

EXISTING PARKING PLAN 1/8"=1'-0"



NO EXTERIOR ALTERATIONS ARE PROPOSED
SIGNAGE IS NOT A PART OF THIS APPLICATION

ELEVATION - FRONT/SOUTH N.T.S.

PLANNING SUBMITTAL

THE PL-SERIES SHEETS IN THIS SUBMITTAL ARE BASED ON A-SERIES SHEETS SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY. THESE PL-SERIES SHEETS ARE NOT FOR CONSTRUCTION - THEY ARE FOR REFERENCE ONLY.

SHEET INDEX

- PL-1.0 PLOT PLAN/ELEVATION
- PL-2.0 EXISTING & DEMOLITION PLAN AND FLOOR PLAN

PROJECT DATA

PROJECT DESCRIPTION

A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND DISPENSING OF A FULL-LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN AN EXISTING 2,125 SF RESTAURANT

FLOOR AREA RATIO = 2125/3770 = 0.56

BUILDING HEIGHT = 15'-0"

LEGAL DESCRIPTION

14543 VENTURA BLVD, SHERMAN OAKS, CALIF. 91403
TRACK 6852 LOT 7 BLOCK B M.B. 76-46/48
APN 2265-010-005

GENERAL DATA

ZONE: C2-1L
LOT SIZE: 30' X 130' SQ. FT. - 3,821 SQ. FT.
CONSTRUCTION TYPE: TYPE V-B
SQUARE FOOTAGE: 2,125 SQ. FT.

OCCUPANCYS: M	KITCHEN - OFFICE - RESTROOMS - STORAGE
	1,020 SQ. FT. / 200 - 5.1
A-2	MOVEABLE SEATING
	920 SQ. FT. / 15 - 61.3
	FIXED SEATING 32
	BOOTHS - 24
	BAR - 8
	TOTAL 98.4 OCCUPANCYS

PARKING:

TOTAL REQUIRED: 7 STALLS
EXISTING ON SITE PARKING REQUIREMENT (PER 1974 COFO): 4 STALLS
TOTAL PARKING REQUIRED FOR RETAIL SPACE (698sf/250): 2.79 STALLS
TOTAL PARKING REQUIRED FOR NEW RESTAURANT SPACE (698sf/100): 6.98 STALLS
TOTAL PARKING STALL DIFFERENCE (6.98-2.79)=4.19 STALLS, ROUNDED DOWN): 4 STALLS
STALL CREDIT FOR HANDICAP PARKING (-1 STALL)
TOTAL PROVIDED: 2 STALLS
1 STANDARD STALL
1 ADA STALL

