

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone CA-1D	District Map 150B197
APC CENTRAL	Community Plan HOLLYWOOD	Council District 4
Census Tract 1891.00	APN 559 000 1011	Staff Approval* 4177-03
		Date 08/27/07

ZA 2007 4177-03

Approval or Filing by Community Planning or Division of Land Staff, When Applicable

CASE No. _____

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

1. PROJECT LOCATION AND SIZE

Street Address of Project **2128 HILLHURST AVE.** Zip Code **90027**
 Legal Description: Lot **25 ARB 3** Block **- N/A -** Tract **AVOCADO TRACT**
 Lot Dimensions **65' x 60' IRREG.** Lot Area (sq. ft.) **3,180 SF** Total Project Size (sq. ft.) **2,400 SF + (760 BASEMENT)**

2. PROJECT DESCRIPTION

Describe what is to be done: **CONDITIONAL USE TO PERMIT AN ON-SITE FULL-LINE OF ALCOHOLIC BEVERAGES SOLELY IN CONJUNCTION WITH AN EXISTING 49-SEAT RESTAURANT W/ HOURS OF OPERATION FROM 7:00 AM TO 12:00 MIDNIGHT DAILY**

Present Use: **RESTAURANT** Proposed Use: **RESTAURANT (SAME)**

Plan Check No. (if available) **PC#B07WLO3596** Date Filed: _____

- Check all that apply:
- | | | | |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Alterations | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Residential | |
- Additions to the building:
- | | | | |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
| <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height | <input type="checkbox"/> Side Yard |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: _____ Code Section which authorizes relief: **12.24W.1**
REQUEST TO ADD A FULL-LINE OF ALCOHOLIC BEVERAGES TO AN EXISTING RESTAURANT.

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

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

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

List related or pending case numbers relating to this site:

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's name ALFREDO QUESADA Company _____
 Address: 4046 HURON AVE. Telephone: (310) 815-3860 Fax: (310) 815-3861
CULVER CITY CA Zip: 90232 E-mail: _____

Property owner's name (if different from applicant) GEORGE AND IDA ABRAHAMIAN
 Address: 3719 PRESTWICK DR. Telephone: (310) 578-0619 Fax: (____)
LOS ANGELES, CA Zip: 90027 E-mail: _____

Contact person for project information ALFREDO QUESADA Company _____
 Address: 4046 HURON AVE Telephone: (310) 815-3860 Fax: (310) 815-3861
CULVER CITY CA Zip: 90232 E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: Ida Abrahamian Subscribed and sworn before me this (date): January 10, 2007

Print: IDA ABRAHAMIAN In the County of Los Angeles State of California

Date: 1/10/07

Notary Public Marine Ter-Pogossyan



6. ADDITIONAL INFORMATION/FINDINGS

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

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

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

Little Dom's Restaurant
2128 Hillhurst Avenue
Los Angeles, CA 90027

**CONDITIONAL USE PERMIT - ALCOHOL (CUB)
ADULT ENTERTAINMENT (CUX)**

ZONE CODE SECTIONS: OFF-SITE AND ON-SITE 12.24 W 1. In South Central sales are governed by Specific Plan Ordinance No. 171,681. ADULT ENTERTAINMENT 12.24 W 18 for dance hall, hostess dance hall, dancing, massage parlor or sexual encounter establishment.

The MASTER LAND APPLICATION INSTRUCTION SHEET- 500' RADIUS should also be followed.

IN ADDITION TWO DUPLICATE COPIES OF THE APPLICATION, THE FINDINGS BELOW, THE RADIUS MAP, AND THE FLOOR PLAN REQUIRED.

1 **ADDITIONAL RADIUS MAP REQUIREMENTS:** Public hearing notification is for 500 feet but land use must be shown to 600 feet. Furthermore, a **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address. **A LIST OF THE FOLLOWING USES** within 600 feet is also required.

