



## 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 Address<sup>1</sup> \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) \_\_\_\_\_

Assessor Parcel Number \_\_\_\_\_ Total Lot Area \_\_\_\_\_

## 2. PROJECT DESCRIPTION

Present Use \_\_\_\_\_

Proposed Use \_\_\_\_\_

Project Name (if applicable) \_\_\_\_\_

Describe in detail the characteristics, scope and/or operation of the proposed project \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

### Existing Site Conditions

- |   |   |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)                  | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad               |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> 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 \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_  
Number of Affordable Units<sup>4</sup> Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_  
Number of Market Rate Units Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_  
Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_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)? \_\_\_\_\_ ft.

If you have dedication requirements on multiple streets, please indicate: \_\_\_\_\_

**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** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

9am-1am Sun-Thurs and 9 am - 2 am Friday-Saturday.

**Authorizing Code Section** \_\_\_\_\_

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

Additional Requests Attached ☐ YES ☐ NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> 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) \_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

☐ 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:  
\_\_\_\_\_  
\_\_\_\_\_

**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 \_\_\_\_\_

b. Geographic Project Planning Referral \_\_\_\_\_

c. Citywide Urban Design Guidelines Checklist \_\_\_\_\_

d. Affordable Housing Referral Form \_\_\_\_\_

e. Mello Form \_\_\_\_\_

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form \_\_\_\_\_

g. HPOZ Authorization Form \_\_\_\_\_

h. Management Team Authorization \_\_\_\_\_

i. Expedite Fee Agreement \_\_\_\_\_

j. Department of Transportation (DOT) Referral Form \_\_\_\_\_

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) \_\_\_\_\_

l. Order to Comply \_\_\_\_\_

m. Building Permits and Certificates of Occupancy \_\_\_\_\_

n. Hillside Referral Form \_\_\_\_\_

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) \_\_\_\_\_

p. Proof of Filing with the Housing and Community Investment Department \_\_\_\_\_

q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

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) \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Representative name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**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**  
(select only one)

☐ Owner

☐ Applicant

☐ 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.

<sup>5</sup> 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 the 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 \_\_\_\_\_

Date 12/7/18

Print Name Philip Parnazian

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

12/7/18

before me,

Ken Park, notary public

(Insert Name of Notary Public and Title)

personally appeared

Philip Pournazarian

who

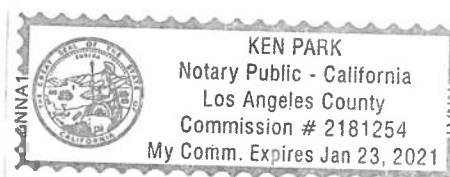
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

  
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 is 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: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--





## 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)
- Small Lot Subdivision
- Zone Change
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Community Plan Implementation Ordinance (CPIO)
- Public Benefit Alternative Compliance
- Zone Variance

## PROJECT SUMMARY:

1. **Address of Subject Property:** 17237 Ventura Blvd. Unit C Encino CA 91316
2. **Name of Community Plan Area:** Encino Tarzana
  - a. **Name of Specific Plan, 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) CUB for the sale & dispensing of a full line of alcoholic beverages (type 47 license)

If Change of Use, what is:

Existing Use? Restaurant Proposed Use? No change

Description of proposed project: CUB for the sale & dispensing of a full line of alcoholic beverages for on-site sale/consumption (type 47 license) to serve alongside its food menu w/in a 2935 s.f. restaurant with 67 int. seats and 2 patio areas that total 513 s.f. w/ 44 seats and proposed hours of operation from Sun - Thurs 9am -11pm and Fri & Sat 9 am -2am

## 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 (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)
  - ☐ Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)
- ☐ 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:**

*Sale of alcohol is not a project per the specific Plan*

Project Planning Signature: <i>Marianne King</i>	Phone Number: <i>818 374 5059</i>
Print Name: <i>MARIANNE KING</i>	Date: <i>12/4/18</i>



**LIQUORLICENSE.COM**

2222 Damon St. • Los Angeles, CA 90021

Phone: 1-800-222-5777 • Fax: 1-800-771-0254

---

**PROPOSED FINDINGS**

**JINYA RAMEN**

**REQUEST FOR DISCRETIONARY APPROVAL**

**LAMC SEC. 12.24-W1**

**17237 VENTURA BLVD., SUITE C**

**ENCINO CA 91316**

- 1. 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.**

The Applicant is requesting a Conditional Use to permit the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with a new 2975 sf restaurant at an existing shopping center, Plaza de Oro, in the [Q]C2-1VL Zone. The restaurant will be located in a tenant space most recently occupied by a sushi restaurant, Bom. Bom. sold beer and wine pursuant to Case No. ZA 2015-1753(CUB), which was approved on December 18, 2015, and authorized the sale of beer and at a restaurant to be open between the hours of 10 am – 12 am Sunday – Thursday and 10 am – 1 am Friday and Saturday. The Applicant herein, Jinya Ramen, is requesting a new CUP because of its desire to serve a full line of alcoholic beverages at this location and because it wants to request later hours than the midnight (Sunday - Thursday) close and 1 am (Friday and Saturday) close approved in the prior grant. Specifically, the Applicant would like to be able to remain open from 9 am – 1 am Sunday - Thursday and 9 am – 2 am Friday and Saturday.

The restaurant is located on north side of Ventura Boulevard between Louise Avenue to the west and Amestoy Avenue to the east. It faces Ventura Boulevard and, like its predecessor, will have one patio facing both this major thoroughfare as well as a second patio to the rear, oriented toward the courtyard of the shopping center.

The Applicant's project will entail remodeling the interior of the restaurant, refreshing the patio areas, and updating the signage. These improvements will all enhance the built environment, as will the pedestrian orientation of the restaurant itself and in particular the on-site patio at the Ventura Boulevard frontage. The alcohol component will enhance the built environment because Jinya Ramen believes that the sale of these items will be essential to the long-term success of the restaurant at this location. In light of the fact that the most recent restaurant did not survive very long, the Applicant believes that this request is particularly important.

JINYA Ramen Bar is a small but growing chain of full-service restaurants which have been introducing communities to authentic Japanese ramen and tapas. While the demand of healthy meals is increasing rapidly, JINYA Ramen bar is the fastest growing ramen chain in the United States due to its fresh, healthy, and high-quality ramen. Since 2010, the company has expanded to 45 locations in the US and Canada. The company takes great pride in its



authentic Japanese ramen and wide variety of tapas and looks forward to establishing this latest outpost of the brand in Encino. In fact, the Applicant envisions this restaurant as a "flagship"-type location, and is the first location locally to introduce authentic, high-quality Japanese whiskeys and the later nighttime hours.

Regarding the request to serve a full line of alcoholic beverages, Jinya Ramen's concept for this location is to offer Japanese whiskeys, which are becoming increasingly popular in the US. This is in keeping with the company's mission statement, which is "To elevate, educate and astonish our guests with the freshest ingredients and flavors, while surprising and delighting each customer as if they were a guest in our own home." The Applicant is committed to being amongst the best in the industry, with a spirit of hospitality for all its guests. JINYA Ramen will serve upscale, progressive food, and maintain high quality standards at this location as with all of its locations.

Because the restaurant will be an asset to the community and because alcohol service and later hours are an essential component of its success, the Applicant believes 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.

**2. 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 restaurant is located on north side of Ventura Boulevard between Louise Avenue to the west and Amestoy Avenue to the east within an existing shopping center in a tenant space most recently occupied by another restaurant with alcohol service. Ventura Boulevard is a commercial corridor. The subject restaurant is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan. Properties on both sides of Ventura Boulevard are in the [Q]C2-1VL Zone and are developed with a variety of commercial, office, retail, and restaurant uses. This stretch of Ventura Boulevard is one of the more heavily commercialized portions of it, and the Applicant seeks to contribute to the mix of uses at this location. In fact, this area is designated as "Encino Commons," described as "The Valley's Miracle Mile."

Not only is the location itself within an existing shopping center, it is also across the street from the Encino Town Center shopping center, which hosts a variety of uses including a movie theater. In addition, there are several establishments in a close vicinity that already offer late hours, and in some cases also offer entertainment. The Applicant's forthcoming restaurant will be in a space most recently occupied by a sushi restaurant that had patio dining and beer and wine service. That restaurant was not a success at this location, and the Applicant believes that the ability to offer a full line of alcohol and have late hours will be essential to ensure the success of the restaurant at this location.

In terms of operational compatibility with surrounding uses, there are a variety of venues in a close vicinity that offer a full line of alcohol and late hours, and in some cases live entertainment as well. One of these, Terrace Restaurant, is in the same shopping center and offers live entertainment and a hookah lounge. Thus, the Applicant believes that the late hours and type

47 alcohol license are both important to Jinya's success at this location, and demonstrative of the compatibility of these proposed features.



In terms of physical compatibility with surrounding uses, the Applicant will be in a space most recently occupied by a sushi restaurant as the ground floor of an existing shopping center with ample parking. The Applicant's restaurant will not trigger any additional parking demand, either by Code or in actuality. As far as the physical improvement, they will be limited to interior tenant improvements and possibly some upgrades/updates to the patio areas and signage.

For all of the above reasons, 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.

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

The Encino-Tarzana Community Plan designates the property for Neighborhood Office Commercial land uses with corresponding zones of C1, C1 .5, C2, C4 and RAS3, and Height District No. 1 VL. The property is within the area of the Ventura/Cahuenga Boulevard Corridor Specific Plan but is considered not a project under the Plan. The restaurant will conform with the purpose, intent, and provisions of the General Plan in that the subject is zoned C2 and the restaurant use is allowed by-right in this zone.

The Community Plan allows a variety of commercial uses but is silent on the issue of alcohol beverage outlets, leaving interpreting the intent of the Plan to the Zoning Administrator. The existing restaurant use is permitted by the plan designation and C2 Zone classification of the property, and the sale of alcoholic beverages is permitted subject to the issuance of a Conditional Use permit. At the proposed location, the restaurant with the service of a full line of alcoholic beverages will promote dining opportunities for the area visitors and nearby residents, thereby contributing to a viable commercial environment of the immediate area. The restaurant thus meets the objective of Goal 2 of the Encino-Tarzana Community Plan, which is: "[a] strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district."

Granting the request with conditions of approval that ensure compatibility with surrounding uses, will allow the existing restaurant to substantially conform with the purpose, intent, and provisions of the General Plan. The request to permit the sale of a full line of alcoholic beverages only, as an accessory use to a space previously operating as a restaurant located in an established commercial district, is consistent with the intent of these provisions. The subject property is planned and zoned for commercial uses. The Applicant believes that the requested conditional authorization for the sale of a full line of alcoholic beverages only for on-site consumption will substantially conform with the purpose, intent and provisions of the General Plan, the applicable community plan, and the Specific Plan.

**4. The proposed use will not adversely affect the welfare of the pertinent community.**

The approval of a conditional use permit for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the Applicant's forthcoming restaurant will not adversely affect the welfare of the community. On the contrary, the Applicant believes that JINYA Ramen will be an asset to the community.

The forthcoming full-service restaurant will provide an exciting new dining option for the enjoyment of Encino and other San Fernando Valley residents, workers, and visitors. The founder of JINYA, Tomonori Takahashi, founded JINYA Ramen because of his desire to provide an interesting menu with delicious, authentic ramen and reasonable prices so that it would be accessible to all. JINYA as a company takes tremendous pride in its restaurants and its concept, and certainly being a responsible operator is an important component of its goals for the company's restaurants. The Applicant truly believes that it is offering a service to its patrons – the opportunity to try fresh, delicious, authentic ramen with a wide array of toppings in a thick, rich broth in perfect balance with handmade noodles. The Applicant envisions this location as a place where patrons can enjoy these items along with a full line of alcoholic beverage products while eating healthy, delicious, authentic ramen and socializing with friends and family.

The son of a successful restaurateur in Japan, Tomonori knew what it would take to build a great restaurant. His father had owned an Izakaya-style restaurant named Jinya, where he focused on providing delicious food at reasonable prices to be accessible to all. Wanting to revive his father's dream, Tomonori opened his first JINYA in Tokyo in 2000. Named for a Samurai soldier that was close to the community and owned a small property, JINYA was an appropriate name that embodied the ideals of Tomonori's new restaurant. When he saw the need for authentic ramen in the United States, he decided to set up shop in California and continue his family's legacy.

The quality and authenticity of the cuisine was vouched for by Jonathan Gold, the first food critic ever to win a Pulitzer Prize, who wrote about his experience when he visited JINYA Ramen on Ventura Boulevard, Studio City, California:

"But then the ramen comes: big, earthen bowls of the house ramen made with strong chicken stock and garnished with seed-studded chicken meatballs; of the greenery-rich vegetable ramen made with the same stock; and of the tonkotsu ramen, made from long-boiled pork bones and fortified with generous spoonfuls of pork oil, which transform the dish into a flavor bomb."

Thus, it is no exaggeration to say that the Applicant takes great pride in its restaurants. Obviously, ensuring responsible consumption of alcoholic beverage products and being an asset to the local community are inseparable from its overall goals for its restaurants.

For these reasons, the approval of the conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the Applicant's forthcoming restaurant will not adversely affect the welfare of the community.

