

CITY OF LOS ANGELES

CALIFORNIA



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CITY PLANNING

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April 1, 2008

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3719 Prestwick Drive
Los Angeles, CA 90027

CASE NO. ZA 2007-4177(CUB)
CONDITIONAL USE
2128 Hillhurst Avenue
Hollywood Planning Area
Zone : C4-1D
D. M. : 150B197
C. D. : 4
CEQA : ENV 2007-4178-MND
Legal Description : Lot 25,
Avocado Tract

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

a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,400 square-foot restaurant,

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 revised floor plan marked Exhibit "A", except as may be modified 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 Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.



6. The restaurant shall not exceed 2,400 square feet of floor area plus a 760 square-foot basement to be used only for restaurant storage and a new adjacent 400 square-foot take-out area for food items only (no alcoholic beverage sales).
7. The maximum restaurant patron seating capacity shall not exceed 49 indoor seats and 30 outdoor seats on the adjoining sidewalk, unless a smaller occupancy load is determined necessary by the Fire Department and/or the Department of Building and Safety.
 - a. The sidewalk dining area shall be subject to the following terms and conditions as also reflected in the City Engineer's Revocable Permit No. R-0850-0006 (issued on January 24, 2008):
 - 1) The tables and chairs shall be placed at a maximum of 3 feet from the face of the building along Hillhurst Avenue and a maximum of 5 feet from the face of the building along Avocado Street, such that there is 7 feet of clear space from the encroachments to any obstructions, such as street trees, parking meters, new racks, street lights or traffic signals for pedestrian traffic.
 - 2) The tables and chairs shall be placed on the sidewalk during business hours only and shall be removed and stored inside the property during non-business hours.
 - 3) The applicant/restaurant operator shall clean and maintain the sidewalk areas where the tables and chairs are placed at all times.
 - b. Boundaries of the sidewalk dining area shall be clearly defined and designated by physical barriers in accordance with requirements established by the California Department of Alcoholic Beverage Control.
8. Business hours of operation shall not exceed between 7 a.m. and 11 p.m. Sunday through Thursday, and between 7 a.m. and 12 midnight Friday and Saturday.
9. Except for routine clean-up maintenance, after hours use of the restaurant, including private parties, is not permitted.
10. Off-site leased parking spaces shall be maintained for the duration of this grant and be available for exclusive use of the subject restaurant as follows:
 - a. No less than 12 parking spaces in the surface lot at 2138 Hillhurst Avenue, available daily from 7 a.m. until no earlier than 5 p.m.; and
 - b. No less than 32 parking spaces at 2150 Hillhurst Avenue available daily from no later than 5 p.m. until closing of the restaurant (all such parking spaces being computed on the basis of valet stacked parking).

These leased parking spaces shall be in addition to the existing 13 dedicated spaces at 4500 Los Feliz Boulevard (per June 15, 1990 recorded covenant and agreement with the Department of Building and Safety, attached to the case file), available at all times during restaurant operation. Failure to maintain active parking

lease agreements shall be deemed as non-compliance with this parking requirement and grounds for potential revocation of this grant.

11. The restaurant operator shall provide valet parking for patrons during normal breakfast, lunch and dinner periods. A copy of a current valet parking service contract shall be supplied by the applicant to the Zoning Administrator for attachment to the case file. Said contract shall specify the parking area location(s), the hours of valet parking service, the number of vehicles which can be accommodated, and include a valet route plan. The contract shall also stipulate that valets will not be permitted to park patron vehicles on adjacent streets that access residential zoned properties.
12. The restaurant operator shall instruct restaurant delivery personnel to utilize either the leased parking area toward the rear of the building or metered street parking spaces only. The parking of restaurant delivery vehicles shall not obstruct or interfere with traffic circulation on any public street.
13. There shall be no live entertainment, dancing, piano bar, karaoke, disc jockey or similar entertainment anywhere on the premises.
14. There shall be no pool or billiard tables, coin operated games or video machines permitted on the premises.
15. No amplified music or sound from the restaurant shall be permitted in the sidewalk dining area, nor shall cooking or meal preparation be permitted outdoors.
16. Any music, sound or noise emanating from within the subject premise shall not be audible beyond the subject site, and not cause any loud, unnecessary and unusual noise which disturbs the peace or quiet of the surrounding neighborhood or cause discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area in violation of Section 116.01 of the Municipal Code, to the satisfaction of the Police Department. In addition, all exterior doors of the premises shall be kept closed at all times except for the normal passage of patrons or deliveries, or during emergency situations.
17. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as gambling, loitering, theft, vandalism and truancy occur.
18. Within six months of the effective date of this determination, all personnel acting in the capacity of a manager of the premises and all personnel who serve alcoholic beverages shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department. The applicant shall contact the local Vice Unit of the Police Department and make arrangements for

such training. All personnel who serve alcoholic beverages shall attend follow-up STAR classes every 24 months.

