

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone C4-1VL AND RA-1	District Map 171B129
APC SOUTH VALLEY	Community Plan ENCINO-TARZANA	Council District 5
Census Tract 1396.00	APN 2290-012-012	Staff Approval * Date

* Approval for Filing by Community Planning Staff, When Applicable

CASE No.

APPLICATION TYPE **CUP ON-SITE FULL LINE ALCOHOL AND CORNER COMMERCIAL DEVIATION**

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project **17644 VENTURA BLVD., ENCINO, CA** Zip Code **91316**
 Legal Description: Lot **A** Block **N/A** Tract **PM 3777 (PM 95-54/55)**
 Lot Dimensions **IRREGULAR** Lot Area (sq. ft.) **41,856** Total Project Size (sq. ft.) **2,975**

2. PROJECT DESCRIPTION

Describe what is to be done: **RSTNT WITH FULL LINE ALCOHOL & LIVE ENTERTAINMENT**
 Present Use: **VACANT** Proposed Use: **RESTAURANT WITH FULL LINE ALCOHOL & LIVE ENTERTAINMENT**

Plan Check No. (If available) _____ Date Filed: _____
 Check all that apply: New Construction Change of Use Alterations Demolition
 COMMERCIAL Industrial Residential LEED Silver
 Additions to the building: Rear Front Height Side Yard
 No. of residential units: Existing _____ To be Demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: **12.24** Code Section which authorizes relief: **12.24 W, 1**

A CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED SALE AND DISPENSING FOR CONSIDERATION OF FULL LINE ALCOHOLIC BEVERAGES, FOR ON-SITE CONSUMPTION, WITH LIVE ENTERTAINMENT CONSISTING OF UP TO A THREE PIECE COMBO AND VOCALIST, AS ACCESSORY USES, IN CONJUNCTION WITH AN EXISTING 2,975 SQ FT THAI RESTAURANT, ACCOMMODATING EIGHTY-EIGHT (88) SEATS WITHIN THE INTERIOR AND FORTY-TWO (42) SEATS WITHIN AN OUTDOOR PATIO SEATING AREA WITH A GRAND TOTAL OF ONE-HUNDRED AND THIRTY (130) SEATS WITH HOURS OF OPERATION FROM 11:00 AM UNTIL 2:00 AM EVERYDAY WITHIN THE C4-1VL AND RA-1 ZONES. PROPOSED HOURS OF LIVE ENTERTAINMENT ARE FROM 7:00 PM UNTIL 2:00 AM THURSDAY THROUGH SATURDAY. PROPOSED HOURS OF ALCOHOL SERVICE ARE THE SAME AS THE HOURS OF OPERATION FOR THE RESTAURANT.

Code Section from which relief is requested: **12.24** Code Section which authorizes relief: **12.24 W, 27**

A DEVIATION IN THE MINI-MALL SHOPPING CENTER ORDINANCE TO ALLOW HOURS OF OPERATION FOR THE RESTAURANT TO OCCUR FROM 11:00 AM UNTIL 2:00 AM EVERYDAY, IN LIEU OF THE MINI-SHOPPING CENTER ORDINANCE LIMITATION ON THE HOURS OF OPERATION FROM 7:00 AM TO 11:00 PM.

List related or pending case numbers relating to this site

ZA 2013-2922-CUB-CU; DIR-2011-1808-SPP

4. OWNER/APPLICANT INFORMATION

Applicant's Name **MARK MORGAN** Company **LUM KA NAAD THAI CUISINE RESTAURANTS, LLC**
 Address: **17644 VENTURA BLVD** Telephone: **(818) 616-2338** Fax: **()**
ENCINO, CA Zip: **91316** E-mail:

Property Owner's Name (if different than applicant) **JB INVESTMENT ENTERPRISE, LLC C/O JOHN RAD**
 Address: **16730 SCHOENBORN ST** Telephone: **(818) 908-0800** Fax: **()**
NORTH HILLS, CA Zip: **91343** E-mail:

Contact Person for project information **WIL NIEVES**
 Address: **21250 HAWTHORNE BLVD. #700** Telephone: **(310) 375-5926** Fax: **(310) 371-1140**
TORRANCE, CA Zip: **90503** E-mail: **NIEVESASOC@AOL.COM**

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange of the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify, and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: *John Rad* Print: John Rad

All-Purpose Acknowledgment

State of California

County of Los Angeles

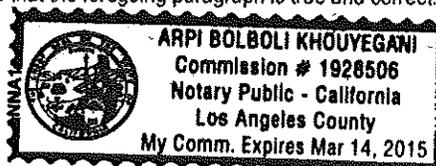
On November 18, 14 before me, ARPI BOLBOLI KHOUYEGANI (NOTARY PUBLIC)
 (Insert Name of Notary Public and Title)

personally appeared JOHN RAD, who proved 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 the 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.

ARPI BOLBOLI KHOUYEGANI (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

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

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

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Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date