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

Although there are many alcohol-related uses near the site, the granting of the application will not result in an undue concentration of alcohol-serving establishments, giving consideration to applicable State laws, the ABC's guidelines for undue concentration, the crime rate in the area,

and whether revocation or nuisance proceedings have been initiated for any nearby use. According to the State Department of Alcoholic Beverage Control, 4 on-site licenses are allocated to Census. Tract No. 1396.00 while 22 currently exist. Those licenses are as follows:

<b>Name of Establishment</b>	<b>Address</b>	<b>License Type</b>
KOPAN RAMEN	17547 VENTURA BLVD, STE 108-109	41 (beer/wine on-site)
TERRACE RESTAURANT AND LOUNGE	17239 VENTURA BLVD	47 (general on-site)
GATE TO THE MEDITERRANEAN	16925 VENTURA BLVD	47 (general on-site)
STAND THE	17000 VENTURA BLVD, STE 104	41 (beer/wine on-site)
TEL AVIV GRILL	17201 VENTURA BLVD	41 (beer/wine on-site)
KICKIN KASIAN	17616-17620 VENTURA BLVD	41 (beer/wine on-site)
FAT SALS	16901 VENTURA BLVD	41 (beer/wine on-site)
CHILIS GRILL BAR 876	17240 VENTURA BLVD	47 (general on-site)
BUCA DI BEPPO	17500 VENTURA BLVD	47 (general on-site)
UNCLE BERNIES DELI	17615 VENTURA BLVD	41 (beer/wine on-site)
PING PONG CHINESE CUISINE	17267 VENTURA BLVD	41 (beer/wine on-site)
GREEN COTTAGE RESTAURANT	17312 VENTURA BLVD	41 (beer/wine on-site)
ANARBAGH RESTAURANT	17312 VENTURA BLVD, STE A	41 (beer/wine on-site)
OKUMURA RESTAURANT	17302 VENTURA BLVD	41 (beer/wine on-site)
CORAL TREE CAFE	17499 VENTURA BLVD	41 (beer/wine on-site)
EUROASIA RESTAURANT	17209 VENTURA BLVD	47 (general on-site)
YAMATO	17200 VENTURA BLVD, SPC 219-221	47 (general on-site)
THE SURLY GOAT	17337 VENTURA BLVD, STE 100A	47 (general on-site)
MIDORI SUSHI RESTAURANT	17047-1/2 VENTURA BLVD	47 (general on-site)
LUM KA NAAD	17644 VENTURA BLVD	41 (beer/wine on-site)
VERSAILLES RESTAURANT	17410 VENTURA BLVD	41 (beer/wine on-site)
PINOT'S PALETTE ENCINO	17401 VENTURA BLVD , A32 & A33	42 (on-sale/public premises)

Within 600 feet of the site, there are 9 on-site uses, as follows:

Name of Establishment	Address	License Type
TERRACE RESTAURANT AND LOUNGE	17239 VENTURA BLVD	47 (general on-site)
TEL AVIV GRILL	17201 VENTURA BLVD	41 (beer/wine on-site)
CHILIS GRILL BAR 876	17240 VENTURA BLVD	47 (general on-site)
PING PONG CHINESE CUISINE	17267 VENTURA BLVD	41 (beer/wine on-site)
GREEN COTTAGE RESTAURANT	17312 VENTURA BLVD	41 (beer/wine on-site)
ANARBAGH RESTAURANT	17312 VENTURA BLVD, STE A	41 (beer/wine on-site)
OKUMURA RESTAURANT	17302 VENTURA BLVD	41 (beer/wine on-site)
EUROASIA RESTAURANT	17209 VENTURA BLVD	47 (general on-site)
YAMATO	17200 VENTURA BLVD, SPC 219-221	47 (general on-site)

Between 600-1000 feet of the site, there are 4 on-site uses. Those licenses are as follows:

Name of Establishment	Address	License Type
THE SURLY GOAT	17337 VENTURA BLVD, STE 100A	47 (general on-site)
MIDORI SUSHI RESTAURANT	17047-1/2 VENTURA BLVD	47 (general on-site)
VERSAILLES RESTAURANT	17410 VENTURA BLVD	41 (beer/wine on-site)
PINOT'S PALETTE ENCINO	17401 VENTURA BLVD , A32 & A33	42 (on-sale/public premises)

Having a concentration of on-sale uses can actually be a positive thing, as it may be conducive to the liveliness and vitality of an area. Restaurant patrons typically appreciate having a variety of options in an area when going out for a meal. This is certainly the case with respect to the Encino Commons area of the Valley.

In terms of sensitive uses, there are a large number of sensitive uses located within a 600 foot and 1,000-foot radius of the site. Specifically, there are 9 schools or learning centers, one church, and 6 recreational areas (including children's dance or art studios) within 600 feet of the Site. Between 600 and 1000 feet, there is one temple and one place that offers art classes to youth.

This part of the Valley is densely developed with a variety of commercial and residential uses. In that context, the number of sensitive uses in the area is not very high. The ABC recognizes that, in many areas where the demand for licenses significantly exceeds the allocation, it is still appropriate to grant additional licenses because the large number of visitors, tourists, and workers who frequent the vicinity push the effective population count significantly above census numbers,

as a practical matter. This is certainly the case in high-activity retail destination centers such as this stretch of Ventura Boulevard. In any case, the request is for sale of alcoholic beverages at a location where sale of such items (beer and wine) was previously authorized and will not lead to any increase in the number of licenses.

Most properties along Ventura Boulevard are developed with commercial uses. The subject use will be conducted in accordance with extensive conditions of approval and security measures. The use will enhance the neighborhood by providing a fresh, new option in an area where the existing variety of restaurant and other commercial uses shows that there is a demand for interesting and lively restaurant options. The restaurant will continue to contribute to the economic vitality along this corridor.

Thus, for all of the above reasons, the approval of the Application will not result in nor contribute to an undue concentration of such establishments.

**6. The proposed use will not detrimentally affect nearby residential zones or uses.**

The Applicant's restaurant is located within 600 feet of 62 single family residences and one condominium. However, all of those uses are located behind the shopping center and other commercial uses flanking both sides of Ventura Boulevard. The Applicant's restaurant in particular is located in an existing shopping center that contains a variety of restaurant, retail, and other commercial uses. On either side and to the rear of the shopping center is surface parking for the benefit of the uses in the Center. The Applicant's restaurant is primarily oriented toward Ventura Boulevard, including a 16-seat, 443 s.f. covered patio facing Ventura. The Applicant also has a 16-seat, 181 sf covered patio to the rear of the restaurant, but that patio is oriented toward a courtyard within the shopping center and the other commercial uses located therein, rather than toward the residential uses per se. For these reasons, the nearby residential uses are very well-buffered from the Applicant's forthcoming restaurant.





**bushi No.2**

Topping  
Suggestion  
**Bok Choy** \$1.00  
Topping  
Suggestion  
**Cabbage** \$1.00

## Spicy Creamy Vegan Ramen 14

vegan broth: atsugae tofu, green onion, spinach, white onion, garlic chips and crispy onion with garlic oil and chili oil -served with thick noodles



**bushi No.3**

Topping  
Suggestion  
**Brussels Sprouts** \$1.00  
Topping  
Suggestion  
**Cabbage** \$1.00

## The Bushi Soul Black 14

pork broth: pork chashu, kikurage, green onion, nori dried seaweed, seasoned egg\*, garlic chips, garlic oil, crispy onion, spicy sauce -served with thin noodles



## Hand Roll

Cucumber	3.80
Avocado	3.80
Spicy Chicken	3.80
Tofu	3.80
Pork Chashu	3.80
California	4.20
Spicy Tuna	4.20
Salmon Avocado	4.20
Salmon Jalapeño	4.20
Blue Crab	4.80
Salmon Ikura	4.80
Ikura	5.80



Pork Gyoza Cilantro Genovese (5 pcs.)

## Small Plates

Edamame	2.80
Pork Gyoza (5 pcs.)	5.30
Pork Gyoza Cilantro Genovese (5 pcs.)	5.80
Chicken Gyoza (5 pcs.)	5.80
Fried Pork Gyoza (5 pcs.)	5.80
Gyoza Madness Soup	12.00
pork broth: pork gyoza (8 pcs), green onion, kikurage, bean sprouts, cilantro and sesame seeds	
Crispy Chicken	(3 pcs.) 4.20
	(7 pcs.) 8.90
	(12 pcs.) 13.80
Crispy Rice w/ Spicy Tuna (3 pcs.)	6.30

**bushi No.1**



## Spicy Tori Paitan 13

chicken broth: chicken chashu, green onion, spinach, seasoned egg\* and bean sprouts -served with thin noodles

Choose your spice level  
**MILD / SPICY / HOT**

Topping  
Suggestion  
**Cilantro** \$1.00  
Topping  
Suggestion  
**Corn** \$1.00

## TOPPINGS

Customize your Ramen!

Fresh Garlic	FREE
Butter	0.50
Parmesan Cheese	1.00
Green Onion	1.00
White Onion	1.00
Crispy Onion	1.50
Cilantro	1.00
Cabbage	1.00
Spicy Bean Sprouts	1.00
Seasoned Egg*	1.50
Spinach	1.00
Atsugae Tofu	1.00
Nori Dried Seaweed	1.00
Corn	1.00
Kikurage	1.00
Brussels Sprouts	1.80
Chicken Soboro	1.80
Pork Soboro	1.80
Pork Chashu	2.50
Chicken Chashu	2.50
Bok Choy	1.50
Extra Soup	3.00
Kaedama	1.80
Spicy Sauce	1.00

## COMBINATIONS

Select a combination below to pair with your bowl of Ramen



Salad + Pork Gyoza (4 pcs.)	plus 4.00
Salad + Crispy Chicken (3 pcs.)	plus 4.00
Salad + Hand Roll	plus 4.00
Salad + Chicken Chashu Bowl*	plus 4.00



## VEGAN

<b>Vegan Dan Dan Men</b>	15
vegan broth: sautéed cauliflower, atsugae tofu, green onion, bok choy, bean sprouts and cilantro -served with thick noodles. Choose your spice level, MILD, SPICY or HOT	
<b>Spicy Creamy Vegan Ramen</b>	14
vegan broth: atsugae tofu, green onion, spinach, white onion, garlic chips and crispy onion with garlic oil and chili oil -served with thick noodles	
<b>Vegan Mazesoba</b>	12
no broth: sautéed cauliflower, atsugae tofu, bean sprouts, cilantro -served with thick noodles	



## CHICKEN

<b>Tori Paitan</b>	12
chicken broth: chicken chashu, green onion, spinach, parmesan cheese and crispy onion -served with thin noodles	
<b>Spicy Tori Paitan</b>	13
chicken broth: chicken chashu, green onion, spinach, seasoned egg* and bean sprouts -served with thin noodles. Choose your spice level, MILD, SPICY or HOT	
<b>Slurp Up Cilantro*</b>	13
chicken clear broth: cilantro, chicken chashu, kikurage, seasoned egg*, lime, chili sauce -served with thin noodles	



## TONKOTSU

<b>The Bushi Soul Black</b>	14
pork broth: pork chashu, kikurage, green onion, nori dried seaweed, seasoned egg*, garlic chips, garlic oil, crispy onion, spicy sauce -served with thin noodles	
<b>The Bushi Soul Red</b>	14
pork broth: pork chashu, green onion, kikurage, seasoned egg* and bean sprouts -served with thick noodles. Choose your spice level, MILD, SPICY or HOT	
<b>Spicy Umami Miso Ramen</b>	13
pork broth: pork chashu, pork soboro, green onion, bok choy and bean sprouts with chili oil -served with thick noodles	

You may choose to substitute your protein to pork chashu, chicken chashu or atsugae tofu.

Kale noodles available for an additional \$1.00

@bushibyjinya



## Kids' Meal



chicken ramen w/ spinach and corn, chashu rice, crispy chicken, french fries, orange, candy, and lemonade or iced tea

7.00

## Dessert

### BlockPops



Handcrafted Popsicles, made the Blockheads way, with artfully selected fresh and natural ingredients.

<b>Green Tea Pistachio</b>	3.80
premium matcha green tea blended with roasted pistachios - deep and rich	
<b>Triple Berry White Chocolate</b>	3.80
sweet white chocolate mixed with juicy chunks of berries - creamy and tangy	

## Drinks

Coke	2.50
Diet Coke	2.50
Sprite	2.50
Lemonade	2.50
Iced Tea	2.50
Iced Green Tea	2.50
Hot Green Tea	2.50
FIJI	2.80
Perrier	2.80
RAMUNE	3.00

## Happy Hour

3:00pm - 6:00pm

<b>Hand Roll</b>	3.50
Cucumber	
Avocado	California
Spicy Chicken	Spicy Tuna
Tofu	Salmon Avocado
Pork Chashu	Salmon Jalapeño

<b>Crispy Chicken (3 pcs.)</b>	3.50
--------------------------------	------

<b>Drinks</b>	1.50
---------------	------

\*excluding RAMUNE

\* Consuming raw or undercooked, seafood, or eggs may increase your risk of foodborne illness. Food Allergies? Please ask your server about the ingredients before placing your order. \* Menu changes are made on a regular basis. Please check our web for the latest menu.