- (1) Residential uses and type (single family, apartment, hotel, etc.)
- (2) Churches
- (3) Schools, including nursery schools and child-care facilities.
- (4) Hospitals
- (5) Parks, public playgrounds and recreational areas.
- (6) Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

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

3 **ADDITIONAL INFORMATION/ FINDINGS:** Please answer the following questions on the form or on additional sheets.

- f. **Will the approval of the application detrimentally affect nearby residentially zoned properties? Why?**
 The approval of this Plan Review will not detrimentally affect nearby residentially zoned properties because the establishment is located in a predominately commercial area and is oriented towards Third Street, a heavily traveled thoroughfare, and away from residentially zoned properties. There is also a service alley South of the property, which serves as a buffer between the commercial uses and the residentially zoned properties. Additionally, the subject use has been in existence for numerous years.
- g. **What are the proposed hours of operation and which days of the week will the establishment be open?**
 7:00 A.M. to 12:00 P.M. - Daily
- h. **What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?**
 Total 79 occupants, 49 indoor and 30 outdoor on the sidewalk, public way, which is the same number since 1997.
- i. **Is parking available on the site?**
 There is no parking provided on-site.
If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?
 13 off-site parking spaces are available at 4500 Los Feliz Blvd, directly accross the street from the restaurant. The current parking covenant agreement was filed on June 15th, 1990 and still valid. The parking is available 24 hours a day, 7 days a week.
- j. **Is there to be entertainment such as piano bar, juke box, dancing, live entertainment, movies, karaoke, etc.?**
 No, there will be no entertainment associated with this establishment.
- k. **Is a full line of alcoholic beverages to be served or just beer and wine?**
 The restaurant has operated with beer and wine since 1994. The applicant is applying for a full-line of alcoholic beverages solely in conjunction with the existing restaurant
- l. **Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on premises? (Off-site only)**
 N/A
- m. **If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plan must show details of the cocktail lounge and the separation between the dining and lounge facilities. (On-site only).**
 N /A

- n. **Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reason?**
No.
- o. **Will video game machines be available for use on the subject property and if so, how many such machines will be use?**
There are no arcade or video games associated with this project.
- p. **Will you have signs visible on the outside which advertise the availability of alcohol?**
No. The applicant is strictly adhering to State guidelines governing the advertisement of the availability of alcoholic beverages.
- q. **Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code?**
On-site sale of alcohol is limited to be served in conjunction with the sale of food to the patron ordering the beverage.
- r. **Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?**
Yes, a limited wine selection is sold by the glass and selected beer by single bottles
- s. **Will "fortified" wine (greater than 16% alcohol) be sold?**
Yes, a limited selection of fortified wines will be offered.
- t. **Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?** No
- u. **Will discount alcoholic drinks of "Happy Hour" be offered at any time?**
No reduced price drinks or happy-hour will be offered.
- v. **Will security guards be provided and if so, when and how many?**
Applicant provided lighting and security cameras throughout the establishment, indoor as well as outdoor, at the front and rear of the building.
- w. **Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?** No.
- x. **Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?** No, it will not exceed.
- y. **Provide a copy of the proposed menu is food is to be served.**
See attached food and beverage menu.
- z. **How many employees will you have on the site at any given time?**

The maximum number will be 9 employees, on a busy night.

- aa. **What security measures will be taken including:**
- (1) **Posting of Rules and Regulations on the premises.**
Applicant posted rules and regulations on the premises in consultation with and per site-specific recommendations from the Department of Alcoholic Beverage Control and Police Department.
 - (2) **To prevent such problems as gambling, loitering, theft, vandalism and truancy?** Applicant is in compliance with all applicable standards requested by the Department of Alcoholic Beverage Control, Police Department and the Planning Department - Zoning Administration.
 - (3) **Will security guards be provided and if so, when and how many?**
No security guards are provided.
 - (4) **Other measures.**
No.
- bb. **Will there be minimum age requirements for patrons? If so, how will this be enforced?**
This establishment does not have a minimum age requirement for patrons. However, no patron is served an alcoholic beverage without providing a valid state or federal identification.
- cc. **Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where?**
No
- dd. **For massage parlor or sexual encounter establishment applicants: Are there any other adult entertainment business within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?**
N / A
- ee. **For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?** N/A

NOTE: Remember to contact the State Alcoholic Beverage Control Department (ABC) regarding its requirements at the appropriate office.