19. The restaurant operator shall maintain on the premises and present upon request of the local Neighborhood Council, business or homeowner association, or neighbor(s) residing in the vicinity of the restaurant a contact name, telephone number, and any other contact information needed to facilitate timely communication with the owner responsible for the establishment. Any complaints shall be responded to promptly and a log of any calls and responses shall be maintained in the event that the Police Department, the Office of Zoning Administration or other law enforcement agency requests such a log for review.
20. Any exterior lighting shall be installed such that the light is directed onto the subject site and shielded to prevent the light source from being viewed from adjacent properties. Lighting shall be adequate to identify anyone in the front or rear of the building at night.
21. Video surveillance equipment shall be installed to monitor the interior and exterior of the restaurant, to the satisfaction of the Police Department. Video or digital tape shall be kept for 72 hours prior to being reused and be made available to the Police Department upon reasonable request.
22. 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 acknowledgment 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 the Police Department, ABC investigators or any other City agency upon request.
23. The restaurant operator(s) shall maintain on the premises and present upon request to any law enforcement officer, a copy of the business permit, insurance information and a valid emergency contact phone number for any valet and security company services used by the restaurant operator(s).

Alcohol-Related Conditions Volunteered by the Applicant (Nos. 24 through 31)

24. The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen, as defined in Section 91.0403 of the Municipal Code, and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.
25. At all times when the premises are open for business the sale of alcoholic beverages shall be made only in conjunction with the sale of food to the person ordering the beverage.
26. There shall be no bar or lounge area upon the licensed premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages. The main purpose and use of the facility shall always be a full service restaurant.
27. The sale of alcoholic beverages for consumption off the licensed premises is strictly prohibited.

28. The quarterly gross sale of alcoholic beverages shall not exceed the gross sales of food during the same period. The restaurant operator shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon request.
29. No alcoholic beverages shall be consumed on any adjacent property under the control of the applicant.
30. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within the premises, promoting or indicating the availability of alcoholic beverages. The only on-site advertisement indicating the availability of alcoholic beverages shall be the posting on a menu.
31. No "Happy Hour" or reduced price alcoholic beverage promotions shall be allowed.
32. All conditions enumerated in the Environmental Clearance Case, Mitigated Negative Declaration No. ENV 2007-4178-MND (listed below) shall be considered conditions of this grant.

a. Aesthetics (Graffiti)

- 1) Every building, structure or portion thereof shall be maintained in a safe and sanitary conditions and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- 2) The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.

b. Aesthetics (Signage)

- 1) On-site signs shall be limited to the maximum allowable under the Code.
- 2) Multiple temporary signs in the store windows and along the building walls are not permitted.

c. Public Services (Fire)

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:

- 1) Fire lanes, where required, shall be a minimum of 20 feet in width;
- 2) All structures must be within 300 feet of an approved fire hydrant; and

- 3) Entrances to any dwelling unit or guest room shall not be more than 150 feet distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

d. Public Services (Police)

The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

e. Utilities (Solid Waste)

Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

33. The authorization granted herein is for a period of **three (3) years** from the effective date of this grant. Thereafter, this authorization shall become null and void and the applicant shall be required to file for and obtain approval of a new conditional use grant pursuant to Section 12.24-W, 1 of the Municipal Code in order to continue the sale of alcoholic beverages for on-site consumption.
34. The applicant shall secure a City permit decal denoting approval of alcoholic beverage sales from a Planning Department public counter subsequent to the Zoning Administrator's signature on the Planning Department sign-off form and mount it on either the inside of the window of the subject site facing the street or on the outside of the building (if inside mounting is not possible). The decal shall be visible at all times and mounted before the privileges granted herein are utilized.
35. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the business operator(s) to file for a plan approval application together with associated fees, to hold a public hearing to review the business operator's compliance with and the effectiveness of the conditions of the grant. The hearing shall be advertised as both for the purpose of reviewing compliance with these Conditions and for possible nuisance abatement/revocation of the grant.
36. In the event of a sale of the premises by the applicant to another entity, the new owner or operator of the subject licensed premises shall file a Plan Approval application at the Planning Department Public Counter no later than six months from the date of transfer of ownership. Said application shall be accompanied by a filing

fee pursuant to Section 19.01-I of the Municipal Code and a mailing list of all property owners and occupants within a 500-foot radius. The purpose of the application shall be for review of condition compliance and any observed nuisance to the surrounding community that can be attributed to the operation of the establishment, and to review any proposed modifications to the floor plan or business operation. The matter shall be set for public hearing with notification sent to the persons on the mailing list, the Neighborhood Council, Police Department and applicable Council Office. After receiving a staff report and holding a public hearing, the Zoning Administrator may modify, add to or delete Conditions contained herein in order to lessen any nuisance upon surrounding properties.