DIRECTORY

OWNER
MICHELENE LASKI
11519 AQUA VISTA STREET
STUDIO CITY, CA 91604
818.762.5492
MICHLASKI@YAHOO.COM

APPLICANT
FAT TUESDAY
ATTN. KEITH ADAMS
5140 W. SLAUSON AVE.
LOS ANGELES, CA 90056
310.686.4273
KEITHRADAMS@YAHOO.COM

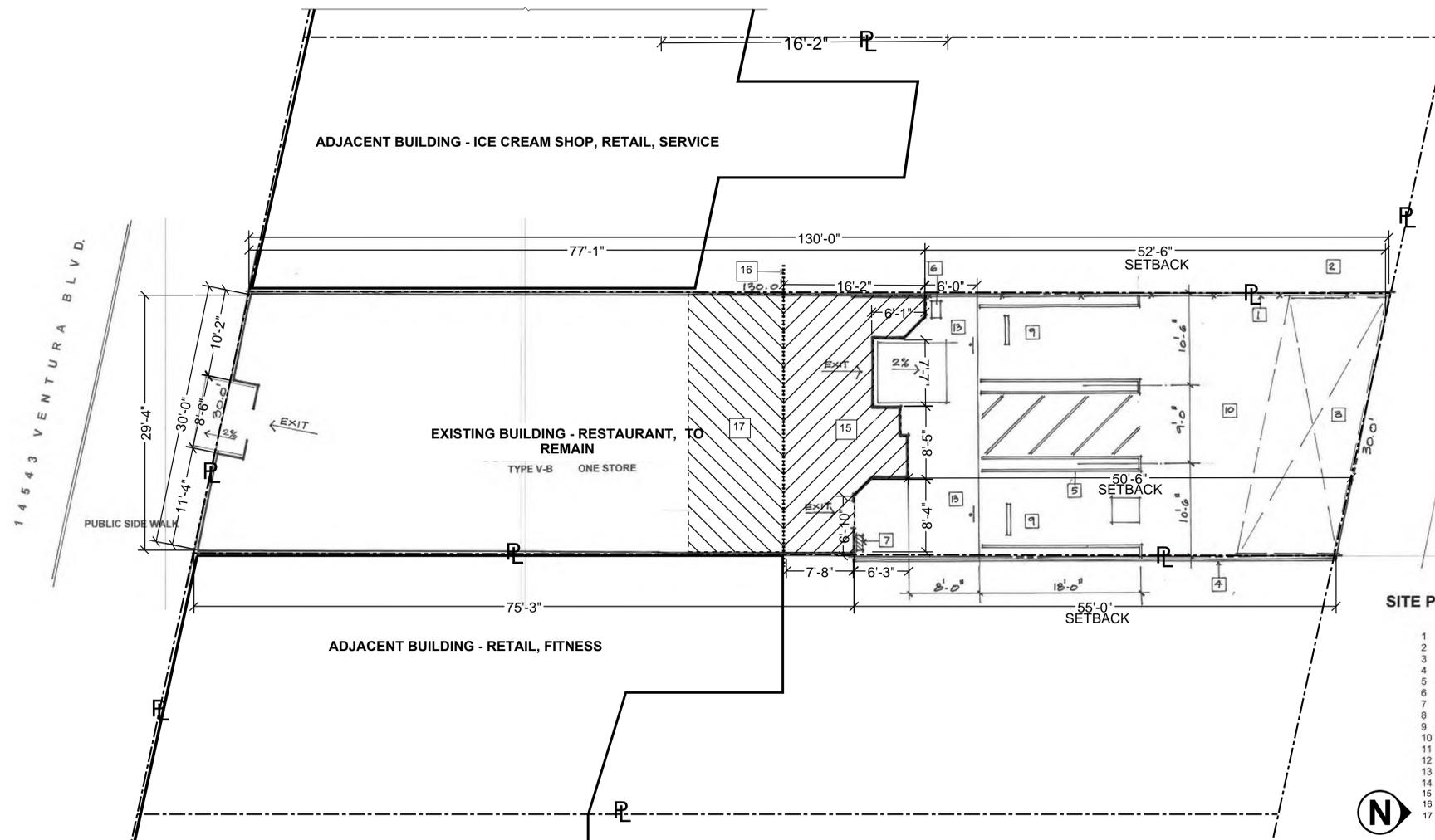
APPLICANT'S AGENT/REPRESENTATIVE
OPEN CIRCLE
ATTN. MIKE MORGAN
17067 SUNBURST ST.
NORTHRIDGE, CA 91325
818.635.6285
MGMORGAN1@ME.COM

PROJECT DESIGNER
MONTELLE MITCHELL
4543 DON TOMASO DRIVE
LOS ANGELES CA 90008
323.448.4141

PLANNING SUBMITTAL PACKAGE
SCOTT SAIKLEY AIA LEED AP
2519 5TH AVE
LOS ANGELES CA 90018
626.644.4465
SCOTT.SAIKLEY@GMAIL.COM

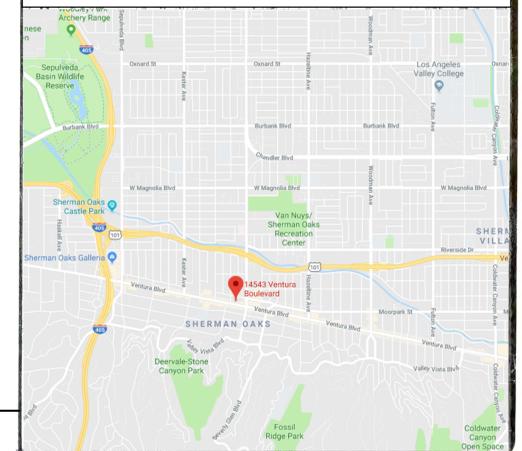
SITE PLAN NOTES

- 1 EXISTING CHAIN LINK FENCE TO REMAIN
- 2 TRASH BIN
- 3 LOADING SPACE
- 4 EXISTING 6" CMU FENCE
- 5 3" PAINT STRIP PER CODE
- 6 GAS METER
- 7 ELEC. SERVICE
- 8 PLANTER BOX
- 9 6" CONC. TIRE BUNNER
- 10 EXISTING AC PAVING TO REMAIN
- 11 GREASE STORAGE BIN
- 12 OUTDOOR DINNING
- 13 ADA SIGNAGE
- 14 EXISTING CONC. WALKWAY
- 15 385 SF RETAIL/SALES AREA PER VN09158/74 AND VN09911/74
- 16 APPROXIMATE DELINEATION LINE OF ADDITION
- 17 313 SF "FOODSTORE" AREA PER VN 49109/69 AND VN49724/69



SITE PLAN / PROPOSED PARKING PLAN 1/8"=1'-0"

VICINITY MAP



SCOTT SAIKLEY ARCHITECT
SCOTT SAIKLEY AIA LEED AP
2519 5TH AVENUE LOS ANGELES CA 90018
626.644.4465 SCOTT.SAIKLEY@GMAIL.COM

montelle mitchell
custom residential design • construction • interiors
323.448.4141
los angeles california 90008