@bushibyjinya

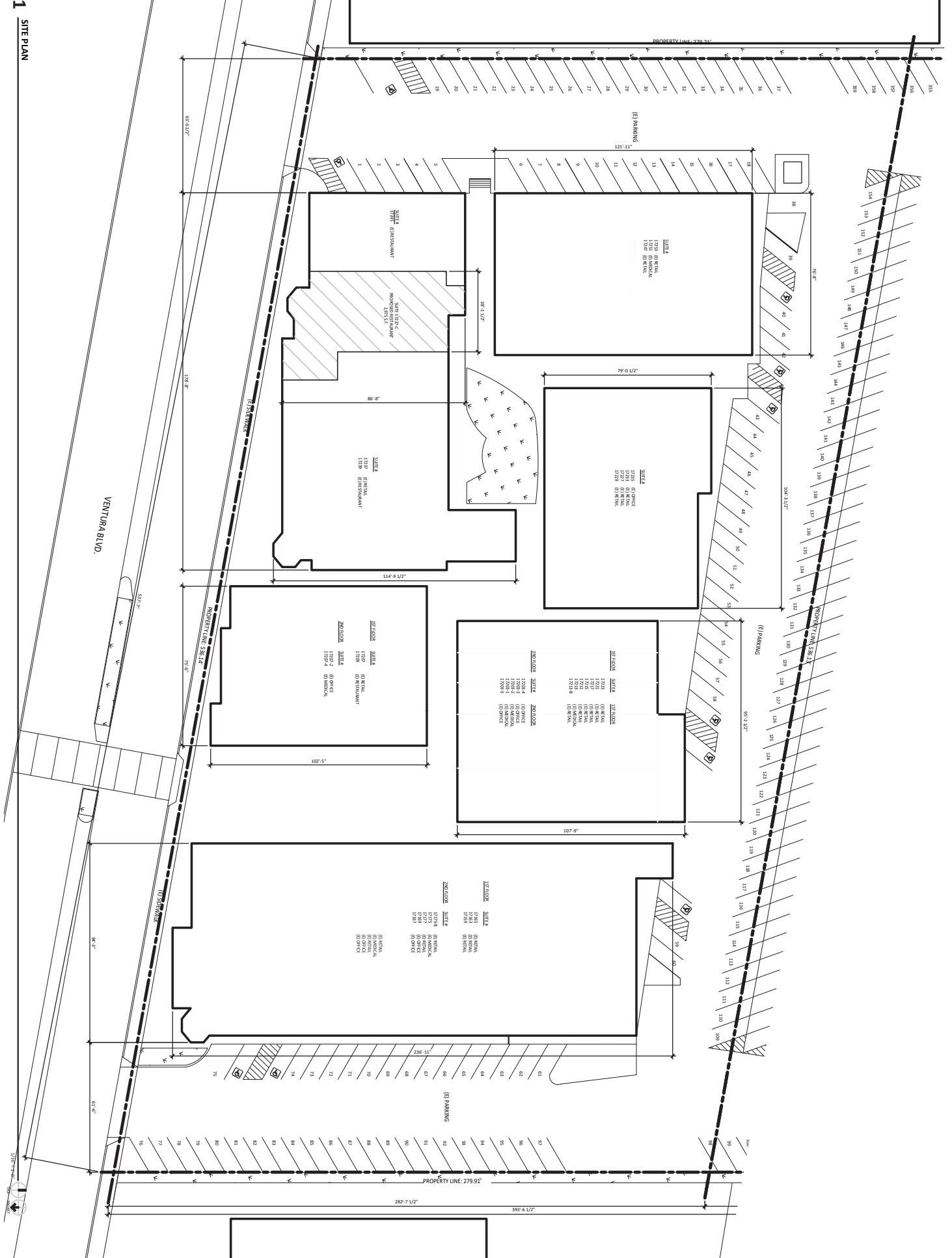




DESIGN  
990 Highland Drive  
Suite 110A  
Encino, CA 91435  
P: 818.436.7567

OWNER: TONKO TAKAHASHI  
3334 BURTON AVE.  
BURBANK, CA 91504

# JINYA RAMEN BAR - ENCINO RESTAURANT 17237-C VENTURA BLVD. ENCINO, CA 91316



## 1 SITE PLAN

NOT FOR CONSTRUCTION UNTIL PERMITTED

CUP  
SITE PLAN

A1.2





Address of  
Building

17237 VENTURA BL



CITY OF LOS ANGELES  
**CERTIFICATE OF OCCUPANCY**

**Note: Any change of use of occupancy must be approved by the Department of Building and Safety.**

☒ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.\* (Non-Residential Uses)

☐ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law for following occupancies:\* (Residential Uses)

Permit No. and Year **90LA68284**

**5'6" x 100' 1 Story, Type V-N Restaurant  
Addition to an existing 85' x 150',  
1 Story, Type V-N, Retail/Restaurant  
Building creating a 90'6" x 150', Type V-N,  
1 Story, Retail/Restaurant Building.  
B-2 Occupancy.**

Total Parking Required: \_\_\_\_\_ ☒ No Change in Parking requirement.

Total Parking Provided \_\_\_\_\_ = Standard \_\_\_\_\_ + Compact \_\_\_\_\_ + Disabled \_\_\_\_\_

\* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office:  
LA-VN-WLA-SP-C.D. # \_\_\_\_\_

Bureau:  
BLDG - BCS

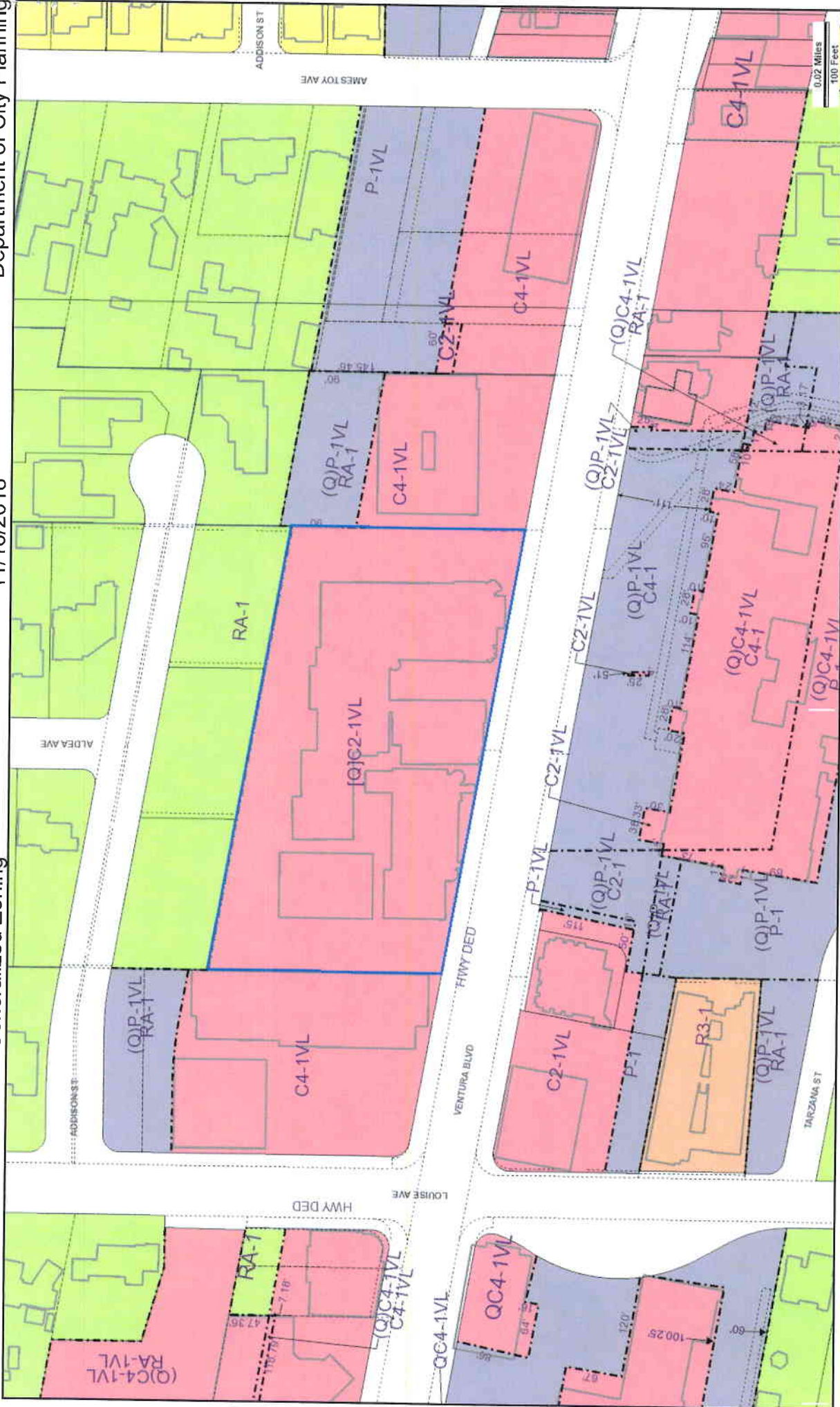
Division:  
GI-MS-MSS-EQ-BMI-COMM

Owner **Encino Management Group**  
Owner's **17200 Ventura Blvd**  
Address **Encino, CA 91306**