37. Within 30 days of the effective date of this determination, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein 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 Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

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 two 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. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee 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 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 \$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 APRIL 16, 2008, 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 www.lacity.org/pln.** 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 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.

INDEMNIFICATION

The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to

promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on January 17, 2008, 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 subject property is a slightly sloping 3,180 square-foot lot that is located at the northeast corner of Hillhurst Avenue and Avocado Street. The subject 2,400 square-foot restaurant is located on the ground floor of a 5,792 square-foot two-story commercial building originally constructed in 1924. The upper floor is occupied by offices. There is no on-site parking, but a 1990 recorded covenant and agreement for 13 off-site parking spaces at 4500 Los Feliz Boulevard specifically for use of the building at 2128 Hillhurst Avenue (subject property) is still valid.

The application requests a Conditional Use Permit to the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the existing restaurant, seating 49 patrons indoors and 30 outdoors on the sidewalk, with hours of operation from 7 a.m. to 12 midnight daily.

Adjoining properties to the north of the subject property are classified in the C4-1D Zone and include a restaurant and parking facilities with a realty office and a gasoline station at the northern end of the block at the intersection of Hillhurst Avenue and Los Feliz Boulevard.

Adjoining properties to the south across Avocado Street, are classified in the C4-1D Zone and are developed with two-story commercial buildings with offices on the second floor and retail establishments on the ground floor.

Adjoining property to the east of the subject property is zoned C4-1D and is used as a surface parking lot. Further easterly along Avocado Street are properties zoned R2-1XL and developed with a mix of single-family, duplex and multiple-family dwellings.

Adjoining property directly to the west across Hillhurst Avenue is zoned C4-1D and RD1.5-1XL, and improved with a surface parking lot that primarily serves the restaurant and night club at the southwest corner of Los Feliz Boulevard and Hillhurst Avenue. The aforementioned 13 existing off-site parking spaces dedicated by covenant to the subject property are at this location.

Hillhurst Avenue, adjoining the property to the west, is a designated Secondary Highway with a dedicated variable right-of-way width of 80 to 85 feet and improved with sidewalk, curb and gutter.

Avocado Street, adjoining the property to the south, is a Local Street with a dedicated right-of-way width of 50 feet and improved with sidewalk, curb and gutter. The avocado trees on this street are designated as a City Cultural and Historic Landmark No. LA-343.

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

Subject Site:

Case No. ZA 94-0410(CUB) – On September 16, 1994, the Zoning Administrator approved a conditional use permit for 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. 215, Avocado Tract.

Surrounding Properties:

Case NO. ZA 2005-3004(CUB) – On May 9, 2005, the Zoning Administrator approved a conditional use permit for the serving and dispensing of beer and wine only in conjunction with an existing restaurant in the C4-1D Zone at 2060-2064 Hillhurst Avenue.

Case No. ZA 2003-4972(CUB) – On October 27, 2003, the Zoning Administrator approved a request to allow the sale and dispensing of beer and wine only for on-site consumption in conjunction with the food service in a 30-seat restaurant, located at 2040 North Hillhurst Avenue.

Case No. ZA 2002-1861(CUB) – On September 3, 2005, the Zoning Administrator approved a conditional use permit to allow the dispensing of beer and wine only for on-site consumption in conjunction with an existing 3,250 square-foot restaurant in the C4-1D Zone at 2060-2064 Hillhurst Avenue.

Case No. ZA 2001-3468(CUB) – On December 14, 2001, the Zoning Administrator approved a conditional use permit for the on-site sale of beer and wine in conjunction with an existing 600 square-foot restaurant, located at 2081 Hillhurst Avenue.

Case No. ZA 95-0984(CUX) – On October 26, 1995, the Zoning Administrator approved as modified a conditional use to allow a 13-foot by 20-foot (260 square feet) dance floor within an existing 6,500 square-foot restaurant/nightclub in the C4-1D Zone at 2138 Hillhurst Avenue.

