

Office: Van Nuys  
**Applicant Copy**  
 Application Invoice No: 18912

City of Los Angeles  
 Department of City Planning



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### City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: STREETS OF INDIA CAFE - POKHREL, RAM ( 818-3252500 )
Representative: PATRICK E.PANZARELLO CONSULTING, INC. - PANZARELLO, PATRICK ( 818-3108589 )
Project Address: 16260 W VENTURA BLVD, 91436

**NOTES:**

ENV-2014-3118-CE			
Item	Fee	%	Charged Fee
Categorical Exemption (each) *	\$81.00	100%	\$81.00
<b>Case Total</b>			<b>\$81.00</b>

ZA-2014-3117-CUB			
Item	Fee	%	Charged Fee
Conditional Use by ZA (Alcohol [on or off-site sales], Entertainment [dance halls, hostess dance halls, massage parlors])*	\$6,459.00	100%	\$6,459.00
<b>Case Total</b>			<b>\$6,459.00</b>

Item	Charged Fee
*Fees Subject to Surcharges	\$6,540.00
Fees Not Subject to Surcharges	\$0.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$6,540.00</b>
<b>Expediting Fee</b>	<b>\$0.00</b>
<b>OSS Surcharge (2%)</b>	<b>\$130.80</b>
<b>Development Surcharge (6%)</b>	<b>\$392.40</b>
<b>Operating Surcharge (7%)</b>	<b>\$457.80</b>
<b>General Plan Maintenance Surcharge (5%)</b>	<b>\$327.00</b>
<b>Grand Total</b>	<b>\$7,848.00</b>
<b>Total Invoice</b>	<b>\$7,848.00</b>
<b>Total Overpayment Amount</b>	<b>\$0.00</b>
<b>Total Paid</b> (this amount must equal the sum of all checks)	<b>\$7,848.00</b>

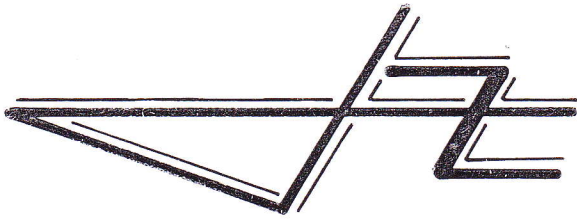
LA Department of Building and Safety  
 VN 0017 202041727 8/22/2014 12:05:20 PM