14543 Ventura Boulevard
Sherman Oaks California 91403
4543 don tomaso drive

FAT TUESDAY
A Taste of New Orleans

DRAWN & SS CHECKED

DATE REV. 03.14.2019

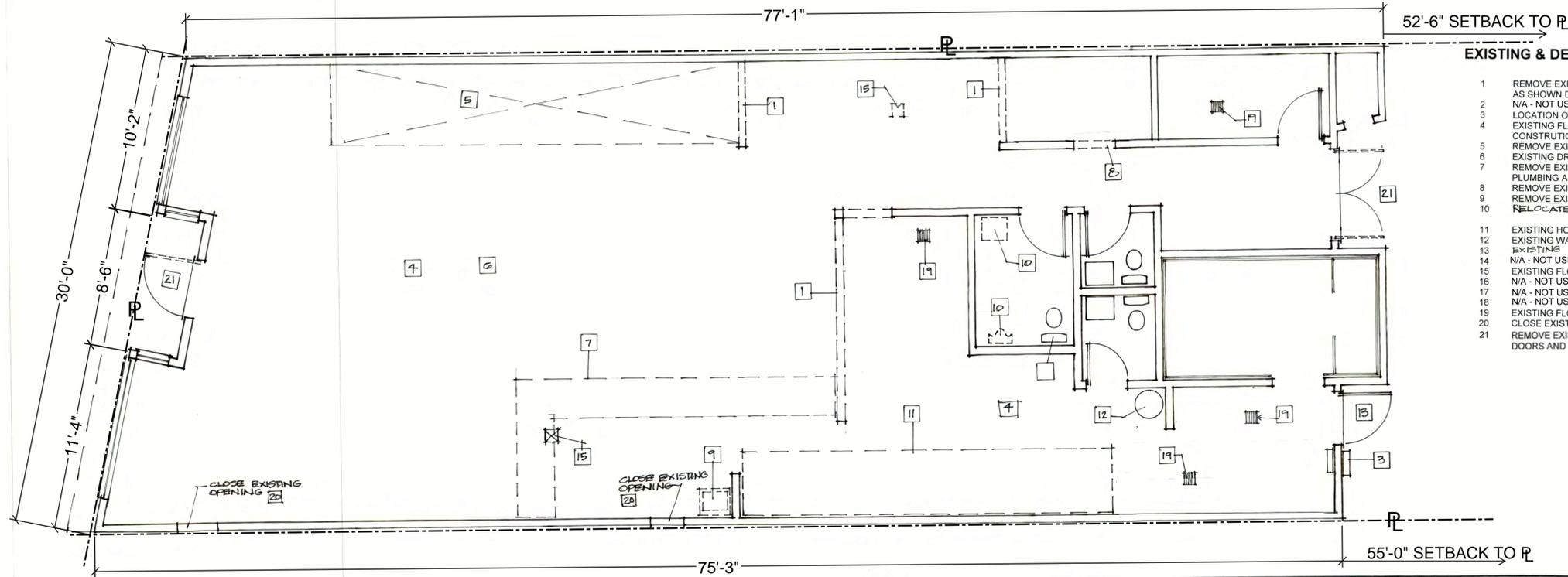
SCALE AS NOTES

JOB NO. 010-018

SHEET

PL- 1.0

OF SHEETS



EXISTING & DEMOLITION KEY NOTES

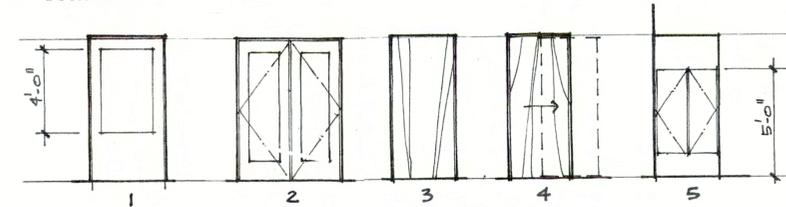
- 1 REMOVE EXISTING NON-BARING STUD WALLS AS SHOWN DASKED
- 2 N/A - NOT USED
- 3 LOCATION OF EXISTING ELEC. SERVICE
- 4 EXISTING FLOORING TO REMAIN AS IS PROTECT DURING CONSTRUCTION
- 5 REMOVE EXISTING WOOD PLATFORM
- 6 EXISTING DRYWALL CEILING TO REMAIN
- 7 REMOVE EXISTING BAR AS SHOWN, SINK, CABINET AND PLUMBING AS REQUIRED
- 8 REMOVE EXISTING WALL AS SHOWN FOR NEW DOOR
- 9 REMOVE EXISTING HAND SINK AND FAUCET AS SHOWN
- 10 RELOCATED EXISTING FIXTURE AS SHOWN
- 11 EXISTING HOOD TO REMAIN
- 12 EXISTING WATER HEATER TO REMAIN
- 13 EXISTING DOORS TO REMAIN
- 14 N/A - NOT USED
- 15 EXISTING FLOOR SINK TO BE ABANED AND COVERED
- 16 N/A - NOT USED
- 17 N/A - NOT USED
- 18 N/A - NOT USED
- 19 EXISTING FLOOR SINK TO REMAIN
- 20 CLOSE EXISTING DOOR OPENING PER CODE
- 21 REMOVE EXISTING ENTRY AND REAR DOORS AND PROVIDE NEW DOORS AND HARDWARE