Case No. ZA 91-0921(CUB)(PAB) – On March 28, 1997, the Zoning Administrator approved a conditional use and approval of plans to allow the continued use and dispensing of beer and wine for consumption on the premises subject to a five-year review at 2064 Hillhurst Avenue.

Public Hearing

The Zoning Administrator conducted a public hearing in Los Angeles City Hall on Thursday, January 17, 2008 at approximately 10:30 a.m. The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the application. Interested

parties were also invited to submit written comments regarding the request prior to the hearing. The environmental impact was among the matters considered at the hearing.

The Zoning Administrator opened the hearing by summarizing the proposed project and requested entitlement and reviewing other pertinent documents and correspondence in the case file. After this review the hearing was opened to public testimony and the following major points were presented:

Art Rodriguez – Applicant's Representative

- . Applicant has had ABC licenses at two other locations since 2001; they have operated with clean records and no violations.
- . Collected 159 signatures in support of this application, including 31 Avocado Street residents.
- . No music is proposed outdoors and there will be no dancing in the premises.
- . The conditions recommended by the Greater Griffith Park Neighborhood Council are acceptable.
- . The applicant has obtained 1-year parking leases renewable on a yearly basis.
- . There will be a valet parking service.
- . Proposed seating is for 49 patrons indoors and 30 patrons outdoors on the sidewalk; the applicant has obtained a revocable permit for sidewalk dining.
- . Food service will be available at all times, including at the bar area.

Donna Matson – Avocado Street resident

- . Los Feliz native and former vice-president of the Los Feliz Improvement Association.
- . Opposes changing the restaurant closing hours from 10 p.m. to 12 midnight.
- . Late night noise would disturb our peaceful neighborhood.
- . Closing hours should be 10 p.m. Sunday through Thursday and 11 p.m. on Friday and Saturday.
- . Concerned about off-site parking leases having been obtained just for one year.

Mary Bethrim – Support

- . Business manager of Tangier restaurant, which has no plans to open for lunch.
- . Their parking lot can accommodate 65 to 70 cars.
- . 12 spaces will be included as part of the lease agreement for Little Dom's.

Lawrence Barnes – Opposed

- . Late night operation will be a problem with parking and noise.
- . Valet parking attendants will park vehicles on residential streets.
- . Restaurant patrons will add traffic to the neighborhood by seeking to park their own vehicles instead of paying for valet service.

Jorge Gonazalez – Support

- . 10-year resident on Commonwealth Avenue.
- . Parking is challenging in the area, but it has been addressed by this applicant.
- . The proposed midnight closing will not be an issue.
- . Welcomes classy dining establishment to the area.

Thomas Atencio – Support

- 30-year resident on Glendower Avenue.
- There has been a substantial investment at this site.
- Businesses are a reflection of people who run them; Mr. Ebbink has done a good job of dealing with the parking situation.

George Abrahamian – Support

- Member of the Los Feliz Improvement Association zoning committee.
- Operated the prior restaurant at this location – La Belle Epoque.
- Little Dom's will be worthy of this neighborhood based on the applicant's track record.

Frank Masi – Support

- Member of the Greater Griffith Park Neighborhood Council planning committee.
- Speaking on his own behalf – midnight closing is reasonable and typical of other restaurants in the area.
- Supports sale of a full line of alcoholic beverages; full line versus beer and wine sales doesn't change land use considerations.

Renee Weitzer, Planning Deputy, Council District 4

- La Belle Epoque was granted a 5-year conditional use for beer and wine in 1994; no renewal application was ever filed.
- With the 1994 approval, maximum seating was limited to 46 patrons, with a 10 p.m. closing seven nights a week.
- Alcoholic beverage sales for the proposed new restaurant should be limited to beer and wine only.
- Closing hours should be 11 p.m. Sunday through Thursday and midnight on Friday and Saturday.
- There should be a 1-year plan approval review of compliance with the conditions imposed.
- The applicant is proposing too much sidewalk seating.
- Liquor sales will add more noise and intensify the impacts.
- Applicant has been presumptuous in already constructing and stocking a cocktail bar.
- No alcoholic beverage service should be allowed in the sidewalk dining area.

George Rodriguez

- Not increasing the number of ABC licenses in this census tract; the existing Type 41 license will be cancelled and replaced with a Type 47 license.
- No overconcentration will result from granting this application.
- The bar area is presently stocked with wine, not liquor.

Warner Ebbink – Applicant

- Has agreed to conditions recommended by the Greater Griffith Park Neighborhood Council.