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JAMES J. CRISP
DANIEL GREEN
ALBERT LANDINI
WILLIAM LILLENBERG
JOHN J. PARKER, JR.
JON PERICA
HORACE E. TRAMEL, JR.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
CITY PLANNING

CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATOR

ROOM 600, CITY HALL
LOS ANGELES, CA 90012-480
(213) 485-3851

August 31, 1994

George Abrahamian (R)
2128 Hillhurst Avenue
Los Angeles, CA 90027

Mark Lipman (O)
A.S.R. Development Company
3855 Hughes Avenue, #200
Culver City, CA 90232

Department of Building and Safety

CASE NO. ZA 94-0410(CUB)
CONDITIONAL USE
2128 Hillhurst Drive
Hollywood Planning Area
Zone : C4-1D
D. M.: 150B201
C. D.: 4
CEQA : CE 94-0097-CUE
Fish & Game: Exempt
Legal Description: Lot No. 25,
Avocado Tract

Pursuant to Los Angeles Municipal Code Section 12.24-C,33, I hereby
APPROVE:

a conditional use to permit the sale and dispensing of beer and wine for consumption on the premises, in conjunction with an existing restaurant accommodating approximately 46 patrons, on a site in the C4-1D Zone described as Lot No. 25, Avacodo Tract, located at 2128 Hillhurst Drive, Hollywood Planning Area,

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. There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sale, service or consumption of alcoholic beverages directly to patrons.
5. At all times when the premises are open for business the sale of alcoholic beverages shall be incidental to the sale of food.
6. The premises shall be maintained as a bonafide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.
7. There shall be no live entertainment, amplified music or dancing permitted on the premises at any time.
8. There shall be no service of alcoholic beverages to patrons in the outdoor seating area of the restaurant.
9. This grant shall be only for the subject premises, and any additional establishments proposing to have on-sale alcoholic beverages shall be permitted only if applied for and approved by separate conditional use application.
10. The maximum occupancy shall be 46 patrons.
11. The restaurant may serve beer and wine only during the hours of 11 a.m. to 10 p.m. each day, seven days per week.
12. No arcade machine(s) or other mechanical, electronic or video games shall be permitted.
13. The herein authorized conditional use shall be valid only so long as a bonafide restaurant is maintained as the principle use of the subject establishment and the sale or dispensing for consideration of alcoholic beverages for consumption with meals is conducted as an incidental use of such restaurant.
14. The applicant shall provide valet parking during the hours of operation (11 a.m. to 10 p.m., seven days a week). Said parking shall be provided free of charge. Signs shall be posted at all entries to the establishment stating that free valet parking is available. No actions, gestures or words shall be used by the parking valets to imply that parking is other than free. Such service shall maximize the use of the existing facilities reserved for the subject restaurant.
15. For the duration of the grant herein, a minimum of 13 off-street parking spaces proximate to the project site shall be reserved and maintained for the exclusive use of the patrons and employees of the subject restaurant. A copy of such agreement and any subsequent changes in such agreement shall be submitted to the Zoning Administrator.
16. All outside trash containers on the subject property shall be enclosed and shall be located so as not to result in noise or odor impacts on any adjacent residential use. Trash shall be picked up on a regular basis and shall not be allowed to accumulate to the point of overflow.

17. In order to provide for reexamination of the matter in the light of any changed conditions in the neighborhood, the authority herein granted shall be valid for a period of five years from the effective date hereof, and null and void thereafter. An application for a Plan Approval shall be filed within a period of four to six months prior to the expiration of two years to determine if the three year balance of the term should be all well.