EXISTING & DEMOLITION PLAN 1/4" = 1'-0"

WINDOWS						
mark	type	size	description	frame	glass	remarks
A	existing	7'-0" x 6'-0"	fixed	wood	tempered glass	protect during construction
B	existing	2'-0" x 6'-0"	fixed	wood	tempered glass	protect during construction
C	existing	7'-0" x 6'-0"	fixed	wood	tempered glass	protect during construction
D	existing	2'-0" x 6'-0"	fixed	wood	tempered glass	protect during construction

DOORS							
mark	type	size	description	fire rating	material	hardware	remarks
A	1 new	3'-6" x 6'-8" - 2"	entry		wood/glass	w/deadbolt	w/ weatherstripping and temp. glass
B	2 new	pair 3'-0" x 6'-8" - 1 3/4"	french		wood/glass	w/deadbolt	w/ weatherstripping and temp. glass
C	3 new	3'-0" x 6'-8" - 1 3/4"	slab	3/4 hour	solid core wood		remove existing, and rehanging as shown
D	4 new	3'-0" x 6'-8" - 1 3/4"	slab	3/4 hour	solid core wood	w/security lock	
E	5 new	pair 1'-6" x 5'-8" - 1 3/4"	double action		stainless steel clad	double action	
F	3 existing	3'-0" x 6'-8" - 1 3/4"	slab	3/4 hour	wood		ADA signage
G	3 existing	3'-0" x 6'-8" - 1 3/4"	slab	3/4 hour	wood		ADA signage
H	3 existing	3'-0" x 6'-8" - 1 3/4"	slab		wood		
J	3 existing	3'-0" x 6'-8" - 1 3/4"	slab		metal	none	outside door to walk-in
K	6 existing	3'-0" x 6'-8" - 1 3/4"	hollow metal		metal	w/deadbolt	w/ weatherstripping

