONY'S
LIQUOR WINE
TOBACCO BEER
LOWER PRICES GREAT SELECTION

LE PETIT

PARTIES • PARTY TRAYS • CATERING • TAKE OUT



NO PARKING!

THE GREAT GREEK
LOADING & UNLOADING
ZONE ONLY

DELIVERY ONLY
NO CUSTOMER OR EMPLOYEE
TO ENTER HERE
PLEASE USE FRONT DOOR

LE PETITE RESTAURANT
LOADING & UNLOADING
ZONE ONLY