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

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 one year 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. A Zoning Administrator may extend the termination date for two consecutive additional periods not to exceed one year each. prior to the termination date of each period, if a written request is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

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 that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.27-K,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 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 SEPTEMBER 15, 1994, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. 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 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. SUCH OFFICES ARE LOCATED AT:

Los Angeles City Hall
200 North Spring Street
Room 460, Counter S
Los Angeles, CA 90012
(213) 485-7826

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(818) 756-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE CASE. 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 report of the Zoning Analyst thereon, and the statements made at the public hearing before the Zoning Administrator on July 18, 1994, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

BACKGROUND

The subject property is a semi-rectangular portion with a depth of 50 feet from Avocado Street and a width varying from 41 feet at the northerly end of the site to 48 feet again fronting on Avocado Street. The subject property is a restaurant which has been opened for 3½ years on the ground floor in the exact location with a total of 46 seats available, 36 inside the building and 10 outside on the sidewalk. The exemption for alcoholic beverages does not propose that there would be sale for beer and wine on the street seating. Approximately 60 percent of the restaurant is involved in the kitchen of the restaurant alone. Only 40 percent of the restaurant is being anticipated for present and future use as a sit down service facility. The overall structure wherein the restaurant is located is a two-story structure with an exceptionally fine facade. The second floor is occupied by offices

and a 20-foot wide portion of the northernmost end of the building on the ground floor is occupied as a Los Angeles Police Department Branch office.

All of the surrounding properties are within the C4 Zone. Most of these properties are developed with two-story commercial buildings with retail uses at the ground level.

Adjoining properties to the north of the subject property use to the north is a Police Station as mentioned above, followed by restaurants and parking facilities with a realty office and a gasoline station at the northern end of the block. This is all located in the C4 Zone.

Properties to the south across Avocado Street, are also in the C4 Zone and are developed with two-story commercial buildings. On the ground level, there are cafes and other retail uses.

Adjoining properties to the east of the subject property are zoned C4 and are vacant. The area is currently being used as a parking lot.

The property to the west across Hillhurst Avenue, is zoned C4 and is developed with a one-story commercial building occupied by a real estate office. There is a parking lot northerly of the real estate office directly across the street from the subject property and the subject property owners have effected a lease for 13 vehicles as is required for the restaurant and is attached to this file.

Hillhurst Avenue, adjoining the subject property to the west, is a designated Secondary Highway dedicated to variable widths of 80 to 85 feet through the subject area and is improved with curbs, gutters, sidewalks, street trees, and street lights.

Avocado Street, adjoining the subject property to the south, is a local street dedicated to a variable width of 50 to 55 feet and is also improved with curbs, gutters, sidewalks, street trees, and street lights with street paving.

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

Subject Property:

Case No. ZA 94-0066(CUE) was withdrawn in 1994 in order to allow time for the applicant to secure off-street parking.

Surrounding Properties:

Case No. ZA 91-0921(CUB) was approved by the Zoning Administrator March 26, 1992 for a conditional use permit at 2064 Hillhurst Avenue, to permit the sale and dispensing of beer and wine on-site as an accessory to food service.

Large Family Day Care Home State License No. 19183970 is located at 4443 Ambrose Avenue, on the street below Avocado Street, in the R2-1XL Zone.

