

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

<i>Planning Staff Use Only</i>			
ENV No. <u>2015-424-CE</u>	Existing Zone <u>C2-1VL</u>	District Map <u>171B129</u>	
APC <u>South Valley</u>	Community Plan <u>Encino - Tarzana</u>		Council District <u>5</u>
Census Tract <u>1395.02</u>	APN <u>2181001032</u>	Case Filed With [DSC Staff] <u>Rick Torres</u>	Date <u>1-28-15</u>

CASE NO. **ZA 2015-423**

APPLICATION TYPE Conditional Use - Alcoholic Beverages (CUB)
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 18000 W VENTURA BLVD Zip Code 91316

Legal Description: Lot FR 13 AND 14 Block None Tract TR 10275

Lot Dimensions +/- 120 x 50 Lot Area (sq. ft.) 5,889.7 Total Project Size (sq. ft.) 1,800

2. PROJECT DESCRIPTION

Describe what is to be done: Conditional use authorizing the sale of beer and wine for on-site consumption in connection with a 47 seat existing restaurant.

Present Use: Restaurant Proposed Use: Restaurant

Plan Check No. (if available) N/A Date Filed: N/A

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"/> Commercial	<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
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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: _____ Code Section which authorizes relief: 12.24.W.1

Conditional use authorizing the sale of beer and wine for on-site consumption in connection with a 47 seat existing restaurant.

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

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List related or pending case numbers relating to this site:
CPC-1999-1-SP, ORD-174052, ORD-171240, ORD-147589, ZA-1991-198-TH-YV, ZA-1990-509-CUZ

4. OWNER/APPLICANT INFORMATION

Applicant's name Anthony A. Khandan Company Shisha Partners, LLC
 Address: 18136 Oxnard Street, Unit 43 Telephone: (818) 907-8755 Fax: ()
Tarzana, CA Zip: 91356 E-mail: _____

Property owner's name (if different from applicant) Castle Plaza, LLC
 Address: 11400 W. Olympic Blvd., Ste. 700 Telephone: (310) 926-9419 Fax: ()
Los Angeles, CA Zip: 90064 E-mail: _____

Contact person for project information Robert L. Glushon Company Luna & Glushon
 Address: 16255 Ventura Blvd., Suite 1016 Telephone: (818) 907-8755 Fax: (818) 907-8760
Encino, CA Zip: 91436 E-mail: rglushon@lunaglushon.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 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 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: [Handwritten Signature] Print: Abhin Anthony Khandan

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

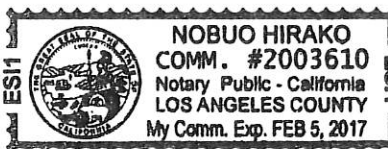
On JAN 27 2015 before me, NOBUO HIRAKO NOTARY PUBLIC
 (Insert Name of Notary Public and Title)

personally appeared ABHIN ANTHONY KHANDAN, 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] (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 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 <u>\$6540.80</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>Invoice # 21724</u>	Deemed Complete by [Project Planner]	Date

Proposed CUB for Shisha Café

18000 Ventura Blvd.

Project: Shisha Café is seeking a conditional use authorizing the sale of beer and wine for on-site consumption in connection with an existing 47 seat restaurant.

Proposed hours of alcohol sale: 11 a.m. - 1 a.m.
Current hours of operation to remain: 11 a.m. - 2 a.m.

No outdoor seating, designated bar area, dancing, live entertainment, movies, karaoke, or video game machines are proposed.

Parking is provided in a subterranean garage and behind the building.

Existing: Shisha Café is a 1,800 square foot restaurant located in an 8,488 square foot commercial building at the corner of Ventura Blvd. and Newcastle Ave. The lot is zoned C2-1VL.

No changes to the restaurant or building are proposed.

Census Tract: ABC has allocated 2 on-site and 1 off-site licenses for this tract (Tract No. 1395.02).

Currently, there are 5 on-site and 4 off-site licenses located in the tract.

5 on-site licenses:

1. Encino Pizza Cookery - 17976 Ventura Blvd.
2. Café Carolina - 17934 Ventura Blvd.
3. Nara Mediterranean Bistro and Lounge - 17970 Ventura Blvd.
4. Makoto Sushi - 17920 Ventura Blvd.
5. Vino Wine Room - 18046 Ventura Blvd.

Shisha Café's cuisine is different from the other restaurants with on-site licenses in this tract. It is a desired use in an area designated for such [C2 Zone]. Therefore, although the number of existing licenses is numerically higher than allocated, the within CUB will not result in an undue concentration.

Crime:

The Subject Site is within the jurisdiction of Crime Reporting District No. 1075 which is not a high crime reporting district.