Issued: **08/20/91**

By: **T. BURGIN/RD/bc**





Address: 17223 W VENTURA BLVD

APN: 2258012022

PIN #: 171B133 679

Tract: TR 28847

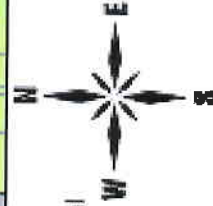
Block: None

Lot: 4

Arb: 2

Zoning: [Q]C2-1VL

General Plan: Neighborhood Office Commercial



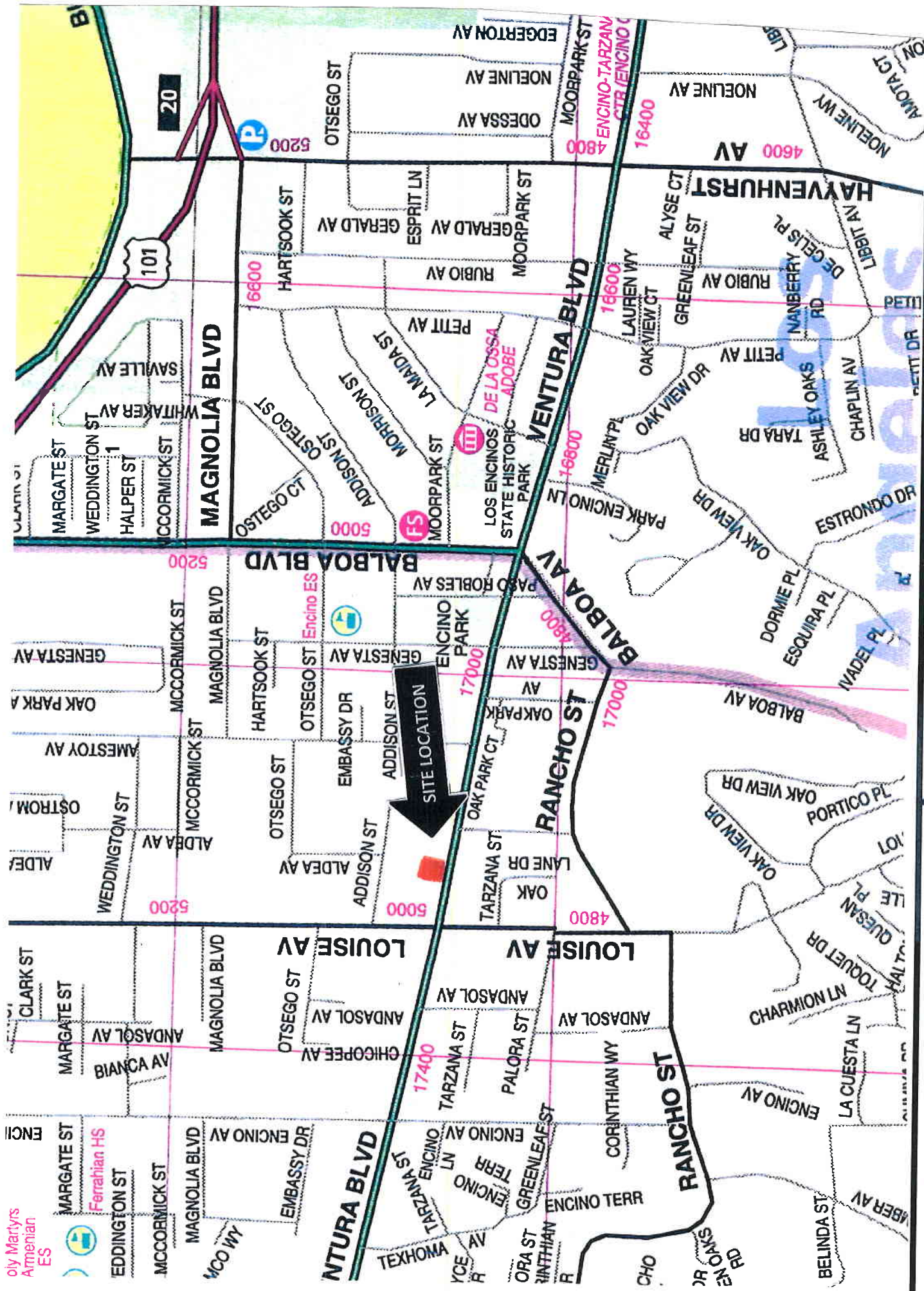












CASE NO:  
T.B. PAGE: 561 GRID : C-3

SITE LOCATION:  
17237 W. VENTURA BOULEVARD #C  
ENCINO, CA 91316

# VICINITY MAP

oly Martyrs  
Armenian  
ES



MARGATE ST  
EDDINGTON ST  
MCCORMICK ST

MAGNOLIA BLVD  
MCCORMICK ST

ENCINO AV  
EMBASSY DR

LOUISE AV  
OTSEGO ST

ANDASOL AV  
CHICOPPEE AV

TARZANA ST  
PALORA ST

ENCINO LN  
ENCINO AV

ENCINO TERR  
CORINTHIAN WY

ENCINO TERR  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

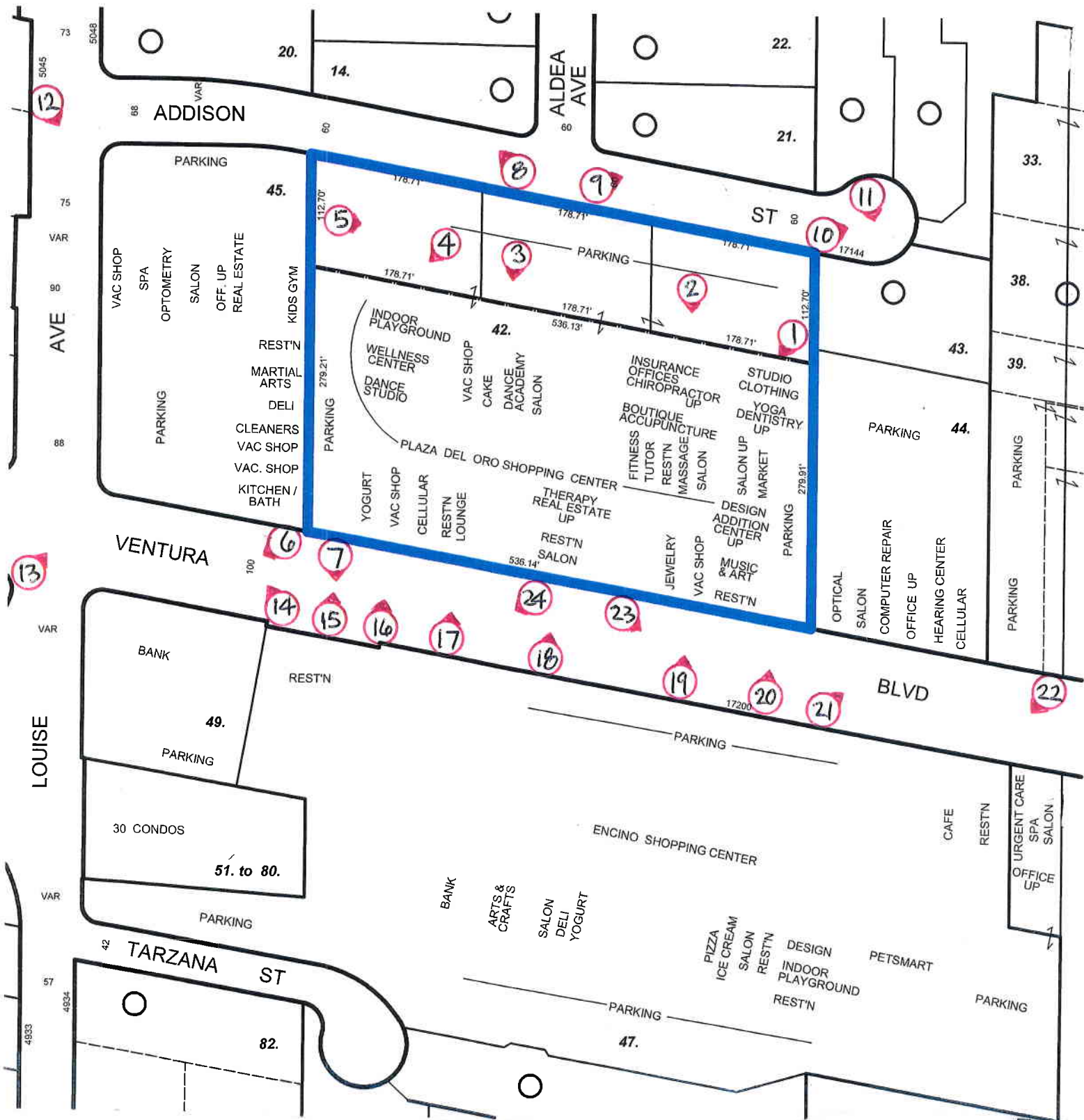
ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY

ENCINO WY  
ENCINO WY





## PHOTO BROCHURE



### RADIUS MAPS ETC

3544 PORTOLA AVENUE  
LOS ANGELES CA 90032  
OFF/FAX (323) 221-4555  
RADIUSMAPSETC@SBCGLOBAL.NET

### SITE LOCATION:

17237 W. VENTURA BOULEVARD #C  
ENCINO, CA 91316

CASE NO.:

DATE: 11 - 19 - 2018  
D.M.: 168B133, 171 B 133  
T.B. PAGE: 561 GRID : C-3  
APN: 2258-012-018,021,022,023,027







1.



2.





3.



4.





5.



6.





7.



8.





9.



10.





11.



12.





13.



14.





15.



16.





17.



18.





19.



20.





21.



22.





23.



24.



# 600 FT. RESIDENTS, ALCOHOL BEVERAGES & SENSITIVE USES LIST

**Site Address:** 17237 W. VENTURA BOULEVARD #C  
ENCINO, CA 91316

---

1. RESIDENTIAL USES:

- A. SINGLE FAMILY - 62
- B. MULTI FAMILY - 0
- C. CONDOMINIUMS - 1

2. CHURCHES/TEMPLES:

**SAINT NICHOLAS EPISCOPAL CHURCH** 17114 VENTURA BLVD

3. SCHOOLS/ACADEMY/LEARNING CENTERS:

**LOS ENCINOS SCHOOL K-6** 17100 VENTURA BLVD

**ENCINO SCHOOL OF MUSIC & ART** 17157 VENTURA BLVD

**ENCINO YAMAHA MUSIC SCHOOL** 17200 VENTURA BLVD #105

**HUNTINGTON LEARNING CENTER** 17200 VENTURA BLVD #214

**ENCINO KUMON LEARNING CENTER** 17200 VENTURA BLVD #310

**HUNTINGTON LEARNING CENTER** 17200 VENTURA BLVD #214

**LEARN TO THE MAX TUTORING CENTER** 17221 VENTURA BLVD

**DANCE CHANNEL TV BALLET ACADEMY** 17227 VENTURA BLVD

**BRAIN BALANCE ACHIEVEMENT  
LEARNING CENTER** 17227 VENTURA BLVD #100

4. HOSPITALS: NONE

5. RECREATIONAL AREAS:

**KIDZ KORNER INDOOR PLAYGROUND** 17200 VENTURA BLVD #120

**PETIT BIZOO ART STUDIO (KIDS CLASSES)** 17200 VENTURA BLVD #208



<b>DEGAS DANCE STUDIO (KIDS CLASSES)</b>	17253 VENTURA BLVD
<b>THE GREEN CHATEAU INDOOR PLAYGROUND</b>	17253 VENTURA BLVD
<b>ENCINO MARTIAL ARTS TRAINING CENTER (KIDS CLASSES)</b>	17263 VENTURA BLVD
<b>MY GYM CHILDRENS FITNESS CENTER</b>	17271 VENTURA BLVD

6. ALCOHOL BEVERAGE OUTLETS:

<b>C RASPUTIN MARKET DELI &amp; BAKERY</b> TYPE 21 OFF-SALE GENERAL	17159 VENTURA BLVD
<b>C YAMATO JAPANESE REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	17200 VENTURA BLVD #221
<b>B TEL AVIV KOSHER REST'N</b> TYPE 41 ON-SALE BEER/WINE EATING PLACE	17201 VENTURA BLVD
<b>C EURO ASIA RUSSIAN REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	17209 VENTURA BLVD
<b>C TERRACE REST'N &amp; LOUNGE</b> TYPE 47 ON-SALE GENERAL EATING PLACE	17239 VENTURA BLVD
<b>C CHILI'S GRILL &amp; BAR REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	17240 VENTURA BLVD
<b>B PING PONG CHINESE CUISINE</b> TYPE 41 ON-SALE BEER/WINE EATING PLACE	17267 VENTURA BLVD
<b>B OKUMURA SUSHI REST'N</b> TYPE 41 ON-SALE BEER/WINE EATING PLACE	17302 VENTURA BLVD
<b>B GREEN COTTAGE REST'N</b> TYPE 41 ON-SALE BEER/WINE EATING PLACE	17312 VENTURA BLVD #A
<b>B ANARBAGH INDIAN REST'N</b> TYPE 41 ON-SALE BEER/WINE EATING PLACE	17312 VENTURA BLVD
<b>C CVS PHARMACY</b> TYPE 21 OFF-SALE GENERAL	17320 VENTURA BLVD

# 600 FT. TO 1,000 FT. ALCOHOL BEVERAGE LIST

**Site Address:** 17237 W. VENTURA BOULEVARD #C  
ENCINO, CA 91316

---

<b>C</b>	<b>MIDORI SUSHI REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	17047 VENTURA BLVD
<b>C</b>	<b>THE SURLY GOAT REST'N</b> TYPE 47 ON-SALE GENERAL EATING PLACE	17337 VENTURA BLVD #100A
<b>B</b>	<b>PINOT'S PALETTE</b> TYPE 42 ON-SALE BEER/WINE PUBLIC PREMISES	17401 VENTURA BLVD
<b>B</b>	<b>VERSAILLES CUBAN REST'N</b> TYPE 41 ON-SALE BEER/WINE EATING PLACE	17410 VENTURA BLVD

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,  
NURSERY SCHOOLS, CHILD-CARE FACILITIES, PARKS,  
PUBLIC PLAYGROUNDS, RECREATIONAL AREAS AND  
HOSPITALS LIST**

**Site Address:** 17237 W. VENTURA BOULEVARD #C  
ENCINO, CA 91316

---

**NACHSHON MINYAN TEMPLE**

17046 VENTURA BLVD

**FINE ART CLASSES (KIDS CLASSES)**

17401 VENTURA BLVD #A37

DUPLICATE  
Republished

PAGE 1 OF 3 ORDINANCE NO. 170.537

Sec eff date 7-13-95

# ZONE CHANGE ORDINANCE SHEET

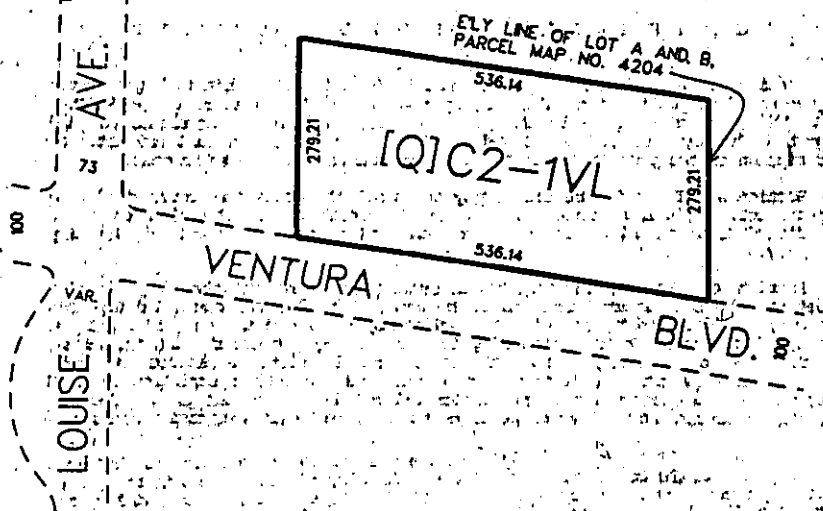
ORDINANCE NO.

170537

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



CM 171B133

CPC 94-0299ZC

RAP/115

3-2-95

PLAN CASE NO. 94-0299 ZC

C.P.C. NO. 94-0299 ZC

PUBLISHED DATE 7-6-95

EFFECTIVE DATE 8-6-95

D.M.-C.M. NO. 171 B 133

PLATTED BY DL 9-6-95

# ZONE CHANGE ORDINANCE SHEET

## 101. QUALIFIED CONDITIONS OF APPROVAL

Sec. 2. Pursuant to Section 12.32-J of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the Permanent (Q) Qualified classification.

### 1. Administrative:

- a. Approval verification and submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
  - b. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department.
  - c. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendments to any legislation.
2. Air quality. The project shall be provided with an air filtration system to improve the air quality for the project's tenants/residents. However, this requirement shall not preclude the installation of operable windows which permit passive heating and cooling.
  3. Noise (aircraft/freeway/highway - office). Evidence shall be submitted, along with the application for the building permit, by a qualified acoustical engineer specifying the CNEL contour within which the office building will be located and, based on the CNEL contours, the construction necessary to achieve an interior noise of (Ldn) of 60, in the interior office areas of the building.
  4. Lighting. All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property. This condition shall not preclude the installation of low-level security lighting.
  5. Traffic impact mitigation (DOT). The traffic impact mitigation measures set forth in the Transportation Department communication of July 5, 1994, which is attached as Exhibit No. E-5 of the subject report shall be implemented to the satisfaction of the Transportation Department.
  6. Public requirements.