- Has a good 7-year track record in the City; there have been no police actions or complaints.
- Tangier, The Derby and Mexico City are examples of other ABC licensed establishments which serve a full line of alcohol.
- His restaurant will close earlier than some establishments in the area and later than others.
- Would like to have the ability to serve alcoholic beverages in the outdoor sidewalk area.

Councilmember Tom LaBonge, Fourth District

- This is an intense commercial corner property in the Los Feliz neighborhood, with historic trees that have landmark status along Avocado Street.
- Impressed with the applicant's Café 101 restaurant on Franklin Avenue.
- Should be beer and wine sales only at Little Dom's, similar to La Belle Epoque.
- Concerned about safety of pedestrians and sidewalk diners with potential wayward motorists.
- The sidewalk at the northeast corner of Hillhurst Avenue and Avocado Street does not have an ADA compliant access ramp.

Warner Ebbink

- Interior improvements have been extensive, including an elevator lift inside the restaurant for the handicapped.
- The sidewalk width along Avocado Street is 14 feet, and the Bureau of Engineering has determined a 30-seat maximum occupancy for the sidewalk dining area.
- Having a valet parking service will be a solution to the busy pedestrian crossing at Hillhurst Avenue and Avocado Street.
- His offices will be located upstairs and will maintain an open door policy for neighbors.
- Restaurant deliveries will take place on the Tangier parking lot, not on Avocado Street.
- Willing to participate in the sidewalk access ramp improvement at the corner.
- Would agree to terms that valet parking not be permitted on residential streets.

At the conclusion of the testimony, the Zoning Administrator closed the public hearing and stated he would take the matter under advisement for one week for written comments and to obtain additional information from the applicant about sidewalk dining area. The Zoning Administrator determined that the subject location is proper in relation to adjacent land uses and announced his intent to approve the application request, subject to terms and conditions that would be formulated in this written letter of determination.

Correspondence from the Greater Griffith Park Neighborhood Council

Several references were made at the public hearing in regard to conditions recommended by the Greater Griffith Park Neighborhood Council. The Zoning Administrator received the following email correspondence on January 16, 2008:

The Greater Griffith Park Neighborhood Council, in whose area the property subject to this application is located, after consideration at two publicly noticed, regular meetings of its Planning, Zoning and Historic Preservation Committee on December 12, 2007, and January 9, 2008, and at its regularly scheduled and

noticed Board of Directors' meeting on January 15, 2008, has determined to oppose the captioned application unless all of the following are made explicit conditions of a conditional use permit (more restrictive conditions are of course acceptable):

1. The restaurant shall close by midnight.
2. There shall be a recorded lease or the like guarantying to the operators of this restaurant the exclusive use of (a) no less than 12 parking spaces at 2138 Hillhurst (Tangier) from the opening of the restaurant until no earlier than 5 p.m. and (b) no less than 32 parking spaces at 2150 Hillhurst from no later than 5 p.m. until closing of the restaurant (all such parking spaces being computed on the basis of valet stacked parking). This parking shall be in addition to the 13 dedicated spaces available at all times during the operation of the restaurant at The Derby/Louise's with entrance to the same on Hillhurst Avenue. The operator of the restaurant shall provide valet parking at such locations during normal breakfast, lunch and dinner periods.
3. There shall be no music, either live or otherwise, out of doors and no cooking outdoors.
4. There shall be appropriate conditions to avoid noise and light interfering with the residences adjoining the site.
5. There shall be no dancing in or outside of the restaurant.
6. The restaurant shall be a bona-fide eating place, with the gross proceeds from alcohol not exceeding sixty percent of the gross sales of food during any one month.

Correspondence from the Los Feliz Improvement Association

The Zoning Administrator received the following correspondence on January 23, 2008:

Regarding Case No. ZA 2007-4177(CUB), Little Dom's Restaurant, 2128 Hillhurst Avenue, Los Angeles, CA 90027, the Los Feliz Improvement Association's Zoning Committee supports the applicant's request with the following conditions:

1. Parking: Little Dom's must provide adequate off-street valet parking for its patrons. We understand that Little Dom's has secured written leases with two neighboring businesses for off-street parking that, along with thirteen dedicated spaces across the street, will provide adequate off street valet parking for restaurant patrons.
2. Hours of Operation: 7 AM to 11 PM Sunday – Thursday, 7 AM to 11:30 PM Friday and Saturday. Some neighbors on Avocado have expressed a desire for Little Dom's to close by 10 PM on weekdays and 11 PM on weekends. However, because Little Dom's has secured adequate off-street valet parking for its patrons in an effort to discourage increased parking, foot traffic and noise on Avocado, we can support a weekday closing time of 11 PM. On weekends, the majority of nearby restaurants on Hillhurst close at 11:30 PM or later, so we support an 11:30 PM closing time on Friday and Saturday.