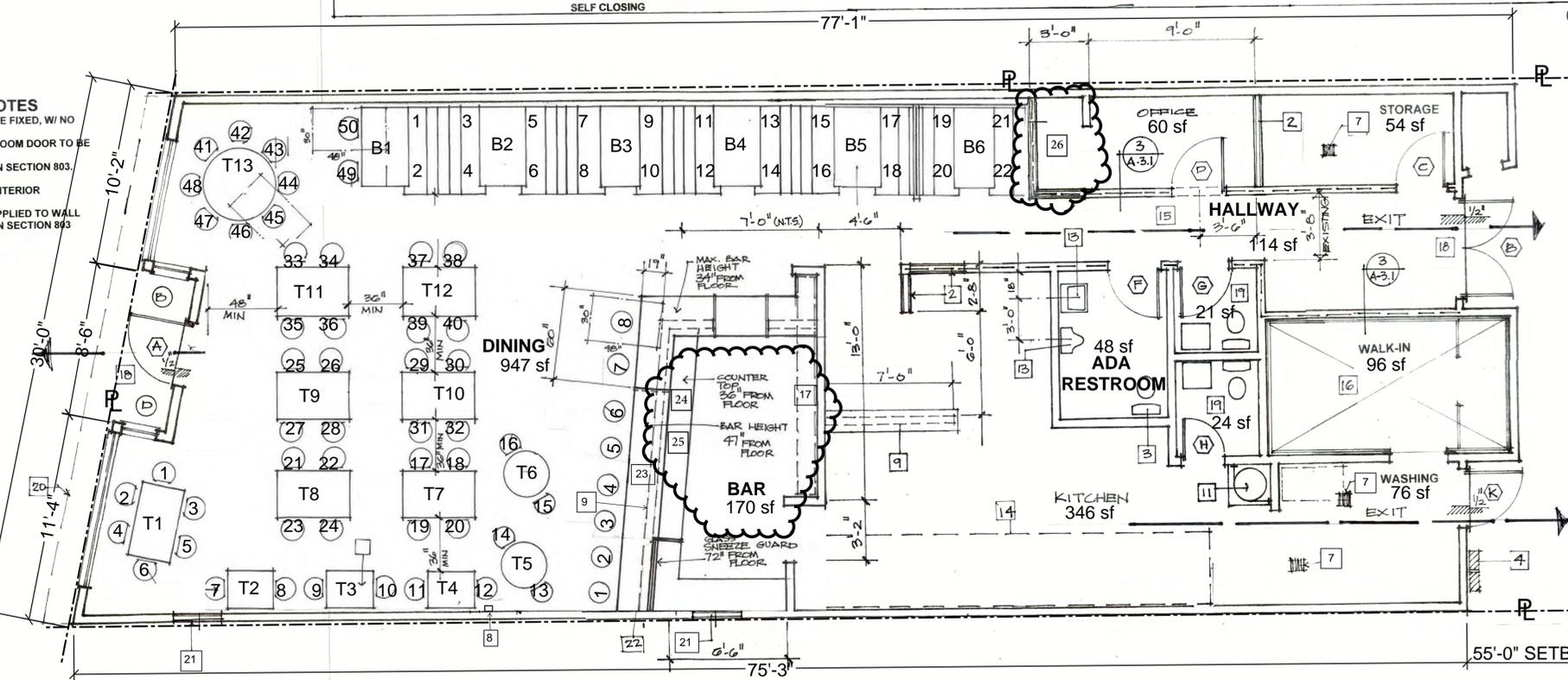
DOOR TYPES



ALL EXTERIOR DOORS AND RESTROOM DOOR TO BE SELF CLOSING

- FLOOR PLAN GENERAL NOTES**
- 1 ALL EXTERIOR WINDOWS ARE TO BE FIXED, W/ NO OPTION TO OPEN OR CLOSE
 - 2 ALL EXTERIOR DOORS AND RESTROOM DOOR TO BE SELF CLOSING
 - 3 SHALL BE TESTED AS SPECIFIED IN SECTION 803. SEE FINISH SCHEDULE A-3.1
 - 4 FLOOR-LEVEL EXIT SIGNS IN ALL INTERIOR CORRIDORS
 - 5 THE INTERIOR FINISH MATERIAL APPLIED TO WALL SHALL BE TESTED AS SPECIFIED IN SECTION 803

TABLES UNFIXED	13
BOOTHES	6
TOTAL TABLES	19
SEATS UNFIXED AT TABLES	50
UNFIXED AT BAR	8
UNFIXED TOTAL	58
FIXED SEATS	22
TOTAL SEATS	80



CONSTRUCTION FLOOR PLAN CONSTRUCTION PLAN KEYNOTES

- 1 N/A - NOT USED
- 2 NEW EX-STUDS AT 16" O.C. WITH 5/8" TYPE "X" GYP. BOARD EACH SIDE
- 3 N/A - NOT USED
- 4 EXISTING ELECTRICAL SERVICE
- 5 N/A - NOT USED
- 6 NEW 12x12 FLOOR SINK AND COVER (SEE PLUMBING DRAWINGS)
- 7 EXISTING FLOOR SINK TO REMAIN
- 8 EXISTING THERMOSTAT TO REMAIN
- 9 NEW 17" HI 2X6 STUD WALL FOR BAR
- 10 PROVIDE ONE-HOUR WALL 5/8" TYPE "X" GYP. BD. BOTH SIDES FROM FINISH FLOOR TO UNDER SIDE OF CEILING
- 11 EXISTING GAS WATER HEATER AND PLATFORM STRAPPED PER CODE
- 12 N/A - NOT USED
- 13 N/A - NOT USED
- 14 EXISTING EXHAUST HOOD ABOVE
- 15 REMOVE EXISTING WALL AS SHOWN FOR NEW DOOR
- 16 EXISTING WALL TO REMAIN PER OWNER'S
- 17 CUSTOM SHELVING BY OWNER BOTTLE STORAGE
- 18 EXISTING WALL TO REMAIN PER OWNER'S PROVIDE NEW DOORS AND HARDWARE
- 19 RESTROOM TO REMAIN AS IS SEE SHEET A-3.2
- 20 LINE ON ROOF ABOVE
- 21 CLOSE EXISTING OPENING W/ NEW TWO HOUR WALL
- 22 GLASS SNEEZE GUARD - 60" HI FROM FINISH FLOOR
- 23 BAR TAPS
- 24 BEER TAPS FOR DISPENSING, SERVICE
- 25 UNDER COUNTER BOTTLE STORAGE (BEER, WINE, SPIRITS)
- 26 BOTTLE STORAGE (BEER, WINE, SPIRITS)

SEATING & CONSTRUCTION FLOOR PLAN 1/4" = 1'-0"

SCOTT SAIKLEY ARCHITECT
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 2519 5TH AVENUE LOS ANGELES CA 90018
 626.644.4465 SCOTT.SAIKLEY@GMAIL.COM

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 323.448.4141
 los angeles california, 90008
 4543 don tomaso drive

15543 Ventura Boulevard
 Sherman Oaks, California 91440

FA TUESDAY
 OF State of California

DRAWN	MM & SS
CHECKED	
DATE	REV. 12.20.2018
SCALE	AS NOTED
JOB NO.	610-018
SHEET	

PL- 2.0



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 14543 Ventura Blvd Unit/Space Number
Legal Description2 (Lot, Block, Tract) Lot 7, Block B, Tract TR 6852
Assessor Parcel Number 2265.010.005 Total Lot Area +/- 3,821 sf

2. PROJECT DESCRIPTION

Present Use Restaurant
Proposed Use Restaurant (unchanged)
Project Name (if applicable) Fat Tuesday - CUB
Describe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in an exsiting 2,125 sf restaurant with 80 indoor seats and hours of operations from 10a-11p Mon-Thu and 12p-2a Fri-Sun.

Additional information attached [X] 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: N/A 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)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

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 sale and dispensing of a full-line of alcoholic beverages for on-site consumption in an existing 2,125sf restaurant with 80 indoor seats and hours of operations from 10a-11p Mon-Thu and 12p-2a Fri-Sun.