**Notice:** If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

**Notice:** Certificates of Occupancies for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

- a. Provide the following, or the assurance of suitable guarantees without expense to the City of Los Angeles. Provide copies of any approvals or guarantees to the Planning Department.
- b. Cable television. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities pursuant to Municipal Code Section 17.05-N, to the satisfaction of the Department of Telecommunications.
- c. Fire Department. Preparation of a plot plan to the satisfaction of the Fire Department.
- d. Flood hazard. Consideration of and taking appropriate measures relative to the provisions of the Flood Hazard Management Specific Plan Ordinance No. 154,405, to the satisfaction of the City Engineer.
- e. Parking/driveway. Preparation of a parking area and driveway plan to the satisfaction of the appropriate District Office of the Bureau of Engineering and the Department of Transportation.
- f. Streets. Improvement of Ventura Boulevard adjoining the subject property to the satisfaction of the City Engineer.
- g. Street lights. Installation of street lights to the satisfaction of the Bureau of Street Lighting.
- h. Street trees. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance; The subject property including any associated parking facilities, shall be maintained in an attractive condition and shall be kept free of trash and debris.

1. Open areas devoted to trash storage or other storage shall not be located adjacent to a residential use or shall be buffered so as not to result in noise, odor or debris impacts on any adjacent residential uses.

All outside trash containers on the subject property property ownership shall be enclosed and shall be located so as not to result in noise or smell impacts on any adjacent residential use.

Trash shall not be taken outside for deposit in trash bins or storage between the hours of 10:00 p.m. and 7:00 a.m.

Trash pick up shall take place only between 7:00 a.m. and 7:00 p.m. Monday through Saturday. There shall be no pick-up on Sunday or legal holidays.

7. Energy conservation. The Department of Water and Power and the Southern California Gas Company shall be consulted regarding feasible energy conservation features which shall be incorporated into the design of the project. If the demand on the utilities exceeds the available resources, said agencies may postpone new connections for the subject project until the power and/or gas supply is deemed adequate.
8. Water conservation. The Department of Water and Power shall be consulted regarding feasible water conservation features which can be incorporated into the design of the project. If the demand on the water system exceeds the available resources, said agency may postpone new connections for the subject project until the water capacity is deemed adequate.
9. Landscaping. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.
10. Landscaping (surface parking heat mitigation). At least one 24-inch box shade tree (minimum trunk diameter of two inches and minimum height of eight feet at the time of planting) shall be planted for every four uncovered, unroofed surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by minimum six-inch high curbing or other suitable measures. The shade trees may be planted along the periphery of a parking area provided that the trees are planted so as to shade a surface parking area. An automatic sprinkler system shall be installed to water the trees.
11. Graffiti removal and deterrence. The property owners and all successors shall acknowledge the applicability of the graffiti removal and deterrence requirements pursuant to Municipal Code Sections 91.8101-F, 91.8904.1 and 91.1707-E relative to the subject project, particularly with regard to the following:

The first nine feet of exterior walls and doors, measured from grade, and all of any walls enclosing the property shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, impermeable surface such as ceramic tile, baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both pursuant to Section 91.1707-E; and

the period for compliance with a graffiti removal order issued by the Building and Safety Department is 15 days following which period with failure to perform, the City or its contractor is empowered to enter the property to remove such graffiti with costs accruing to the property owner (91.8904.1); and

the period for compliance with a subsequent order for a subsequent occurrence is three days (91.8904.1).

In addition to a, b and c above, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

### 12. Parking (off/on-site).

- a. Free parking shall be provided for all customers and employees.
- b. Employee parking.
  - i. All employee parking shall be provided on-site.
  - ii. Employees shall not be discouraged from using employee parking at any time.
  - iii. Employees shall not park on adjacent residential streets during the hours they are working at the subject facility.
- c. On-site. The minimum number of on-site parking spaces shall be 225. There shall be no increase in traffic generating intensity for existing floor area; code required parking shall be provided for new uses.



## ZONE CHANGE ORDINANCE SHEET

## 13. Parking.

A parking plan shall be submitted to the Department of City Planning for approval which will provide for new on-site and/or additional off-street parking, including providing employee parking.

## 14. Use. The use of the subject property is limited to those uses permitted in the C4 Zone.

## 15. Use. At no time will there be more than six (6) restaurants or five (5) beauty salons permitted on this property.

## 16. Use. No structures shall be constructed or erected within 60 feet of the northern boundary of the present C4 Zone.

## 17. Floor Area. All buildings constructed on the property shall have a total gross floor area of not greater than 112,000 square feet as defined by Municipal Code Section 12.21.1.A.5.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced

at the meeting of the Council of the City of Los Angeles MAY 24, 1995

and was passed at its meeting of MAY 31, 1995

Approved JUN 06, 1995

CITY CLERK

Approved as to Form and Legality

JAMES K. HAHN, City Attorney.

By Deputy

Mayor

File No. 95-0452

Pursuant to Section 97.2 of the City Charter, the City Planning Commission on Feb. 9, 1995 recommended that this ordinance be adopted by the City Council.

Secretary

CN 128995 7.6.95

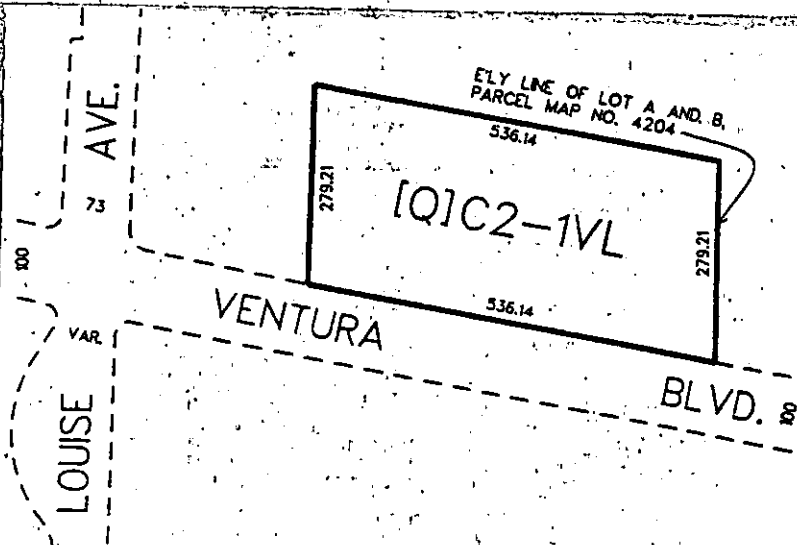
## ZONE CHANGE ORDINANCE SHEET

ORDINANCE NO. 170537

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



CM 171B133	CPC 94-0299ZC
RAP/JJS	3-2-95

CITY PLAN CASE NO. 94-0299 ZC

[Q] QUALIFIED CONDITIONS OF APPROVAL

Sec. 2. Pursuant to Section 12.32-J of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the "Q" Qualified classification.

## 1. Administrative:

- a. Approval verification and submittals. Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.

C.P.C. NO. 94-0299 ZCPUBLISHED DATE 6-12-95EFFECTIVE DATE 7-13-95D.M.-C.M. NO. 171B133PLATTED BY SPDATE PLATTED 7-31-95

FR. C4-IVL, P-IVL

TO. [Q]C2-IVL

See ord published  
on 7/6/95

b. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement must be submitted to the Planning Department for approval before being recorded. After recording, a copy bearing the Recorder's number and date shall be provided to the Planning Department.

c. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendments to any legislation.

2. **Air quality.** The project shall be provided with an air filtration system to improve the air quality for the project's tenants/residents. However, this requirement shall not preclude the installation of operable windows which permit passive heating and cooling.

3. **Noise (aircraft/freeway/highway - office).** Evidence shall be submitted, along with the application for the building permit, by a qualified acoustical engineer specifying the CNEL contour within which the office building will be located and, based on the CNEL contours, the construction necessary to achieve an interior noise of (Ldn) of 60, in the interior office areas of the building.

4. **Lighting.** All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property. This condition shall not preclude the installation of low level security lighting.

5. **Traffic Impact Mitigation (DOT).** The Traffic Impact Mitigation Measures set forth in the Transportation Department communication of July 5, 1994, which is attached as Exhibit No. E-5 of the subject report shall be implemented to the satisfaction of the Transportation Department.

6. **Public requirements.**

**Notice:** If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

**Notice:** Certificates of Occupancies for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

a. Provide the following, or the assurance of suitable guarantees without expense to the City of Los Angeles. Provide copies of any approvals or guarantees to the Planning Department.

b. **Cable television.** Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities pursuant to Municipal Code Section 17.05-N, to the satisfaction of the Department of Telecommunications.

c. **Fire Department.** Preparation of a plot plan to the satisfaction of the Fire Department.

d. **Flood hazard.** Consideration of and taking appropriate measures relative to the provisions of the Flood Hazard Management Specific Plan Ordinance No. 154,405, to the satisfaction of the City Engineer.

e. **Parking/driveway.** Preparation of a parking area and driveway plan to the satisfaction of the appropriate District Office of the Bureau of Engineering and the Department of Transportation.

f. **Streets.** Improvement of Ventura Boulevard adjoining the subject property to the satisfaction of the City Engineer.

g. **Street lights.** Installation of street lights to the satisfaction of the Bureau of Street Lighting.

h. **Street trees.** Construction of tree walls and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance. The subject property including any associated parking facilities, shall be maintained in an attractive condition and shall be kept free of trash and debris.

i. **Open areas devoted to trash storage or other storage** shall not be located adjacent to a residential use or shall be buffered so as not to result in noise, odor or debris impacts on any adjacent residential uses.

All outside trash containers on the subject property ownership shall be enclosed and shall be located so as not to result in noise or smell impacts on any adjacent residential use.

Trash shall not be taken outside for deposit in trash bins or storage between the hours of 10:00 p.m. and 7:00 a.m.

Trash pick up shall take place only between 7:00 a.m. and 7:00 p.m. Monday through Saturday. There shall be no pick-up on Sunday or legal holidays.

7. **Energy conservation.** The Department of Water and Power and the Southern California Gas Company shall be consulted regarding feasible energy conservation features which shall be incorporated into the design of the project. If the demand on the utilities exceeds the available resources, said agencies may postpone new connections for the subject project until the power and/or gas supply is deemed adequate.

8. **Water conservation.** The Department of Water and Power shall be consulted regarding feasible water conservation features which can be incorporated into the design of the project. If the demand on the water system exceeds the available resources, said agency may postpone new connections for the subject project until the water capacity is deemed adequate.

9. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.

10. **Landscaping (surface parking heat mitigation):** At least one 24-inch box shade tree (minimum trunk diameter of two inches and minimum height of eight feet at the time of planting) shall be planted for every four uncovered, unroofed surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by minimum six-inch high curbing or other suitable measures. The shade trees may be planted along the periphery of a parking area provided that the trees are planted so as to shade a surface parking area. An automatic sprinkler system shall be installed to water the trees.

11. **Graffiti removal and deterrence.** The property owners and all successors shall acknowledge the applicability of the graffiti removal and deterrence requirements pursuant to Municipal Code Sections 91.8101-F, 91.8904.1 and 91.1707-E relative to the subject project, particularly with regard to the following:

The first nine feet of exterior walls and doors, measured from grade, and all of any walls enclosing the property shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, impermeable surface such as ceramic tile,

## ZONE CHANGE ORDINANCE SHEET

baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both pursuant to Section 91.1707-E; and

the period for compliance with a graffiti removal order issued by the Building and Safety Department is 15 days following which period with failure to perform, the City or its contractor is empowered to enter the property to remove such graffiti with costs accruing to the property owner (91.8904.1); and

the period for compliance with a subsequent order for a subsequent occurrence is three days (91.8904.1.).

In addition to a, b and c above, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation

capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.

12. Parking (off/on-site).

a. Free parking shall be provided for all customers and employees.

b. Employee parking.

i. All employee parking shall be provided on-site.

ii. Employees shall not be discouraged from using employee parking at any time.

iii. Employees shall not park on adjacent residential streets during the hours they are working at the subject facility.

c. On-site. The minimum number of on-site parking spaces shall be: 225. There shall be no increase in traffic generating intensity for existing floor area; code required parking shall be provided for new uses.

13. Parking.

A parking plan shall be submitted to the Department of City Planning for approval which will provide for new on-site and/or additional off-street parking, including providing employee parking.

14. Use. The use of the subject property is limited to those uses permitted in the C4 Zone.

15. Use. At no time will there be more than six (6) restaurants or five (5) beauty salons permitted on this property.

16. Use. No structures shall be constructed or erected within 60 feet of the northern boundary of the present C4 zone.

17. Floor Area. All buildings constructed on the property shall have a total gross floor area of not greater than 112,000 square feet as defined by Municipal Code Section 12.21.1.A.5.

Sec. 3 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles MAY 24 1995 and was passed at its meeting of MAY 31 1995

Approved JUN 06 1995

CITY CLERK

Approved as to Form and Legality

By [Signature]  
Deputy

JAMES K. HAHN, City Attorney.

By \_\_\_\_\_  
Deputy.

\_\_\_\_\_  
Mayor

File No. 95-0457

Pursuant to Section 97.2 of the City Charter, the City Planning Commission on Feb. 9, 1995 recommended that this ordinance be adopted by the City Council.