3. One year term: We request that all conditions be revisited after one year to assess their adequacy and impact on the neighboring residents.

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 a full line of alcoholic beverages 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 four 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 proposed location will be desirable to the public convenience or welfare.**

The authorized use herein is to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,400 square-foot restaurant space, with permitted operating hours between 7 a.m. and 11 p.m. Sunday through Thursday and between 7 a.m. and 12 midnight on Friday and Saturday. The restaurant is authorized to have a maximum indoor seating capacity for 49 patrons and sidewalk dining for up to 30 patrons. The site is located along a commercial corridor of Hillhurst Avenue, one block south of Los Feliz Boulevard, on a C4 zoned property. Restaurants are permitted uses in the C4 Zone.

The sale and dispensing of alcoholic beverages are proposed by the applicant and required by this grant to be incidental to the restaurant's main food service operation. The full service restaurant will be maintained with an operational kitchen and food service will be available at all times during normal operating hours. The sale of alcoholic beverages is required to be made only in conjunction with the sale of food to the person ordering the beverage. There will be no bar or lounge area maintained solely for the purpose of sales, service or consumption of alcoholic beverages.

The subject location is within the Los Feliz neighborhood business district where a mix of commercial and office uses, including other restaurant uses, have become popular for the local community and visitors alike. The site itself was formerly occupied by a restaurant use serving beer and wine. With the instant request, the applicant seeks to provide incidental alcoholic beverage service that is generally in demand by restaurant patrons of similar high end dining establishments. Restaurants with alcoholic beverage service have been and continue to be a desired amenity for the public who wish to enjoy such beverages with their meal. By conditionally granting this request, the on-site sale and dispensing of alcoholic beverages will be on a par with other restaurant establishments in the Los Feliz neighborhood and throughout the City. As such, the proposed location will be desirable to the public convenience and welfare.

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

The application states:

The applicant already successfully provides its clientele with a quality dining experience at his other two restaurants, the 101 Coffee Shop at 6141 W. Franklin Avenue and Dominick's Restaurant at 8715 W. Beverly Boulevard. The [latter] includes a full line of alcoholic beverage service as an ancillary amenity. The applicant purchased this restaurant from the owner of the building, George Abrahamian, who successfully operated it since late 1997. The restaurant enjoys great acceptance from the neighbors, many of its clientele are neighbors who walk to the site. The restaurant will continue to be a part of an existing group of compatible commercial land uses and variety of restaurants, surrounded by primarily commercial developments along Hillhurst Avenue. The restaurant has proven to be desirable to its surrounding community.

The subject site is zoned C4-1D and located along a well established commercial corridor abutting a designated Secondary Highway. There are no sensitive land uses (churches, schools, parks, etc.) which are immediately adjacent to the subject property or that will be directly affected by the proposal. The restaurant adjoins a residential neighborhood developed with a mix of single-family, duplex and multiple-family dwellings. Available on-street parking in this neighborhood is limited. The applicant has entered into parking leases for 12 off-site spaces at 2138 Hillhurst Avenue (Tangier Restaurant) during daytime hours and 32 off-site spaces at 2150 Hillhurst during evening operating hours. This parking will be in addition to the 13 parking spaces dedicated by covenant to the subject property, located across Hillhurst Avenue at 4500 Los Feliz Boulevard. The applicant has also agreed to provide valet parking for patrons during normal breakfast, lunch and dinner periods.

As conditioned herein, the restaurant will not feature live entertainment, dancing, piano bar, karaoke, disc jockey or similar entertainment that otherwise could result in adverse impacts upon surrounding land uses. The outdoor dining area will not have amplified music or sound.

Further, in light of the surrounding land use characteristics reported in the Background portion of this action, it can be determined that the subject continued use and operation will be either substantially similar to that which already exists in the surrounding area or not in conflict with the pattern of surrounding land use. Therefore, it can be found that the location is proper in relation to adjacent uses and the development of the community.