At the public hearing conducted for the application eight people commented on the including the applicants, a representative of the district council office and residents of the local neighborhood. All expressed support for approval. In support it was indicated that the provision of beer and wine will enhance the French style cuisine and the attractiveness of the establishment. Sixteen off-street parking spaces are reserved exclusively for the restaurant by covenant and agreement at a location across Hillhurst Drive from the site. The restaurant is family oriented and has benefited the neighborhood and other adjacent commercial uses. Alcoholic beverages will not be served in the outdoor seating area. It was further indicated that prior to the subject restaurant the site was in poor condition and the applicants have improved the property and made it a desirable location. Most of the employees either walk or take public transportation to work and do not contribute to the parking situation in the area. Most of those commenting indicated that there is no significant parking problem associated with the restaurant and that the addition of alcoholic beverages should not significantly increase patronage because the restaurant already operates at close to maximum capacity. The representative of Councilman Ferraro did not express opposition to the service of beer and wine at the location but did indicate that parking has been an issue and has been the only complaint the council office has received. The council office has worked with the applicants to provide a more convenient location for the parking which may be used more by patrons. However, it was also noted that there are many other restaurants throughout the City which have similar problems. It was recommended that the employees and owners be encouraged to use the off-site parking. Concern was also expressed regarding the manner in which the trash area at the location is maintained and it was recommended that the grant be conditioned to correct this situation. There was no other testimony and correspondence received consists of two letters in support, two letters in opposition, approximately 242 petition signatures in support and approximately 33 petition signatures from residents within a 500-foot radius of the subject location. The latter did not express opposition but indicated that there is a serious parking problem in the area and requested a realistic parking plan for employees and patrons of the establishment.

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-C of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be made. In certain cases, there are specific conditional use categories which have additional or unique findings only applicable to that specific use in lieu of the four standard findings for other conditional use categories.

FINDINGS

In order for a conditional use permit for the sale or dispensing for consideration of beer and wine for consumption on the premises to be approved the mandated findings delineated in Municipal Code Section 12.24-C must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The proposed location will be desirable to the public convenience or welfare.**

The subject restaurant has been in existence at the location for the past approximate 3-1/2 years. It comprises approximately 1,100 square feet and is located on the ground floor level of a two-story commercial building. The restaurant use is in addition to a bakery and a full service kitchen occupies approximately 60 percent of the floor area. There is seating for approximately 46 patrons with 10 seats outdoors on the sidewalk. There will be no service of alcoholic beverages to the outdoor patrons. The site is zoned for commercial uses and the restaurant is allowed by right. The menu features French style cuisine and the addition of beer and wine will compliment the menu. Many patrons have requested alcoholic beverages to enhance the dining experience. The inclusion of alcoholic beverages in the service provided should not substantially increase patronage because the restaurant operates now at close to capacity.

2. **The location is proper in relation to adjacent uses or the development of the community.**

The project site, which is zoned for and developed with commercial uses, is a corner location with frontage on a designated Secondary Highway. The site is adjoined on either side by other commercial uses and is also proximate to residential uses which consist of low to low medium density housing fronting Avocado Street. With the exception of residential uses, a day care center is the only use within a 600-foot radius of the location which could be considered sensitive. There are no churches, hospitals, schools or public playgrounds or similar uses within the radius. The day care use should not be impacted by the grant herein being separated by distance and intervening development. The operator of the day care facility has submitted written comments to the file supporting the application.

According to guidelines of the State Department of Alcoholic Beverage Control seven on-site and six off-site licenses are allocated for Census Tract No. 1891 which includes the subject site, and 19 on-site and nine off-site licenses exist. Within a 600-foot radius of the location there are four locations with on-site licenses in conjunction with restaurant uses and one off-site license in connection with a liquor store. The Zoning Administrator does not think that the number of existing on-site licenses constitutes an undue concentration given that the segment of Hillhurst Avenue south of Los Feliz Boulevard for approximately five blocks has a number of thriving restaurants and the area can be characterized as a "restaurant row".

3. **The use will not be materially detrimental to the character of the development in the immediate neighborhood.**

As noted, the subject restaurant has been in operation for the past approximate 3-1/2 years catering to the local residents and others. Many patrons walk to location. However, at the public hearing concern was expressed about the lack of adequate off-street parking for patrons and employees. In this regard the applicant submitted a copy of an

agreement at a location directly across Hillhurst Avenue from the restaurant where up to 15 off-street parking spaces are reserved for the use of the applicant and patrons. The grant is conditioned to require that at least this amount of parking be maintained during the life of the subject conditional use.