PLAN & LAND USE \$7,848.00

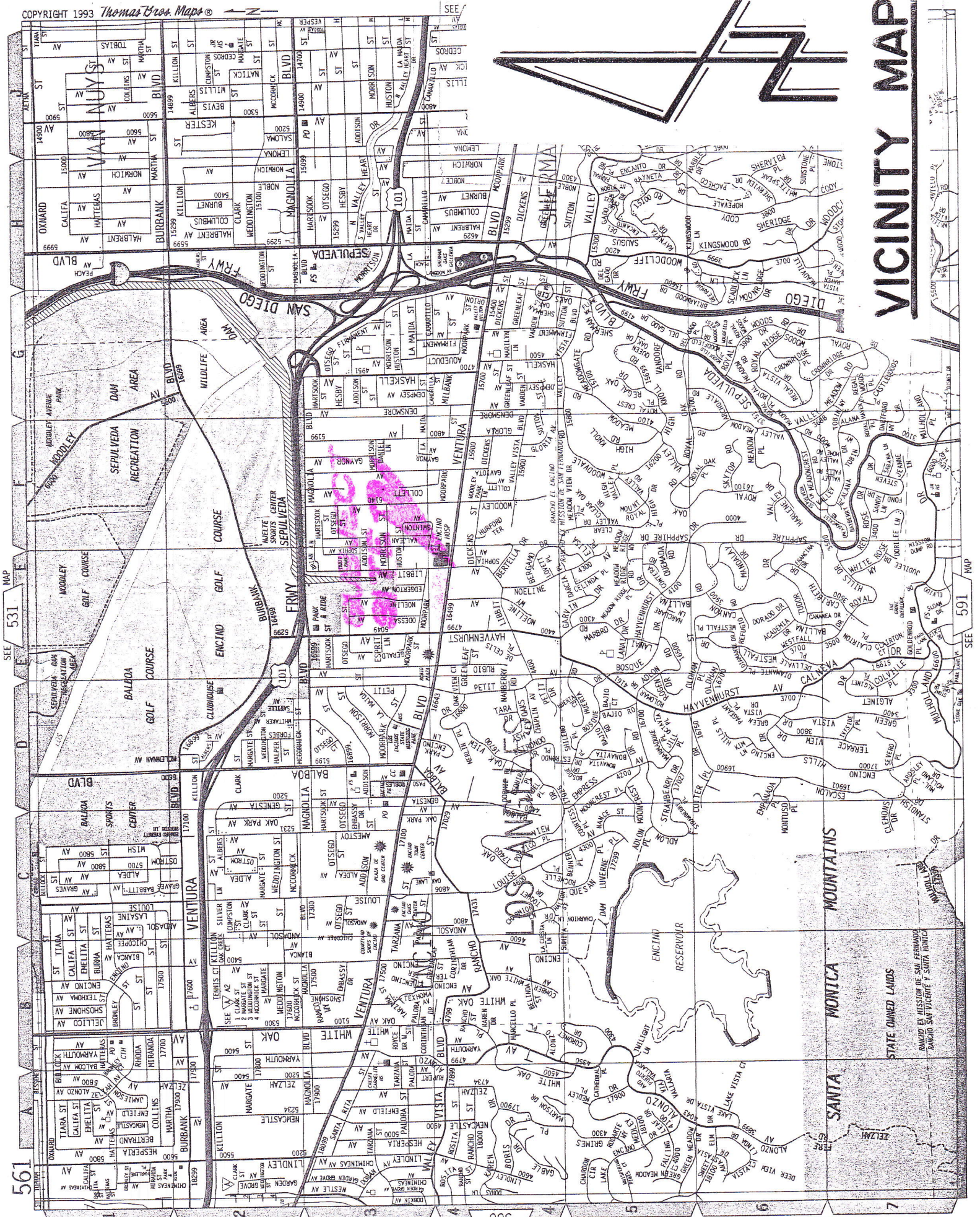
Sub Total: \$7,848.00

Receipt #: 0202154075

Council District:  
 Plan Area: Encino - Tarzana  
 Processed by TORRES, RICARDO on 08/22/2014  
 Signature: *ricardo torres*  
 Check # 1057