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

This conditional use grant incorporates conditions substantially in accordance with limitations that were advised by the Greater Griffith Park Neighborhood Council and the Los Feliz Improvement Association. The applicant stated at the public hearing his acceptance of the terms outlined by the Neighborhood Council. Those chiefly concern the provision of convenient off-site parking and closing of the restaurant no later than midnight. The Zoning Administrator has determined that the leased

parking arrangements already in place coupled with the availability of valet parking service make 11 p.m. a reasonable closing hour at this location during weeknights (Sunday through Thursday) and midnight closing appropriate on weekends (Friday and Saturday). This grant also includes a variety of operational restrictions which are intended to assure that the restaurant will be well managed and not operated as an entertainment venue or nightclub. No after hours use of the facility is proposed or approved herein. Alcoholic beverage service will be incidental to meal service. No video or coin-operated games, pool or billiard tables, karaoke, or "happy hour" discounted drinks will be allowed. No live entertainment or dancing will be allowed. No amplified music or sound will be permitted in the outdoor dining area. Valet customer parking will be provided during customary meal times. Additionally, mitigation measures from the project's Mitigated Negative Declaration have been incorporated into the Conditions of approval.

This grant is authorized for a term of three (3) years, by which time the applicant will need to file a new conditional use for the continued sale of alcoholic beverages for on-site consumption. The term grant allows the City an opportunity to review the operation of the restaurant establishment anew. If the operation has been conducted appropriately and without creating problems for the neighborhood, then a subsequent decision on a new conditional use may take that into favorable consideration. A record of poor compliance and/or documented nuisance complaints would allow the City the discretion not to grant or renew a conditional use, and thereby avoid the need to conduct prolonged nuisance abatement proceedings.

Therefore, as conditioned herein, it is anticipated that the use will not be materially detrimental to the character of development in the immediate neighborhood.

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

The Hollywood Community Plan, a part of the Land Use Element of the General Plan, designates the subject property for Neighborhood and Office Commercial land uses with corresponding zones of C1, C4, C2 and P. The property is zoned C4-1D, consistent with the Plan's land use designation and corresponding zone categories.

The property is not currently within the area of any specific plans or interim control ordinances.

The Community Plan text does not specifically address the requested conditional use for the sale of alcohol beverages. However, the Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested conditional use in the zones corresponding to the Plan land use designation. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. Given the extent of the conditions and limitations imposed herein, nearby properties should continue to be protected from potential impacts of the restaurant use, and the use is consistent with the desire to create a thriving local business district in the Los Feliz neighborhood. Therefore, the subject request is in harmony with the various elements and objectives of the General Plan.

ADDITIONAL REQUIRED CONDITIONAL USE FINDINGS

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

The approved sale of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant club operation at this location will not adversely affect the physical welfare of the community. The approval of this conditional use will contribute positively to the economic viability of this site by allowing the restaurant to be competitive with other nearby restaurants which offer the same or similar amenity. As such, the proposed use will benefit rather than adversely affect the welfare of the pertinent community

If the operation of the premises is managed well, there will be no vice or community problems. If managed otherwise, the Zoning Administrator may be called upon to initiate revocation of the use. The manager is thus advised to strictly observe the conditions and to meet with the Police Department as needed.

6. **The proposed use will not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages in the area of the City involved giving consideration to applicable State laws and the California Department of Alcoholic Beverage Control's guidelines for undue concentration, the crime rate in the area, and whether revocation or nuisance proceedings have been initiated for any use in the area.**

The subject property lies within Census Tract 1891.00. According to the State Department of Alcoholic Beverage Control Licensing criteria, 6 on-site and 4 off-site sale licenses are allocated to this Census Tract. There are currently 28 on-site and 7 off-site sale licenses active in the Census Tract.

Within a 600-foot radius of the subject property, the following alcoholic beverage licenses are active:

Tangier Restaurant
2138 Hillhurst Avenue
On-site consumption of a full line of alcoholic beverages – Type 47

Louises's Trattoria
4500 Los Feliz Boulevard
On-site consumption of a full line of alcoholic beverages – Type 47

Mexico City Restaurant
2121 Hillhurst Avenue
On-site consumption of a full line of alcoholic beverages – Type 47

Chi Dynasty Restaurant
2112 Hillhurst Avenue
On-site consumption of a full line of alcoholic beverages – Type 47
(Note: The restaurant has closed or relocated; the license remains active)

California Roll & Sushi
2081 Hillhurst Avenue #A
On-site consumption of beer and/or wine – Type 41

Albertson's Supermarket
2035 Hillhurst Avenue
Off-site consumption of a full line of alcoholic beverages – Type 21

Puran's Restaurant
2064 Hillhurst Avenue
On-site consumption of beer and/or wine – Type 41

Hillhurst Liquor
2060 Hillhurst Avenue
Off-site consumption of a full line of alcoholic beverages – Type 21

Between 600 and 1,000 feet of the subject property, the following alcoholic beverage license is active:

San-Sui Japanese Cuisine
2040 Hillhurst Avenue
On-site consumption of beer and/or wine – Type 41

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 1142, which has jurisdiction over the subject property, a total of 220 crimes were reported in 2006, compared to the citywide average of 268 crimes for the same period.