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) DIR-2018-7589-SPP (approved March 27, 2019)

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. N/A

Ordinance No.: N/A

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:

N/A

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 N/A

b. Geographic Project Planning Referral N/A

c. Citywide Urban Design Guidelines Checklist N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

l. Order to Comply N/A

m. Building Permits and Certificates of Occupancy Multiple - see attached

n. Hillside Referral Form N/A

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

p. Proof of Filing with the Housing and Community Investment Department N/A

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 R Keith Adams
Company/Firm Fat Tuesday
Address: 5140 W Slauson Avenue Unit/Space Number _____
City Los Angeles State CA Zip Code: 90056
Telephone (310) 686-4273 E-mail: keithradams@yahoo.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) Michelene Laski
Address 11519 Aqua Vista Street Unit/Space Number _____
City Studio City State CA Zip Code: 91604
Telephone (818) 762-5492 E-mail: michlaski@yahoo.com

Agent/Representative name Mike Morgan
Company/Firm Open Circle
Address: 17067 Sunburst Street Unit/Space Number _____
City Northridge State CA Zip: 91325
Telephone (818) 635-6285 E-mail: mgmorgan1@me.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 Owner Applicant
(select only one) 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 or 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 to 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 Micheline Laski Date 9.3.19

Print Name MICHELENE LASKI

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 09/03/2019 before me, RYAN A. KIM, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

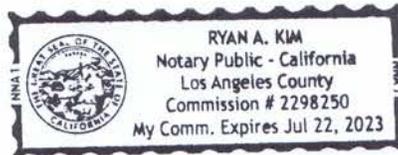
personally appeared MICHELENE REED LASIKI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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

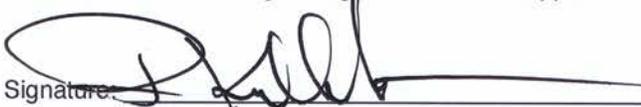
(Seal)



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: R. Keith Adams

Date: 9/3/19



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
Community Design Overlays (CDO)
Neighborhood Oriented District (NOD)
Sign District (SN)
Zone Change
Design Review Board (DRB)
Pedestrian Oriented District (POD)
Community Plan Implementation Ordinance (CPIO)
Public Benefit Alternative Compliance
Zone Variance

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. Subject Property Address: 14543 Ventura Blvd

2. Community Plan Area Name: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

a. Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).
Ventura/Cahuenga Boulevard Corridor

3. Project Type (check all that apply)

- New construction, Addition, Renovation, Sign, Change of Use, Grading, Density Bonus, Small Lot Subdivision, Other (describe) Conditional Use Permit for Alcoholic Beverage sale/service/consumption

If Change of Use, what is: Existing Use? Proposed Use?

Description of proposed project: A Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in an existing 2,125 sf restaurant with 80 indoor seats and hours of operations from 10a-11p Mon-Thu and 12p-2a Fri-Sun.

Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

- Project Permit: Minor, Standard, Major, Modification, Adjustment, Exception, Amendment, Interpretation, Not a Project, Other

Design Review Board

- Preliminary Review Final Review

CDO/POD/NOD

- Discretionary Action Sign-off only
 Minor (3 signs or less OR change of use)
 Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) Not a Project
 Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)

Community Plan Implementation Overlay (CPIO)

- Administrative Clearance (Multiple Approvals) CPIO Adjustment (CPIOA) CPIO Exception (CPIOE)
 Potentially Historic Resource

Affordable Housing

- Density Bonus Conditional Use >35%
 Affordable Housing Referral Form Public Benefit
 Off-menu incentives requested

Small Lot Subdivision

- Consultation completed

Streetscape Plan

- Consultation completed Not a Project or N/A under Streetscape Plan: _____
(Insert Streetscape Plan Area)

5. ENVIRONMENTAL CLEARANCE

- Not Determined
 Categorical Exemption Environmental Assessment Form (EAF)
 Class 32 Categorical Exemption Other Entitlements needed
 Existing ENV Case Number: _____
 ENV Addendum Case Number: _____

6. PUBLIC NOTICING

- Standard (BTC to mail hearing notice)
 Special (At time of filing applicant must pay BTC to mail determination letters only)
 Abutting owners Abutting occupants

