

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No.	Existing Zone <b>C4-1VL</b>	District Map <b>171B129</b>
APC <b>SOUTH VALLEY</b>	Community Plan <b>ENCINO-TARZANA</b>	Council District <b>5</b>
Census Tract <b>1396.00</b>	APN <b>2290-009-014</b>	Staff Approval * [DSC]
		Date

CASE No.

APPLICATION TYPE ZA-CUB OFF-SALE BEER AND WINE

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

**1. PROJECT LOCATION AND SIZE**

Street Address of Project: 17630 VENTURA BLVD, ENCINO, CA Zip Code: 91316  
 Legal Description: Lots: 4, BLK 1, TR 2955 (MB 31-62-70) AND LOT 1, TR 18321 (MB 481-1-2)  
 Lot Dimensions: VARIES Lot Area (sq. ft.): 29,538 Total Project Size (sq. ft.): 7,857

**2. PROJECT DESCRIPTION**

Describe what is to be done: KOSHER MARKET WITH CONTINUED OFF-SALE BEER AND WINE

Present Use: KOSHER MARKET WITH OFF-SALE BEER AND WINE Proposed Use: SAME

Plan Check No. (If available)

Date Filed:

Check all that apply:

- |                                                       |                                        |                                      |                                               |
|-------------------------------------------------------|----------------------------------------|--------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> New Construction             | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations | <input type="checkbox"/> Demolition           |
| <input checked="" type="checkbox"/> <u>Commercial</u> | <input type="checkbox"/> Industrial    | <input type="checkbox"/> Residential | <input type="checkbox"/> Tier 1 LA Green Code |

Additions to the building:

- |                               |                                |                                 |                                    |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
| <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height | <input type="checkbox"/> 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

CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED SALE AND DISPENSING FOR CONSIDERATION OF BEER AND WINE ONLY FOR OFF-SITE CONSUMPTION, AS AN ACCESSORY USE, IN CONJUNCTION WITH AN EXISTING 7,857 SQ FT KOSHER MARKET CURRENTLY OPERATING WITH AN EXISTING BEER AND WINE LICENSE (TYPE 20) WITH HOURS OF OPERATION FROM 8:00 AM UNTIL 9:00 PM SUNDAY THROUGH THURSDAY AND FROM 8:00 AM UNTIL SUNDOWN ON FRIDAY (OBSERVING SHABBAT) AND CLOSED ALL DAY ON SATURDAY WITHIN THE C4-1VL COMMERCIAL ZONE.

Code Section from which relief is requested: Code Section which authorizes relief:

List related or pending case numbers relating to this site:

ZA 2003-2041-CUB

4. OWNER/APPLICANT INFORMATION

Applicant's Name: ROY ELISHMERNI  
Address: 17630 VENTURA BLVD  
ENCINO, CA

Company: SUPER SAL MARKET  
Telephone: (818) 906-2815  
E-mail:  
Zip: 91316

Fax: ( )

Property Owner's Name (if different than applicant): MEIKLE PROPERTIES, LLC  
Address: P.O. BOX 1173  
MOUNT SHASTA, CA

Telephone: ( )  
E-mail:  
Fax: ( )

Zip: 96067

Contact Person for project information: WIL NIEVES  
Address: 21250 HAWTHORNE BLVD., #700  
TORRANCE, CA

Telephone: (310) 375-5925  
E-mail: NIEVESASOC@AOL.COM  
Fax: ( )

Zip: 90503

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 for 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 processing 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: [Handwritten Signature]

Print: ROY YAR ELISHMERNI

All-Purpose Acknowledgment

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, 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 of 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.

*See Attached*

\_\_\_\_\_  
Signature (Seal)

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 handout 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.

Planning Staff Use Only

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

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.

ALL PURPOSE ACKNOWLEDGEMENT

State of California )  
County of Los Angeles )

On 06/11/2015 before me, FRED K. YAGHOUBIAN A Notary Public  
Here Insert Name and Title of the Officer

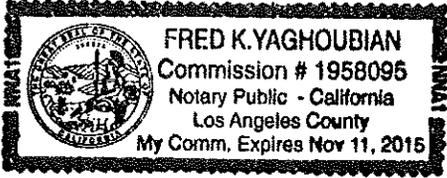
Personally appeared VAIR ROY ELISHMIRNI  
Name(s) of Signer(s)

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 of 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 FRED K. YAGHOUBIAN  
Signature of Notary Public



Place Notary Seal Above