The Zoning Administrator is aware that the number of ABC allocated licenses is primarily calculated based upon resident population and that the added employment/visitor population in the neighborhood commercial district adds to the resident population of the applicable census tract for this location. Further, the granting of the subject request does not add to the license count for the applicable census tract, as the existing beer and wine license at this location will be cancelled, resulting in no net gain of on-site sale licenses.

Under Case No. DIR 98-0963(RV)(PA3), on May 3, 2007, the Director of Planning issued a determination involving the neighboring Tangier Restaurant site (2138 Hillhurst Avenue) that compliance had not fully been attained with corrective conditions previously established by the Zoning Administrator. It is not anticipated that the continued revocation or nuisance abatement proceedings pertaining to nightclub activities at that location will have any direct effect upon the granting of the instant request to permit a full line of alcoholic beverages for on-site consumption incidental to a full service restaurant.

Thus, it can be determined that the approval of the conditional use will not result in or contribute to an undue concentration of such establishments in the area.

- 7. The proposed use will not detrimentally affect nearby residential 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.

Zoning Investigator staff reports from field observation that there are no sensitive land uses such as churches, schools, parks and hospitals within 1,000 feet of the subject property. Residential zoned neighborhoods do exist easterly and westerly of Hillhurst Avenue. Conditions of this action, many of which have been volunteered or accepted in advance by the applicant, include dedicated off-street parking lease arrangements and valet parking service in effort to address the restaurant's compatibility with the neighborhood. Closing hours of 11 p.m. during weeknights and 12 midnight during weekends are generally in keeping with similar restaurant establishments in the area. The restaurant will not feature live entertainment or dancing, and amplified music and sound will not be permitted in the sidewalk dining area. These and various other measures included in this action are intended to produce an appropriate balance between neighborhood land use compatibility and a successful business enterprise. Residents and the City will have an opportunity to evaluate the effectiveness of these conditions at the expiration of this relatively short-term initial grant of three years, by which time the applicant must file a new conditional use application to continue the sale of alcoholic beverages. Thus, as conditioned, the granting of the conditional use permit will not detrimentally affect nearby residentially zoned properties.

ADDITIONAL MANDATORY FINDINGS

8. 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.
9. On November 8, 2007, a Mitigated Negative Declaration (ENV 2007-4178-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that with imposition of the mitigation measures described in the MND (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.



LARRY FRIEDMAN
Associate Zoning Administrator
Direct Telephone No. (213) 978-1225

LF:lmc

cc: Councilmember Tom LaBonge
Fourth District
Adjoining Property Owners
County Assessor



- LEGEND**
- B ON-SITE CONSUMPTION OF BEER AND/OR WINE
 - C ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
 - A OFF-SITE CONSUMPTION OF BEER AND/OR WINE
 - D OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES

CONDITIONAL USE - A.B. - ON SITE

CASE NO.
 DATE JAN. 16, 2007
 D.M. 153 B 197, 153A 201
 150 B 197, 150B 201
 SCALE 1" = 100'
 USES FIELD

LEGAL: PORTION OF LOT 25 (ARB. 3), AVOCADO TRACT
 M.B. 22-138/139
 T.B. PAGE 594 GRID A-3
 C.D. 4 C.T. 1891.00 P.A. 107 HWD

TMG SOLUTIONS, INC.
 6733 SEPULVEDA BLVD. #265
 L.A., CA 90045
 (310) 337-7290

2007 4177
 2A
 NORTH
 0.08 AC



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 across 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 allowed.

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 Proscuitto.....	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
-	
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
-	
Meatball Sandwich	13
Roasted Tomato & Fontina Panini	12
-	
Homemade Fettuccine Carbonara	14
Spaghetti & Meatballs.....	14
Ricotta Gnocchi w/ Tomato, Basil & Pecorino	13
Manicotti.....	14
-	
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
-	
Fried Potatoes w/ Garlic & Lemon.....	8
Grilled Heirloom Carrots	8
Grilled Asparagus	8
Sautéed Spinach	8
Summer Corn w/ Basil & Parmesan.....	8