The restaurant has become a convenient location in the community for local residents to gather and enjoy a fine meal. The use remains viable and contributes to the economic base of the community and to the local tax base. The addition of beer and wine to the menu will serve to enhance the dining pleasure by providing a full service to its patrons.

According to statistics maintained by the Police Department, for Crime Reporting District No. 1142 which includes the project site, a total of 546 crimes were reported in 1993 compared to a citywide average of 430 crimes and a high crime reporting district average of 570 crimes for the same period. There is no record of any criminal activity associated with the subject restaurant and there is no reason to believe that the grant herein will contribute to such activity in the future.

4. **The proposed location will be in harmony with the various elements and objectives of the General Plan.**

As noted the subject location is zoned and developed with commercial uses and the restaurant use is allowed by right. The conditional use permit for the sale or dispensing of alcoholic beverages is allowed with the approval of a Zoning Administrator subject to certain specific findings. Such findings in support of approval have been made herein.


ADDITIONAL MANDATORY FINDINGS

5. The National Flood Insurance Program flood insurance rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)
6. On January 31, 1994, the subject project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference CE 94-0097-CUE, for a Categorical Exemption, Class 5, Category 34, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100. I hereby certify that action.
7. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

NOTICE

Congestion Management Program (CMP): The CMP is a program enacted by the State Legislature with the passage of Assembly Bill 471 (July 10, 1989), as amended by Assembly Bill 1791 (February 11, 1990). The CMP's intent is to coordinate land use, transportation and air quality

decisions on the regional highway and roadway system as defined by the Congestion Management Agency (CMA). The owner of any project or structure which contributes to the degradation of this system, based on standards adopted by the CMA, due to unmitigated trips, may be subject to additional trip mitigation measures to be imposed by the CMA (LACTC).


HOBACE E. TRAMEL, JR.
Associate Zoning Administrator

HET:lmc

cc: Councilman John Ferraro
Fourth District
Adjoining Property Owners
County Assessor

Little Dom's

Italian Wedding Soup.....	8
Stuffed Mushrooms	9
Grilled Artichoke	12
Rice Balls w/ Mushrooms & Mozzarella.....	9
Baked Ricotta w/ Roasted Sweet Peppers & La Quercia Prosciutto.....	16
Homemade Sweet Italian Sausage w/Roasted Peppers & Polenta.....	12
Fried Calamari.....	10
Assorted Cheeses w/Dried Fruit & Toasted Walnuts	15
Grilled Shrimp, Vine Ripe Tomatoes & Mint.....	15
Ricotta Stuffed Squash Blossoms.....	11
La Quercia Speck Wrapped Burratta	14
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Fresh Mozzarella, Roasted Tomatoes, Grilled Mushrooms.....	14
Arugula & Parmesan.....	9
Market Greens, Avocado, Lemon, Shallots & Extra Virgin Olive Oil	9
Heirloom Tomato Panzanella Salad.....	14
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Meatball Sandwich	13
Roasted Tomato & Fontina Panini	12
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Homemade Fettuccine Carbonara	14
Spaghetti & Meatballs.....	14
Ricotta Gnocchi w/ Tomato, Basil & Pecorino	13
Manicotti.....	14
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Grilled Hangar Steak w/ Arugula & Parmesan.....	17
Whitefish "Picatta".....	19
Kurobuta Pork alla Mattone w/ Cannellini Beans , Crispy Mushrooms & Saba	23
Chicken Parmesan	18

MENU

Grilled Wild Alaskan Halibut w/ Fire Roasted Tomatoes & Crispy Artichokes	25
Grilled Dry Aged Prime Bone-In Ribeye	41
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Fried Potatoes w/ Garlic & Lemon.....	8
Grilled Heirloom Carrots	8
Grilled Asparagus	8
Sautéed Spinach	8
Summer Corn w/ Basil & Parmesan.....	8