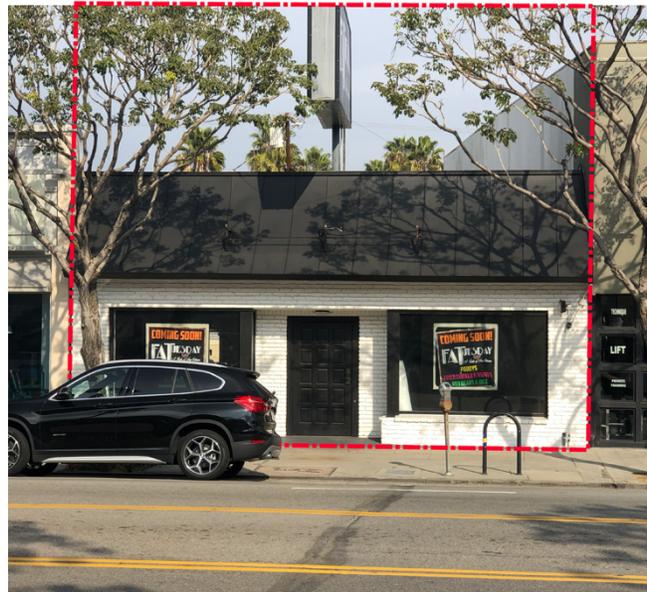
7. NOTES

Alcohol Sales + Hours of operation are NOT A Project under the specific plan - associated case DIR-2018-7589-SPP Approved for 2,125 sq restaurant use

Project Planning Signature: <i>Marianne King</i>	Phone Number: <i>8183745059</i>
Print Name: <i>MARIANNE KING</i>	Date: <i>9/5/19</i>

CONDITIONAL USE PERMIT APPLICATION
*SALE/DISPENSING OF FULL-LINE ALCOHOLIC
BEVERAGES FOR ON-SITE CONSUMPTION*

14543 Ventura Boulevard
Sherman Oaks, CA 91403



Applicant:

Fat Tuesday Sherman Oaks, LLC
Attn: Keith Adams
5140 W Slauson Avenue
Los Angeles, CA 90056
310.686.4273 (tel)

Owner:

Attn: Michelene Laski
11519 Aqua Vista Street
Studio City, CA 91604
818.762.5492 (tel)

Applicant's Agent/Representative:

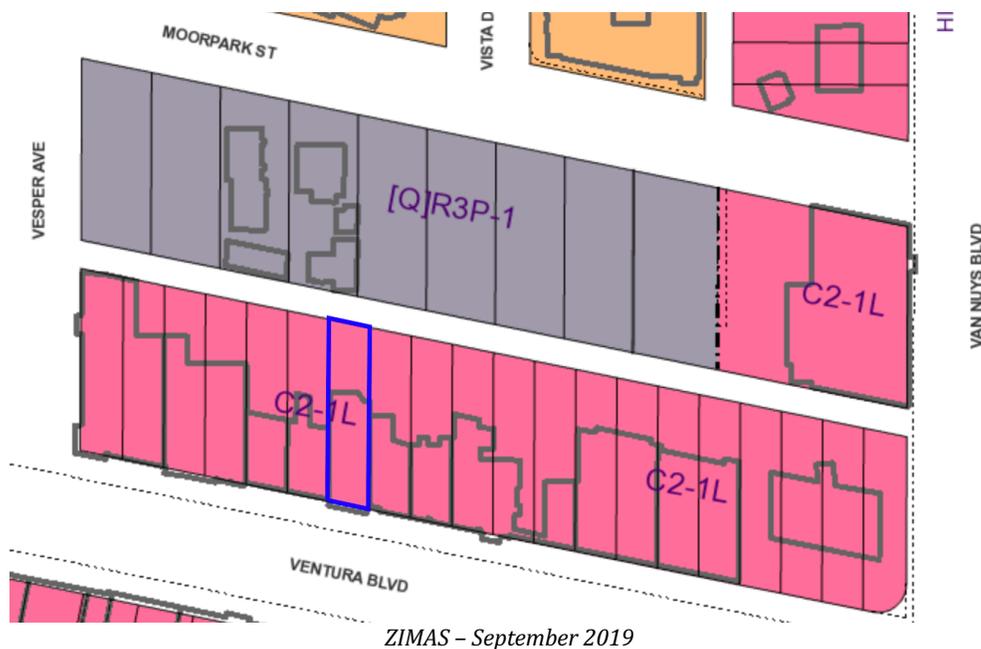
Open Circle
Attn: Michael Morgan
17067 Sunburst Street
Northridge, CA 91325

818.773.1793 (tel)
MGMorgan1@me.com (email)

PROPERTY INFORMATION

The subject property is comprised of one legal lot (APN 2265.010.005), containing +/- 3,821 gross sf of land area (+/- 0.088 acres). It is zoned C2-1L and lies on the north side of Ventura Boulevard, west of Van Nuys Boulevard, in the Sherman Oaks neighborhood of Los Angeles. It is bound by a public alley to the north and immediately abutting commercial/retail buildings to the east and west.

The site is entirely improved with a one-story restaurant building and on-site surface parking in the rear. The site was originally constructed in 1970 and expanded to the rear in 1974 (please see Appendix A for copies of building permits and Certificates of Occupancy). The existing structure contains +/- 2,125 sf of floor area and there are two (2) on-site parking stalls in the rear (north). Pedestrian access is provided along Ventura Boulevard to the South. Vehicular access to the site is via the public alley to the north.



Adjacent land uses consist of similarly zoned retail and commercial lots. Abutting properties along Ventura Boulevard, as well as opposite the right-of-way to the south, are fully improved with zero-lot-line retail buildings. Across the alley to the north are multi-family developments and a private parking lot. The properties to the north are zoned [Q]R3 P-1.