[Signature]  
Secretary

City Clerk Form 21

0051282690

6.12.95



**LINN K. WYATT**  
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING ADMINISTRATORS**

JACK CHIANG  
HENRY CHU  
LOURDES GREEN  
JAE H. KIM  
CHARLES J. RAUSCH, JR.  
JIM TOKUNAGA  
FERNANDO TOVAR  
DAVID S. WEINTRAUB  
MAYA E. ZAITZEVSKY

**CITY OF LOS ANGELES**  
CALIFORNIA



**ERIC GARCETTI**  
MAYOR

**DEPARTMENT OF  
CITY PLANNING**  
MICHAEL J. LOGRANDE  
DIRECTOR

**OFFICE OF  
ZONING ADMINISTRATION**

200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX: (213) 978-1334  
[www.planning.lacity.org](http://www.planning.lacity.org)

December 18, 2015

Young Bom Kim (A)  
585 North Rossmore Avenue #502  
Los Angeles, CA 90004

Plaza Inv II L.P. (O)  
Philip Pournazarian  
17130 Ventura Boulevard #200  
Encino, CA 91316

Janelle Williams (R)  
Williams Land Use Service  
2418 Honolulu, #B  
Montrose, CA 91020

CASE NO. ZA 2015-1753(CUB)  
CONDITIONAL USE  
17237 West Ventura Boulevard  
Encino-Tarzana Planning Area  
Zone : [Q]C2-1VL, RA-1  
D. M. : 168B133, 171B133  
C. D. : 5  
CEQA : ENV-2015-1754-CE  
Legal Description: Lot 4-Arb 2, Lot 2, FR  
Lots 1 and 3, Tract 28847

Pursuant to Los Angeles Municipal Code Section 12.24-W,1, I hereby APPROVE:

a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the [Q]C2-1VL Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the Condition Compliance Unit for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or Condition Compliance Unit for inclusion in the case file.
7. The proposed restaurant shall not exceed 2,996 square feet of indoor area. The proposed outdoor area shall not exceed 856 square feet (Patio 1 = 688 square feet and patio 2 = 168 square feet)
8. Maximum seating for the restaurant shall not exceed 126 seats (106 indoor seats and 20 outdoor seats). No seating has been requested or approved to be provided within any public right-of-way.
9. The hours of operation shall not exceed 10:00 a.m. to 12 midnight Sunday through Thursday and 10:00 a.m. to 1:00 a.m. Friday and Saturday.
10. No after-hours use of the restaurant is permitted.
11. No cover charge or admission fee is permitted.
12. The restaurant shall not be used for private parties from which the general public is excluded. The restaurant shall not be sublet to outside promoters for nightclub activity.
13. There shall be no use of the subject premises, such as dancing, which involve Section 12.70 of the Los Angeles Municipal Code uses (Adult Entertainment).
14. Background ambient music (not originating from any live entertainment) is permitted and shall not be audible beyond the perimeter of the restaurant's building footprint.
15. Restaurant staff shall actively monitor the patio area to insure that noise levels are maintained at reasonable levels which do not create adverse noise impacts for residential tenants at the rear of the subject property or other area residents.
16. No pool or billiard tables or coin operated electronic, video, or mechanical amusement devices shall be maintained on the premises.
17. The applicant/operator shall identify a contact person and provide a "hot line" telephone number during all hours of operation for any inquiries or complaints from the community regarding the subject facility. The phone number shall be provided to

the Homeowner's Association of the units at the rear of the subject property. The "hot line" shall be:

- a. Posted at the entry, and the cashier.
  - b. Responded to within 24 hours of any complaints/inquiries received on this "hot line."
  - c. Documented in a log and available for review by the Police Department, the Department of Building and Safety and any other City agency upon request.
  - d. This log shall, at a minimum, record when the calls were received, the nature of the complaint, date/time of call returned, and the action taken to address the concern, as well as contact information for the complainant for independent follow up.
18. A sign shall be posted near each entrance/exit of the restaurant requesting patrons to keep noise to a minimum in consideration of residential neighbors.
  19. The establishment shall be maintained as a bona fide eating place with an operational kitchen on-site. Food service shall be available at all times that the restaurant is open for business.
  20. Trash pick-up shall not occur before 8:00 a.m. Trash disposal and recycling of items, including glass bottles and cans shall not be emptied or disposed of before 8:00 a.m. or after 8:00 p.m., daily. Any sorting of bottles shall be conducted indoors only.
  21. No pay phone shall be maintained on the exterior of the premises.
  22. The applicant shall be responsible for maintaining the area adjacent to the premises over which he/she has control free of litter, including the sidewalk and patio area. Any trash bin utilized by the applicant shall be kept locked and clear of any overflow trash. Frequency of trash pick-up shall be assured so that trash is not left outside of any trash bin under the control of the applicant.
  23. All licenses, permits, and conditions shall be posted in a conspicuous location at the facility. Additionally, a copy shall be provided to all employees who shall sign an acknowledgement form stating that they have read and understood all of the ABC and conditional use permit conditions. Said form shall be maintained at the location by the owner and/or manager who shall present it to Police personnel, ABC investigators, or any other City agency upon request.
  24. These conditions of approval as well as a copy of any Business permit, insurance information, security, and any emergency contact phone numbers shall be retained on the property at all times and shall be produced immediately upon the request of the Zoning Administrator, the Police Department, the Department of Building and Safety or other enforcement agency.
  25. The applicant, owner, and on-site manager(s) shall comply with applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal

activity on the subject premises and any accessory parking areas over which they exercise control, including insuring that no activities associated with narcotics sales, use or possession, gambling, or prostitution occur.

26. Within three months of the initiation of alcohol sales, all managers and employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers (STAR)." Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. New employees shall receive such training within 60 days of hiring. Subsequently this training program shall be required for all staff annually.
27. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
28. Loitering shall be prohibited on or around the premises under the control of the applicant. Employees shall routinely patrol these areas to insure that no loitering occurs therein.
29. Lighting shall be adequate enough around the property, including in the patio, to make discernible anyone at night. Lighting shall be shielded from residential uses.
30. The authorization granted herein for the sale of alcohol on the subject premises is for a period of **five (5) years** from the effective date of this grant. Thereafter, a new authorization shall be required to continue the sale of alcoholic beverages.
31. **Prior to the beginning of operations**, the applicant shall notify the Condition Compliance Unit via email or U.S. Mail when operations are scheduled to begin and *shall* submit a copy of the Certificate of Occupancy for the Case File. The notification shall be submitted to [planning.ccu@lacity.org](mailto:planning.ccu@lacity.org), with the subject of the email to include the case number, "**ZA-2015-1753-CUB/Operation Notification**". The applicant shall also submit (attached or mailed) evidence of compliance with any conditions which require compliance "prior to the beginning of operations" as stated by these conditions.
32. **Prior to the beginning of operations**, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Condition Compliance Unit within 30-days of the beginning day of operation of the establishment. The statement shall read as follows,  
  

*We, the undersigned, have read and understand the conditions of approval to allow the sale and dispensing of a beer and wine only for on-site consumption, in conjunction the restaurant, known as Sushi 2U, and agree to abide and comply with said conditions.*
33. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective



new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination has been provided to the prospective owner/operator, including the conditions required herewith, shall be submitted to the Condition Compliance Unit in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Condition Compliance Unit within 30 days of the beginning day of his/her new operation of the establishment along with the dimensioned floor plan, seating arrangement and number of seats of the new operation.

34. Should there be a change in the ownership and/or the operator of the business, the Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or If at any time during the period of validity of this grant, documented evidence is submitted showing continued violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, shall be submitted to the Department of Planning, Condition Compliance Unit within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
35. **MViP – Monitoring, Verification and Inspection Program.** At any time, before, during, or after operating hours, a City inspector may conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and used to rate the operator according to the level of compliance. If a violation exists, the owner/operator will be notified of the deficiency or violation and will be required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed therein, may result in denial of future requests to renew or extend this grant.
36. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

**OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

**TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**APPEAL PERIOD - EFFECTIVE DATE**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after JANUARY 4, 2016, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:



Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

### NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on September 18, 2014, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

### **BACKGROUND**

The property is located in the Encino-Tarzana Community Plan area, Ventura/Cahuenga Boulevard Corridor Specific Plan, Encino Streetscape area, 400' Height Limit Above Elevation 790-Airport Hazard area, Equine Keeping in the City of Los Angeles (ZI-2438), Urban and Built-up Land-Farmland, Liquefaction area, nine kilometers from the Hollywood Fault zone, and the Encino Commons Business Improvement District. The Encino-Tarzana Community Plan Map designates the property for Neighborhood Office Commercial land uses, with corresponding zones of C1, C1.5, C2, C4, RAS3 and Height District No. 1VL and Very Low I Residential land uses, with corresponding zones of RE20 and RA and Height District No. 1.

The project is located within an existing building and therefore the project does not affect the Airport Hazard area and Urban and Built-up Land-Farmland. The project site is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan's Encino-Tarzana sub area. The application was reviewed and determined that it is not considered a project as defined by the Specific Plan. The site is located within the Encino Streetscape which does not regulate sidewalk seating for restaurants.

Properties located to the north of the subject site are developed with single-family dwellings and zoned RA-1. Properties to the east are developed with a shopping mall and zoned C4-

1VL and the associated parking in the rear is zoned (Q)P-1VL. Properties to the south are developed with a shopping mall and zoned (Q)P-1VL in the parking lot surrounding the buildings (zoned (Q)C4-1VL). Properties to the west are also developed with a shopping mall and zoned C4-1VL and associated parking in the rear is zoned RA-1 and (Q)P-1VL.

Ventura Boulevard, adjoining the property on the north side of the street, is a designated Boulevard II, dedicated a width of 100 feet, and improved with asphalt roadway, concrete curb, gutter, sidewalk, and street trees/palms. Metered parking is limited with no parking

from 4 p.m. to 7 p.m. except Saturday and Sunday, and 2-Hour Parking between 8 a.m. and 4 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends.

Addison Street, adjoining the property on the south side of the street, is a Local Street – Standard, dedicated a width of 60 feet, and improved with asphalt roadway, concrete curb, gutter, sidewalk, and landscaping in the parkway along the north side of the street and landscaping between the parking lot wall and the sidewalk. Parking is allowed on the south side of the street only.

The subject property is comprised of four lots that are level, rectangular-shaped (combined lots), through, with a 536-foot frontage on both Ventura Boulevard and Addison Street and even depth of 392 feet, and zoned [Q]C2-1VL (lot fronting Ventura Boulevard) and RA-1 (three lots fronting Addison Street).

The site is developed with a one- and two-story shopping mall comprised of three buildings, occupied by office, shops, and restaurants. Parking is located on the east and west sides of the buildings and in the rear (north). Vehicular ingress/egress is on the east and west ends of the site. There is no access to the rear parking lot along Addison Street. The subject restaurant has two entrances; one on the south side facing Ventura Boulevard, the other faces a mall's courtyard.

On September 4, 2015 staff conducted a site visit and noted that the current occupant is a new restaurant, Sushi 2U. The number and placement of seats do not match the submitted plans. At the time of the site visit there were no seats located in the sidewalk patio area at the Ventura Boulevard entrance. There were more seats in the interior dining areas than illustrated on the plans, however, the patio seating in the mall's courtyard area is correct. The total of seats in use in the interior and exterior come to 105, which is nine seats less than the illustrated 114 seats.

Previous zoning related actions on the site/in the area include:

#### Subject Property

Case No. ZA 2012-1519(CUB) – on December 14, 2012 the Zoning Administrator approved a conditional use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,045 square-foot restaurant and two patios, 144 interior and 76 exterior seats. Hours of operation are from 12 noon to 10 p.m. Sunday and Tuesday through Thursday, and from 12 noon to 1 .m. on Friday and Saturday.

Case No. ZA 2005-2726(CUB) – On September 2, 2005, the Zoning Administrator approved the sale dispensing of a full line of alcoholic beverages for off-site

consumption in conjunction with the continued operation of an existing 5,034 square-foot full service market in the C2 Zone.

Case No. ZA 2004-5662(CUB) – On December 17, 2004, the Zoning Administrator approved the sale of beer and wine only for on-site consumption.

Case No. ZA 97-0601(CUB) – On September 25, 1997, the Zoning Administrator approved the sale of a full line of alcoholic beverages (Type 47 license) in a restaurant, in the [Q]C2-1VL and RA-1 Zones.

Case No. CPC 26155-A – On June 12, 1995, the City Council approved a Zone Change from C4-1VL and P-1VL to [Q]C2-1VL for the southern 280 feet of the lot. (Ordinance No. 170,537, effective July 13, 1995)

Case No. CPC 94-0299(ZC) – On, July 13, 1995, Ordinance No. 170,537, became effective adopting a Zone Change the C4-1VL and P-1VL to [Q]C2-1VL).

Case No. ZA 93-0196(CUB) – On May 21, 1993, the Zoning Administrator approved a conditional use for the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant with hours of operation; 11:30 a.m. to 10 p.m. Monday, Tuesday, Thursday and Friday; 10 a.m. to 5 p.m. Saturday and Sunday. On June 23, 1993, the Zoning Administrator issued a Letter of Correction with the correct hours for Saturday and Sunday to be 5 p.m. to 10 p.m.

