MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	**Existing Zone**		**District Map**
APC	**Community Plan**		**Council District**
Census Tract	**APN**	**Staff Approval ***	**Date**

** Approval for Filing by Community Planning Staff, When Applicable*

CASE NO.

APPLICATION TYPE **ZA CONDITIONAL USE ON SITE ALCOHOLIC BEVERAGES (EXPANSION)**

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

1. PROJECT LOCATION AND SIZE

Street Address of Project **8751 LA TIJERA BLVD. LOS ANGELES, CA** Zip Code **90045**

Legal Description: Lot **20** Block **NONE** Tract **14012 (MB 289-5-6)**

Lot Dimensions **VARIES** Lot Area (sq. ft.) **6,757** Total Project Size (sq. ft.) **5,470**

2. PROJECT DESCRIPTION

Describe what is to be done: **EXISTING RSTNT WITH BEER/WINE TO BE EXPANDED INTO ADJACENT LEASE SPACE** Present Use: **RESTAURANT** Proposed Use: **SAME WITH EXPANSION OF PREMISES**

Plan Check No. (If available) Date Filed:

Check all that apply: ❑ New Construction ❑ Change of Use ❑ Alterations ❑ Demolition

❑ **Commercial** ❑ Industrial ❑ Residential ❑ LEED Silver

Additions to the building: ❑ Rear ❑ Front ❑ Height ❑ Side Yard

No. of residential units: Existing _____ To be Demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: **12.24** **Code Section which authorizes relief:** **12.24 W, 1**

A CONDITIONAL USE PERMIT (CUB), PURSUANT TO THE PROVISIONS OF 12.24 W 1 OF THE LOS ANGELES MUNICIPAL CODE, TO PERMIT THE ADDITION OF 2,089 SF TO AN EXISTING, ONE-STORY 3,381 SF RESTAURANT WITH ON-SALE BEER AND WINE SERVICE FOR A TOTAL OF 5,470 SF ACCOMODATING 166 (ONE HUNDRED AND SIXTY SIX) INDOOR SEATS, 8 (EIGHT) PATIO SEATS AND 26 (TWENTY- SIX) SIDEWALK SEATS FOR A COMBINED SEATING TOTAL OF 200 SEATS WITHIN THE [Q]C2-1-CDO COMMERCIAL ZONE. PROPOSED HOURS OF OPERATION ARE FROM 7 AM UNTIL 10 PM EVERYDAY. HOURS OF BEER AND WINE SALES ARE THE SAME AS THE HOURS OF OPERATION. (EXISTING RESTAURANT ACCOMODATES 132 SEATS PER ZA 1998-0337 (CUB).

Code Section from which relief is requested: **12.26** **Code Section which authorizes relief:** **12.26 E,5**

ZONE VARIANCE TO ALLOW OFF-SITE PARKING BY LEASE ARRANGEMENT IN LIEU OF THE NORMALLY REQUIRED COVENANT AND AGREEMENT.

List related or pending case numbers relating to this site

ZA 1998-0337 (CUB)

4. OWNER/APPLICANT INFORMATION

Applicant's Name **GUSS KAZEMI** Company **ZINA COFFEE COMPANY, INC.**

Address: **8751 LA TIJERA BLVD** Telephone: **(310) 645-7315** Fax: **( )**

LOS ANGELES, CA Zip: **90045** E-mail:

Property Owner's Name (if different than applicant) **STANLEY ARINSBERG**

Address: **2222 PROSSER AVE** Telephone: **(310) 645-6767** Fax: **( )**

LOS ANGELES, CA Zip: **90064** E-mail:

Contact Person for project Information **NIEVES AND ASSOCIATES**

Address: **21250 HAWTHORNE BLVD. #700** Telephone: **(310) 375-5925** Fax: ( )

TORRANCE, CA Zip: **90503** E-mail: **NIEVESASOC@AOL.COM**

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

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 an attached sheet(s), this additional information using the hand-out 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**