PROJECT DESCRIPTION

The request associated with this application is a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within the existing restaurant.

The site was originally constructed in 1970 as a 1,740 sf restaurant and foodstore. In 1974, a 385sf addition was constructed to expand the retail space, resulting in 698sf of total sales/retail/office space. A Change of Use application was processed and approved in 2019 to designate the entire interior space as a restaurant use (DIR-2018-7569-SPP).

PROJECT CONSIDERATIONS

Findings

Approval of the requested conditional use is predicated upon making the following findings (*required findings in italic print*):

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.

Fat Tuesday will be a safe, fun, family friendly and unique dining destination along its popular Sherman Oaks stretch of Ventura Blvd. The food, service, and environment will exceed expectations and provide a unique dining experience with a cuisine that is not readily found in the area, allowing it to stand out in the highly competitive Los Angeles dining environment.

That the project's location, size, height, operations 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, and safety.

The project associated with this application is wholly contained within an existing restaurant. The building was originally constructed as a restaurant in 1970, and has operated as various restaurants since then. There are no exterior changes proposed with this project. As such, there will be no effect on adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

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

The subject is located within the Ventura/Cahuenga Boulevard Specific Plan, in the Sherman Oaks neighborhood. It is designated Community Commercial and located within a pedestrian oriented area. It is not a drive-through nor an auto-oriented use. The building conforms to all design criteria and is located in a bustling pedestrian-intensive area, complementing its surroundings. The restaurant use exemplifies the intent and character of the Specific Plan.

Alcoholic Beverage Sales

Pursuant to Article 2, Section 12.24.W.1 of the City of Los Angeles Planning and Zoning Code, a Conditional Use Permit (CUB) is required to allow the sale or dispensing of alcoholic beverages, including beer and wine. In order to provide a complete dining experience, offering the variety of beverage options restaurant patrons in the area are accustomed to, and to adequately compete with nearby restaurants, Fat Tuesday respectfully requests the approval of a conditional use permit allowing the sale and on-site consumption of a full line of alcoholic beverages, including beer, wine, and spirits.

There is one central area proposed for the preparation, dispensing, and service of alcoholic beverages, as illustrated on the submitted plans. Storage of alcoholic beverages and beer kegs will be in secured and locked areas that are inaccessible to the customers.

Additional Findings

In addition to the standard findings required for the consideration of a conditional use, special findings are required for the consideration of the requested CUB. They are as follows:

That the proposed use will not adversely affect the welfare of the pertinent community

Fat Tuesday welcomes the opportunity and accepts the responsibility to serve its customers a full-line of alcoholic beverages to complement its cuisine and provide for a complete dining experience, not unlike other restaurants in the area. The utmost care has been taken in designing a proper floor layout to ensure all alcoholic beverages and their storage are in places inaccessible to the restaurant patrons. To further assure there will be no adverse effect on the welfare of the pertinent community, a security guard will be on site during peak business hours on busy evenings.

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

Restaurant patrons in general expect to have a variety of options when dining out, including the ability to order and consume alcoholic beverages. While there are other restaurant establishments in the area that offer alcoholic beverages, as well, granting this request will not contribute to an undue concentration. Rather, it would provide a unique alternative to the current offerings in the area – a viable and competitive option to the ever-growing and diverse community in Sherman Oaks.

That approval of the application will not detrimentally affect nearby residential zones or uses.

This request is to complement an existing restaurant that is wholly contained within an enclosed building, with no portions exposed to the exterior. As such, there are no detrimental effects on the nearby residential communities caused by new or additional trips, noise, or otherwise. There are no outdoor dining or consumption areas. Fat Tuesday looks forward to establishing itself as a responsible, safe, fun, and community-oriented dining destination for its new neighbors.

Environmental

This project qualifies as a Class 1 Categorical Exemption as it is an existing facility, solely being considered for the sale, dispensing, and on-site consumption of alcoholic beverages with no expansion or other alterations.

CONCLUSION

This project has been studied extensively prior to the submittal of this application in order to have a result that best serves the property, its neighborhood, and upholds the integrity and intent of the Ventura/Cahuenga Boulevard Corridor Specific Plan. The proposed project complies with the requirements of the Specific Plan and will provide a benefit to the neighborhood with a restaurant whose concept cannot be found elsewhere in the neighborhood, ideally now with the ability to provide a full-service experience to its patrons. We look forward to processing this application as the City of Los Angeles strives to sustain growth in a sound, orderly, and planned manner.

Respectfully Submitted,

Fat Tuesday
A Taste of New Orleans

APPENDICES

- A. Building Permits and Certificates of Occupancy
 - i. VN 49109/69, VN 49724/69
 - ii. VN 09518/74, VN 09911/74
- B. Sign Permit (1962)
- C. Architectural Drawings
 - i. PL-1.0 (site plan, parking plans, elevation)
 - ii. PL-2.0 (existing, proposed floor plans)