Case No. ZA 88-0406(CUB) – On July 22, 1988, the Zoning Administrator approved the sale of beer and wine for off-site consumption incidental to a gourmet market with hours of sales from 6 a.m. to 2 a.m. in the P-1VL, RA-1, C2-1VL Zones.

Case No. ZA 87-0557(CUB) - On August 18, 1987, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in a shopping plaza accommodating approximately 66 patrons, having hours of operation from 11 a.m. to 10 p.m., Monday through Saturday and 3 p.m. to 9 p.m., Sundays.

Case No. ZA 85-1186(CUB) - On January 29, 1986, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with the operation of a proposed Chinese-style restaurant accommodating 80 patrons sharing parking spaces within the existing shopping center operating between the hours of 11 a.m. to 11 p.m.

Case No. ZA 85-0295(CUB) - On June 13, 1985, the Zoning Administrator approved a conditional use to permit the sale and dispensing of alcoholic beverages for consumption on the premises in conjunction with an existing restaurant having a maximum seating capacity for 54 patrons and having hours of operation from 7 a.m. to midnight, Sunday through Thursday, and from 7 a.m. to 2 a.m. on Friday and Saturday.

Case No. CPC 26155-A – On July 9, 1980, Ordinance No. 153,853 became effective approving a Zone Change from C2-1 to C4-1VL for the southern 125 feet of the lot.



Case No. CPC 25333 – On September 18, 1975, Ordinance No. 147,593 became effective, resulting in a Zone Change to C2-1 for the southern 125 feet of the lot.

Case No. CPC 17422(ZBA) – On April 8, 1965, Ordinance No. 129,579 became effective regarding a Zone Change from RA-1 to [T]C2-1 for a portion of the lot and to (T)P-1/(T)(Q)C2-1 for another portion of the lot.

#### Surrounding Properties

Case No. ZA 2013-4180(CUB) – On June 18, 2014, the Zoning Administrator approved a conditional use for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant in an existing building having 119 interior and 40 exterior seats, hours of operation from 11 a.m. to 2 a.m., daily, located at 17327 Ventura Boulevard.

Case No. ZA 2013-1349(CUB) – On August 9, 2013, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a 48-seat restaurant, hours of operation from 11 a.m. to 10 p.m., daily, located at 17312 Ventura Boulevard. On December 24, 2013 a Letter of Correction was issued. Condition No. 17 stated the authorization was for off-site consumption and corrected to on-site consumption.

Case No. ZA 2011-2970(CUB) – On June 28, 2012, the South Valley Area Planning Commission sustained the Zoning Administrator and approved a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a Chili's restaurant in the [Q]C4-1VL, C2-1VL, and [Q]P-1VL Zone, located at 17132 Ventura Boulevard.

Case No. ZA 2010-0642(CUB) – On July 7, 2010, the Zoning Administrator approved the sale of beer and wine for onsite consumption in conjunction with the operation of an existing 1,620 square-foot restaurant in the [Q]C4-1VL and [Q]P-1VL Zones, located at 17312 Ventura Boulevard.

Case No. ZA 2006-6960(CUB) – On December 20, 2006, the Zoning Administrator approved the sale of beer and wine for on-site consumption, located at 17316 Ventura Boulevard.

Case No. ZA 2003-2859(CUB)(PA1) – On August 24, 2005, the Zoning Administrator approved plans as required by Condition No. 8 of Case No. ZA 2003-2859(CUB) to provide for re-examination of the previous authorization for the sale of beer and wine only for on-site consumption in conjunction with an existing 1,600 square-foot restaurant, located at 17000 West Ventura Boulevard, Suite 104.

Case No. ZA 2005-2336(CUB) – On August 18, 2005, the Zoning Administrator approved the sale of beer and wine only for on-site consumption, in conjunction with an existing 2,903 square-foot restaurant, located at 17267 Ventura Boulevard.

Case No. ZA 2003-2859(CUB) – On July 17, 2003, the Zoning Administrator approved the sale of beer and wine only for on-site consumption, in conjunction with an existing 1,600 square-foot restaurant, located at 17000 West Ventura Boulevard, Suite 104.

Case No. ZA 2002-5345(CUB)(SPP) – On February 14, 2003, the Zoning Administrator approved the sale and on-site consumption of alcoholic beverages in conjunction with a proposed restaurant, with hours of operation from 11 a.m. to 11 p.m., Sunday through Thursday, and 11 a.m. to 12 midnight, Friday and Saturday, and a project permit compliance pursuant to the Ventura/Cahuenga Boulevard corridor specific plan to allow the construction, use and maintenance of the subject restaurant, in the [Q]C4-1VL, [Q]P-1VL and C2-1VL Zones, located at 17240 Ventura Boulevard.

Case No. ZA 98-0871(CUE) – On February 24, 1999, the Zoning Administrator approved a Zoning Administrator's Interpretation to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant accommodating 40 persons, located at 17302 Ventura Boulevard.

Case No. ZA 95-0525(CUB) – On October 18, 1995, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing restaurant, at 17200 Ventura Boulevard.

Case No. ZA 92-1251(CUB) - On February 19, 1993, the Zoning Administrator approved a conditional use at 17200 Ventura Boulevard, to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant.

Case No. ZA 90-0669(CUB) – On September 20, 1990, the Zoning Administrator approved a conditional use for the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing gift store, having hours of operation from 10 a.m. to 7 p.m., Monday through Friday, from 10 a.m. to 6 p.m., Saturday, and from 11 a.m. to 4 p.m. Sunday, at 17310 Ventura Boulevard.

### Public Hearing

The public hearing was held on September 18, 2015 at the Marvin Braude San Fernando Valley Constituent Services Center. The hearing was attended by the project representative. The project representative testified that:

- Existing sushi restaurant closed a few years ago.
- The owner owns Nagoya Restaurant but is being displaced by the Metro work in the Wilshire area.
- It's a Type 41 license that opened in 2011. No history of disciplinary actions.
- The license for the old location will be canceled.
- This is a casual dining establishment.
- The site was formerly a sushi restaurant but closed over 13 months ago, which is one of the reasons for a new CUB.
- It's an open floor plan.
- There is a change in the seating plan for that which was submitted with the application.
- The outdoor seating has been reduced to 20, while the indoor seating has been increased to 106.
- Overall the seating has been increased from 114 to 126.

- The requested hours of operation will not likely be utilized, but requested to provide flexibility for the owner.
- 12 new jobs will be added to the area.
- The application was submitted on May 2, 2015.
- There are 385 parking spaces for the overall shopping center.
- The CUB is for beer and wine to compliment the food service and to allow the restaurant to compete fairly with the others in the area.
- The owner has invested heavily in the restaurant in the permitting process.
- The Neighborhood Council supported the application request and would like to see it operating very soon.

There was no other testimony was provided.

**CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES**

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No "Happy Hour" type of reduced-price alcoholic beverage or "2 for 1" promotion shall be allowed at any time. Discounted food promotions are encouraged.
- No cocktail lounge shall be maintained on the premises separate from the dining area.
- There shall be no cocktail lounge or separate bar area.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcohol shall be incidental to the sale of food.



- The sale of alcoholic beverages for consumption off the premises is prohibited.
- The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food. The business operator shall maintain records which reflect these numbers and make them available to the Police Department upon request.
- Fortified wine (greater than 16% alcohol) shall not be sold.
- No signs are permitted on the outside of the building or directed from the inside to the outside which display or advertise the availability of alcoholic beverages.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.
- All service of alcoholic beverages shall be conducted by a waitress or waiter or bartender.
- Alcohol may only be served to patrons who are seated at a table or seated at the bar and only in conjunction with a food order. Patrons shall not be served while standing or while waiting to be seated.
- The single unit sales of malt liquors and/or malt based products shall be prohibited.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises.

### **BASIS FOR CONDITIONAL USE PERMITS**

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of beer and wine for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

### **FINDINGS**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **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.**

The applicant is requesting a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption in conjunction with the continued operation of an existing 2,996 square-foot restaurant, in the [Q]C2-1VL Zone. The restaurant is located on north side of Ventura Boulevard between the Louise Avenue to the west and Amestoy Avenue to the east. Proposed hours of operation are from 10 a.m. and 12 midnight Sunday through Thursday and 10 a.m. to 1 a.m. Friday and Saturday, with seating for a total of 126 patrons (106 indoor patrons and 20 outdoor patrons). The existing operation is within the range of uses contemplated by the underlying [Q]C2 Zone.

The restaurant is a family restaurant and the request is for the convenience of its customers, where families may enjoy sushi.

The subject establishment will continue to function as a restaurant, selling food for people living and working in the area. The subject use is appropriate along the commercial corridor at this location and the restaurant contributes to the economic growth in the area. The sale of beer and wine for on-site consumption will be in conjunction with the existing restaurant and will provide an amenity for local residents, workers, and visitors to the community.

2. **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 restaurant is located on north side of Ventura Boulevard between the Louise Avenue to the west and Amestoy Avenue to the east. Ventura Boulevard is a commercial corridor. The subject restaurant is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan. Properties on both sides of Ventura Boulevard are in the [Q]C2-1VL Zone and are developed with a variety of commercial, office, retail, and restaurant uses.

The subject's location provides employees, visitors, and patrons of nearby businesses as well as local residents the convenience of readily available Mexican cuisine, thereby contributing to the development of a viable economic environment. Restaurants are a necessary element to the development of a vibrant urban life and to the economic viability of the commercial corridor along Ventura Boulevard. At a modest 2,996 square feet, the use is compatible in size and character with the characteristics of the immediate area.

A public hearing on the matter was held on September 18, 2015, where the applicant's representative presented the project and responded to questions of the Zoning Administrator regarding details of the property and current operation. Mitigating conditions have been imposed on the operation to prevent the occurrence of any possible negative impact on adjacent uses, such as requirement of a plan approval review with a public hearing should the use result in any negative impact upon the immediate area, or the applicant continuously violates any condition of this grant. This condition aims at providing the occupants of surrounding property with a means of review and control of any use of the property resulting in negative impacts upon the surrounding area, and conversely encouraging the applicant to conduct the business in compliance with the conditions of approval, and with due regard to

the character of the surrounding area, including residential uses, in order to avoid the burden of additional review and possible revocation of the use.

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

The Encino-Tarzana Community Plan designates the property for Neighborhood Office Commercial land uses with corresponding zones of C1, C1.5, C2, C4 and RAS3, and Height District No. 1VL. The property is within the area of the Ventura/Cahuenga Boulevard Corridor Specific Plan but is considered not a project in the Plan. The restaurant has and will continue to conform with the purpose, intent, and provisions of the General Plan in that the subject is zoned C2 and the restaurant use is allowed by-right in this zone.

The Community Plan allows a variety of commercial uses, but is silent on the issue of alcohol beverage outlets, leaving interpreting the intent of the Plan to the Zoning Administrator. The existing restaurant use is permitted by the plan designation and C2 Zone classification of the property, and the sale of alcoholic beverages is permitted subject to the issuance of a Conditional Use permit. At the proposed location, the restaurant, with the service of beer and wine only, will promote dining opportunities for the area visitors and nearby residents, thereby contributing to a viable commercial environment of the immediate area. The restaurant thus meets the objective of Goal 2 of the Encino-Tarzana Community Plan, which is: "[a] strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district."

Granting the request, with conditions of approval that ensure compatibility with surrounding uses, will allow the existing restaurant to substantially conform with the purpose, intent, and provisions of the General Plan. The request to permit the sale of beer and wine only, as an accessory use to an existing restaurant located in an established commercial district is consistent with the intent of these provisions. The subject property is planned and zoned for commercial uses. The conditional authorization for the sale of beer and wine only for on-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein.

4. **The proposed use will not adversely affect the welfare of the pertinent community and the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**



The approval of the conditional use to permit the sale of beer and wine for on-site consumption in conjunction with the existing restaurant will not adversely affect the welfare of the community. Most properties along Ventura Boulevard are developed with commercial uses. The subject use has been and will continue to be conducted in accordance with extensive conditions of approval and security measures. The use will enhance the neighborhood by providing an additional amenity and service that many customers often expect in such restaurants along major commercial corridors while enhancing the viability of the area and the surrounding businesses.

The restaurant will continue to contribute to the economic vitality along this corridor. Conditions have been imposed to reduce impacts to the neighborhood. Additional conditions have been recommended for consideration by the California Department of Alcoholic Beverage Control which regulates the sale of alcohol to prevent adverse impacts to neighborhood. Therefore, as conditioned, the proposed use will not adversely affect the welfare of the surrounding community.

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 4 on-sale and 2 off-sale licenses are allocated to subject Census Tract No. 1396.00. There are currently 4 on-site and 20 off-site licenses in this Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (2) Type 21 Off Sale General
- (8) Type 41 On Sale Beer and Wine - Eating Place
- (2) Type 47 On Sale General - Eating Place

According to statistics provided by the Los Angeles Police Department, which has jurisdiction over the subject property, within Crime Reporting District No. 1067, a total of 119 crimes were reported in 2014, compared to the citywide average of 163 crimes and the high crime reporting district average of 196 crimes for the same period.

In 2014, there were 8 Narcotics, 1 Liquor Law, 0 Public Drunkenness, 1 Disturbing the Peace, 1 Disorderly Conduct, and 13 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The number of existing establishments that provide alcoholic beverages for on-site consumption is equal to that allocated to the Census Tract and the crime data indicates a crime rate below the average with the City. In essence, the data does not create a cautionary flag with the implemented conditions that will be married to this proposed entitlement.