# VICINITY MAP



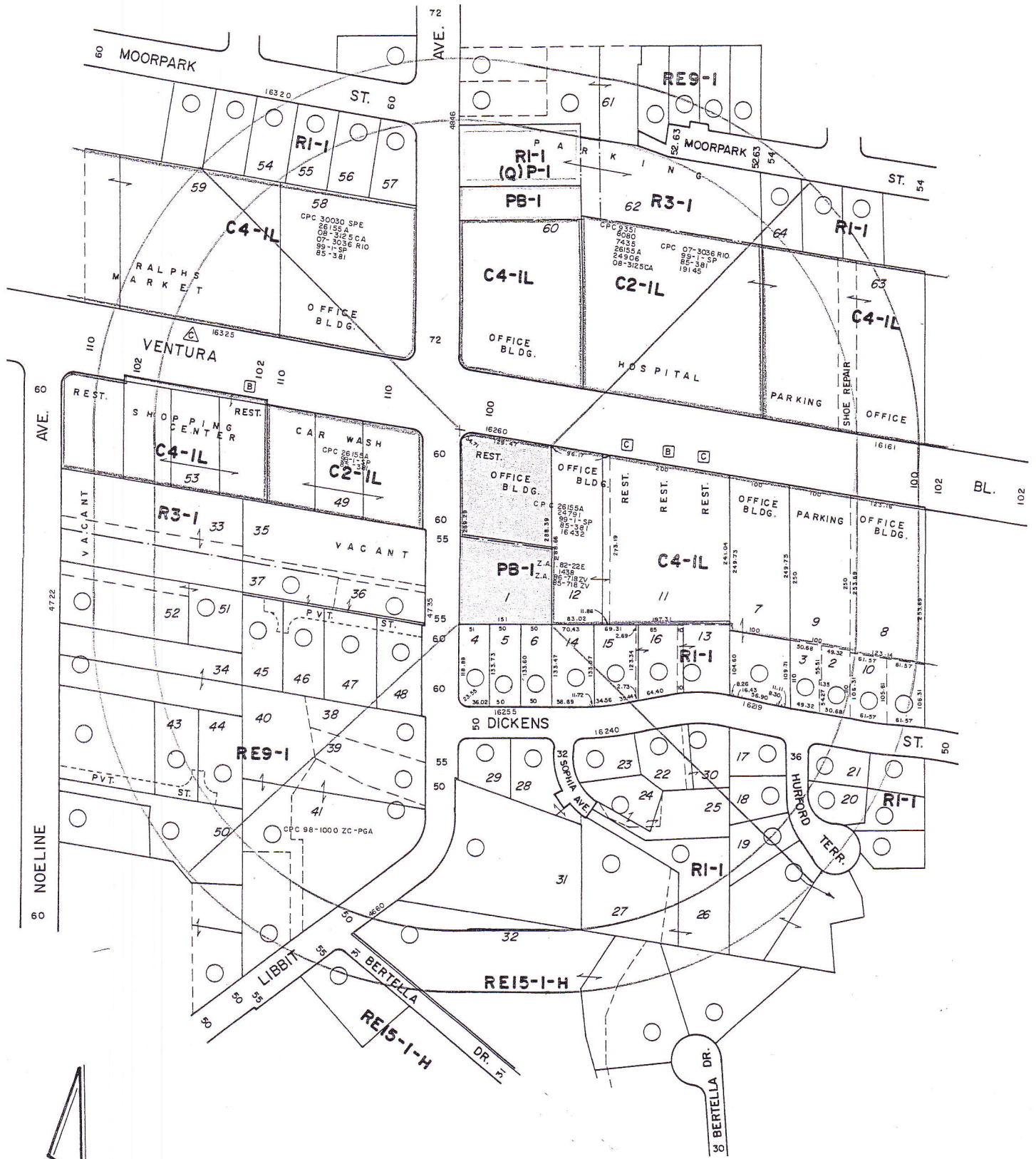
SEE MAP 531

SEE MAP 591

561

SANTA MONICA MOUNTAINS  
ENCANTO RESERVOIR  
STATE OWNED LANDS

RANCHO EX MISION DE SAN FERNANDO  
RANCHO SAN VICENTE Y SANTA GONCA



- C On-site consumption of full line alcoholic beverages
- B On-site consumption of beer and/or wine
- C Off-site consumption of full line alcoholic beverages
- B Off-site consumption of beer and/or wine

LEGAL: TRACT 28770, LOT 1  
SEE APPLICATION

NET AC. = 1.04

THOMAS BROS. PAGE: 561 , GRID: 4/E	<b>CONDITIONAL USE-ALCOHOLIC BEVERAGES</b> <b>ONTINENTAL MAPPING SERVICE</b> 6315 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663	CASE NO.: DATE: 8-18-14 SCALE: 1" = 100' USES: FIELD D.M.: 168B137
C.D. 5 C.T. 1397.01 P.A. 240	w.o. CHS 14-6577	





1,000 FOOT SURVEY

Date: August 18, 2014

Property address: 16260 Ventura Bl

List of Alcohol Establishments between 0 and 600 feet:

Benihana Rest, 16226 Ventura Bl	Type 47 License
Emilio's Trattoria, 16234 Ventura Bl	Type 41 License
Sadaf Modern Persian Cuisine, 16240 Ventura Bl	Type 47 License
Rosti Tuscan Kitchen, 16350 Ventura Bl	Type 41 License
Ralph's Market, 16325 Ventura Bl	Type 21 License

List of Alcohol Establishments between 600 and 1,000 feet:

Tomo Sushi, 16161 #B Ventura Bl	Type 41 License
Larsen's Steakhouse, 16101 #270 Ventura Bl	Type 47 License
California Pizza Kitchen, 16101 #200 Ventura Bl	Type 47 License
Mediterranean Express, 16101 Ventura Bl	Type 47 License
The Fish House, 16101 #100 Ventura Bl	Type 41 License
Walgreens, 16100 Ventura Bl	Type 20 License
Ogroats Grille & Pub, 16120 Ventura Bl	Type 47 License
DelMonico's Steak House, 16358 Ventura Bl	Type 47 License
Farfalla Trattoria, 16403 Ventura Bl	Type 47 License

Schools, Churches, Hospitals or Parks within 1,000 feet:

Encino Hospital Medical Center, 16237 Ventura Bl  
Los Angeles Ballet Academy, 16422 Ventura Bl

## **FINDINGS: 16260-62 Ventura Blvd., Encino**

i. 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.

We are the OWNERS AND OPERATORS OF THE STREETS OF INDIA Restaurant that have been operating on this property for the past two years. Our restaurant has been an existing and welcome fixture in this neighborhood with no adverse affects. Caused by our operation. We are located on the bottom floor of a multi-level commercial building with a multi-level parking garage located at the rear of the property that features approximately 200 parking spaces. The restaurant does not feature any live entertainment nor any dancing. We feature 50 interior seats and 34 seats at the front of the property in our outdoor patio. We open daily at 11 AM, and we will close at 10 PM Sunday through Thursday, and we will close at 11 PM on Friday and Saturday when we implement the beer & wine license.

ii. That the projects 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.

This is a an existing building and established restaurant that shares the property with other businesses and offices. WE are proud to say that our operation and impact to the residential community has already been tested in a positive way by our two years of current operation. We are located along one of the major thoroughfares in the San Fernando valley that has long been a heavily developed commercial corridor. The site features plenty of off-site parking spaces. Most of the other tenants on the property close their offices no later than six P.M. Therefore the applicants evening dinner hours will have abundant parking available on the site for the convenience of their patrons.

iii. 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 location is now operating and the use has long been existing on the property. No deviations to the objectives and/or the elements of the specific plan are proposed or expected.

### **ADDITIONAL FINDINGS:**

i) Explain how the proposed use will not adversely affect the welfare of the pertinent community.

**This is an existing restaurant that has been operating at this location for the past two years. Our operation has always been responsible and considerate of the community with no adverse affect, nor any violations of any kind. The beer & wine sales that we are proposing are for the desirability and convenience to our dining patrons.**

**ii) Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

**This is an existing restaurant establishment. The restaurant is already a part of the eclectic mix of such food establishments contributing to the growing vibrant interest in this food and dining district; with each establishment offering a different fusion of food and menu innovations.**

**iii) Explain how the proposed approval of the application will not detrimentally affect nearby residential zones or uses.**

**The nearest residential units are located to the rear of the property. The restaurant does not feature any activity at the rear of the property nor are there any direct access to residential property from the rear of the property. We feature a small outdoor patio at the front of our property that is facing Ventura Blvd. No noise is audible to any residential concerns. There are approximately 200 on-site parking spaces on the subject property with additional metered parking along Ventura Blvd., Therefore little parking should spill onto any residential streets.**



3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? 1,740
- b. What is the total square footage of the space the establishment will occupy? 1,740
- c. What is the total occupancy load of the space as determined by the Fire Department? 50
- d. What is the total number of seats that will be provided indoors? 50 Outdoors? 34
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? YES.
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? PRIVATE
  - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? NO If yes, how much is enclosed? N/A Outdoors? N/A

h. Parking

- i. How many parking spaces are available on the site? Approx. 200
- ii. Are they shared or designated for the subject use? SHARED
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? NO
  - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

**Note:** Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? N/A Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? SEE ATTACHED
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? \_\_\_\_\_

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	11 AM	11 AM	11 AM	11 AM	11 AM	11 AM	11 AM
Proposed Hours of Alcohol Sale	10 PM	10 PM	10 PM	10 PM	11 PM	11 PM	10 PM

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: NO.

**Note:** An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

c. Will there be minimum age requirements for entry? NO. If yes, what is the minimum age requirement and how will it be enforced? N/A

d. Will there be any accessory retail uses on the site? NO What will be sold? N/A

e. **Security**

i. How many employees will you have on the site at any given time? 4

ii. Will security guards be provided on-site? NO

1. If yes, how many and when? N/A

iii. Has LAPD issued any citations or violations? NO If yes, please provide copies.

f. **Alcohol**

i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Beer & wine only

ii. Will "fortified" wine (greater than 16% alcohol) be sold? NO.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? NO.

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? NO.

v. **Food**

1. Will there be a kitchen on the site? yes

2. Will alcohol be sold without a food order? NO.

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? NO.

4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? NO.

a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? NO.

a. If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? NO.

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? ON-SITE
  - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? RESTAURANT
    1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
      - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
      - b. if issuance would result in, or add to an undue concentration of licenses.
  - b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

**NOTE:** Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.



**NORTHEAST VIEW**



**NORTHWEST VIEW**



**WEST VIEW**



**SOUTHWEST VIEW**



# REAR PARKING STRUCTURE