Nevertheless, public safety measures to mitigate nuisance activities have been incorporated into the grant to assure better oversight. Further, this grant is authorized for a term of five years, after which time the applicant is required to file for a new entitlement to continue the sale of beer and wine only for on-site consumption. The term grant allows the City an opportunity to review the operation

of the establishment anew. An appropriately and responsibly conducted operation that has not created problems for the neighborhood will be considered favorably by the Zoning Administrator in any subsequent zoning entitlement requests for the establishment. Conversely, a record of poor compliance and/or documented nuisance complaints would allow the City the discretion to not grant or renew a conditional use, thereby avoiding the need to conduct prolonged nuisance abatement proceedings.

5. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses are located within 1,000 feet of the subject site:

- St. Nicholas Episcopal Church                      17114 Ventura Boulevard
- Los Encinos School, Inc.                              17100 Ventura Boulevard

Single-family residential uses are located about 250 feet to the north of the shopping center; however they are buffered by a surface parking lot and intervening street (Addison Street).

The use will remain a bona fide eating establishment with a fully operational commercial kitchen. Alcoholic beverages will only be in conjunction with the restaurant use. The location has reasonable operating hours that meet the standard used for commercial uses close to residential areas. Lastly, the restaurant provides adequate off-street parking which reduces the potential of patrons parking and circulating into residential areas.

The addition of serving beer and wine for on-site consumption within the existing restaurant will not detrimentally affect the neighboring residential properties or other sensitive uses in the area because the service will occur in a controlled environment within the restaurant by trained employees and is subject to an array of conditions of approval intended to protect and insulate the adjoining residences and other proximal sensitive uses from activity emanating from the restaurant.

Considering the fact that a limited range of alcoholic beverages will be served for on-site consumption only, and that mitigation measures have been imposed on the project (such as security, limitations on noise, removal of graffiti, furnishing the name and number of a contact person, and adequate exterior lighting), it can be found that the sale of beer and wine only for on-site consumption at this location, as approved and conditioned, will not detrimentally affect any nearby residentially zoned communities or other sensitive uses.

#### **ADDITIONAL MANDATORY FINDINGS**

6. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No.

172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

7. On July 6, 2015, the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2015-1754-CE, for a Categorical Exemption, Class 5, Category 34. Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines). I hereby adopt that action.

Inquiries regarding this matter shall be directed to Theodore L. Irving, AICP, Planning Staff for the Office of Zoning Administration at 213-978-1366.



JACK CHIANG  
Associate Zoning Administrator

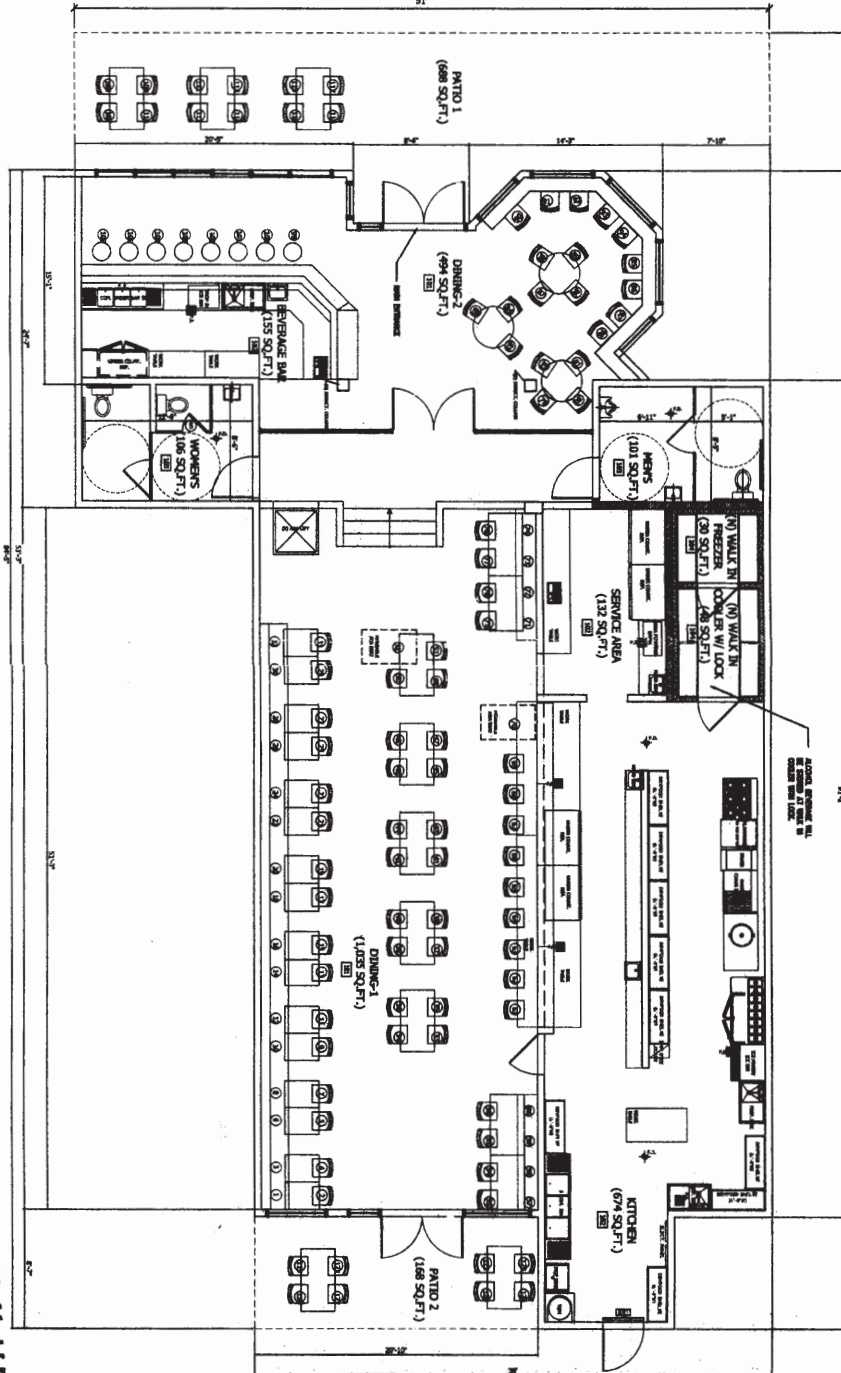
JC:TLI:lmc

cc: Councilmember Bob Blumenfield  
Third District  
Adjoining Property Owners



VENTURA BLVD

SIDE WALK



PROJECT AREA:  
INDOOR SEAT:  
PATIO SEAT:  
TOTAL SEAT :

2,996 SQ.  
106 SEAT  
20 SEAT  
126 SEAT

EXHIBIT "A"

Rec'd 9/18/2005

1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PROJECT NAME  
AND ADDRESS

SUSHI 2 U  
RESTAURANT

17237 VENTURA BLVD. UNIT C, ENCINO, CA 91436

WILLIAMS LAND USE  
SERVICES

2418 HONOLULU AVE SUITE B  
MONTROSE CA 91020  
TEL 818 542 4109

SHEET NO.

A-01

FLOOR PLAN

SHEET TITLE

SCALE:

DATE:

AS SHOWN

BRANCH:

# SUSHI 2 U RESTAURANT TENANT IMPROVEMENT

17237 VENTURA BLVD. #C  
ENCINO, CA 91316

SHEET INDEX:

SITE PLAN

SCALE: 1" = 30'

## PROJECT INFORMATION

• PROJECT DESCRIPTION: CONVENTIONAL USE PERMIT (CUB) FOR ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES IN A FULL SERVICE SUSHI RESTAURANT

• PROJECT LOCATION: 17237 VENTURA BLVD., #C ENCINO CA 91316

• PROJECT OWNER: YOUNG BOW DON

• THOMAS BROTHERS GRID: PAGE 561 - GRID C3

APN 2258-012-022

TRACT NO 28847 THAT PART OF LOT 4, LYING S. OF PL. LINE OF S. 2802 FT. (MID. AT R/A TO S. LINE) OF LOTS 3 AND 4 BLK. 18 TR. 2955

APN 2258-012-022, 018, 023

TRACT NO 28847 (EX. OF ST) LOT 1, LOT 2, LOT 3

APN 2258-012-021

LAND DES. IN DOC. NO. 2089, 7/31/21, TRACT NO 28847 THAT PART OF LOT 4, LYING S. OF PL. LINE OF S. 2802 FT. (MID. AT R/A TO S. LINE) OF LOTS 3 AND 4 BLK. 18 TR. 2955

MAP REFERENCE: M.B. 812-28790

• LOT: 4

• EXISTING USE: RESTAURANT

(MAX. NUMBER OF EMPLOYEES PER SHEET IS 51)

• CONSTRUCTION TYPE: TYPE I/A (SPRINKLERED)

• PROPOSED T.L. SPACE: 1ST FLOOR

• PROJECT AREA: 2,996 SQ. FT.

• OCCUPANCY GROUP: A

• OCCUPANT LOAD: 117 (7079A)

OCCUPANT LOAD CALCULATION			
SEATING AREA	115	1,044 SQ. FT.	111
STANDING AREA	115	1,044 SQ. FT.	111
ENTRANCE, HALLS, ETC.	1200	575 SQ. FT.	3
STORAGE AREA	1200	575 SQ. FT.	3
RESTROOMS / JANUARY	-	251 SQ. FT.	-

• EOT REQUIREMENTS: 2 EOT PROVIDED

LOT TOTAL: 206,474, 5 SQ. FT.

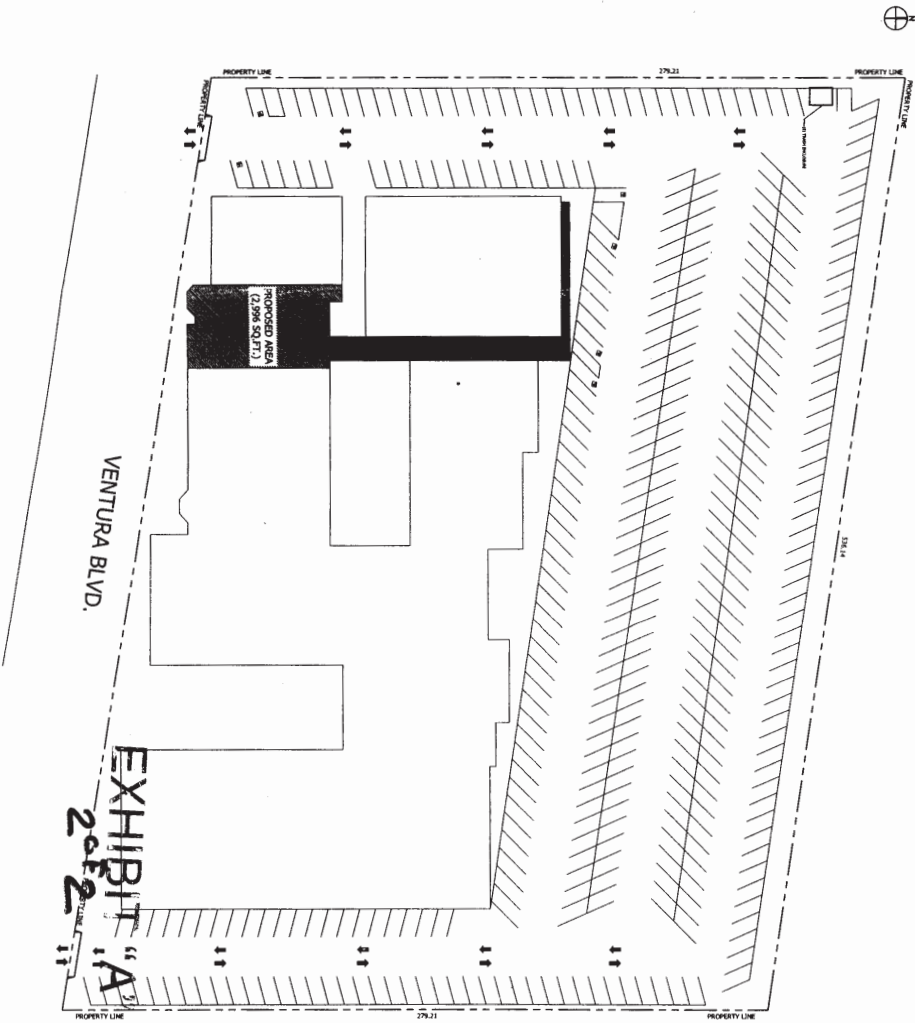
PARKING COUNT

STANDARD SIZE PARKING: 226 STALLS PROVIDED

COMPACT SIZE PARKING: 133 STALLS PROVIDED

HANDICAP PARKING: 6 STALLS PROVIDED

TOTAL PARKING: 365 STALLS PROVIDED



WILLIAMS LAND USE SERVICES  
2418 HONOLULU AVE SUITE 8  
MONTROSE CA 91020  
tel 818 542 4109

## SUSHI 2 U RESTAURANT

17237 VENTURA BLVD, unit C, ENCINO, CA 91316

PROJECT NAME AND ADDRESS

REVISION:

DATE:

SCALE: AS SHOWN

SHEET TITLE:

SITE PLAN

SHEET NO.:

T-01