

**LEGEND**

	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES		ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	ON-SITE CONSUMPTION OF BEER AND WINE		OFF-SITE CONSUMPTION OF BEER AND WINE

NET ACRES: 0.16 A.C.

LEGAL: TRACT 14012, LOT 20 (M.B.289-5/6)

THOMAS BROS.  
PAGE: 702  
GRID: H3 & G3

C.D. 11  
C.T. 2780.00  
P.A. WESTCHESTER-PLAYA DEL REY

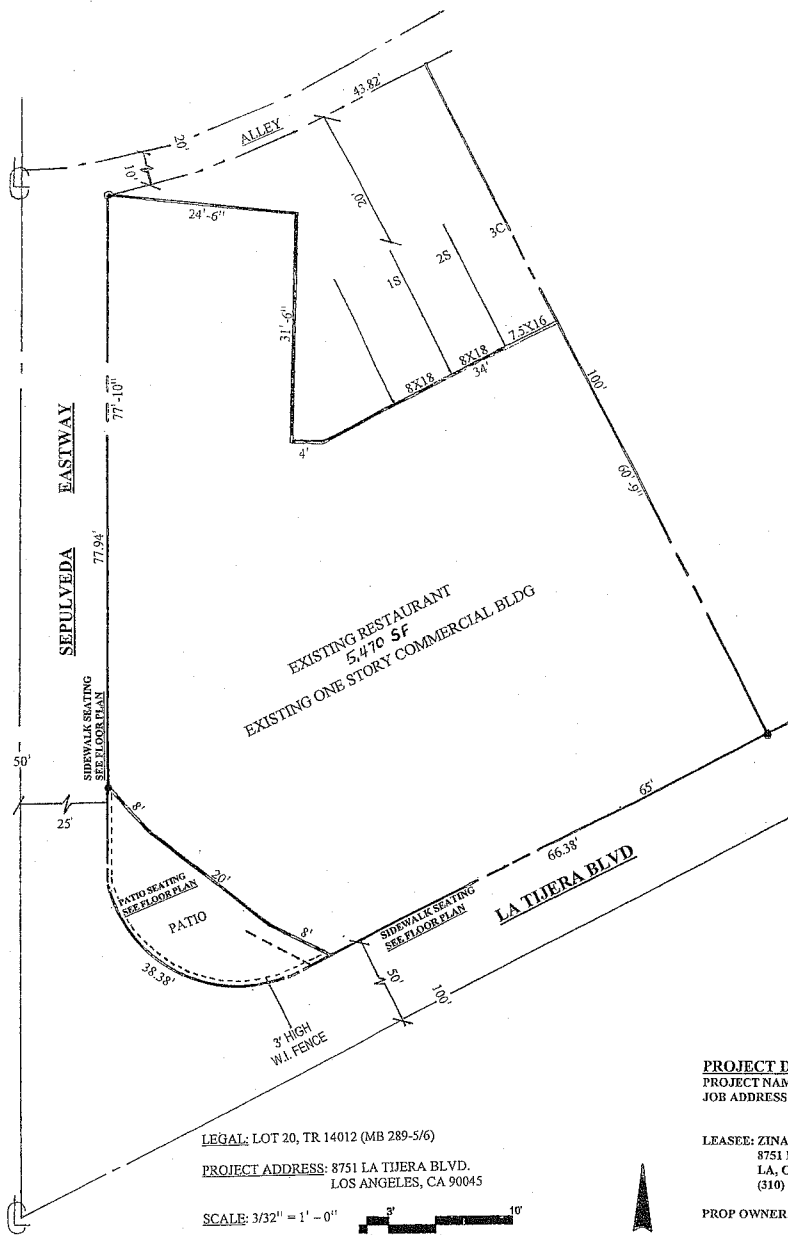
**500/600' RADIUS MAP  
CONDITIONAL USE PERMIT -ALCOHOL  
ZONE VARIANCE**

ON-SITE  
SALES

**NIEVES & ASSOCIATES  
21250 HAWTHORNE BLVD.#700  
TORRANCE, CA 90503  
(310)375-5925**

CASE NO.:  
DATE: DECEMBER 10, 2008  
D.M.: 096 B 165  
SCALE: 1" = 100'  
USES: FIELD  
DRAWING BY: ERICKA R. ODOM

NORTH



LEGAL: LOT 20, TR 14012 (MB 289-5/6)  
 PROJECT ADDRESS: 8751 LA TIJERA BLVD.  
 LOS ANGELES, CA 90045

SCALE: 3/32" = 1' - 0"



# SITE PLAN

**PROJECT DATA**  
 PROJECT NAME: ZENA COFFEE CO, INC  
 JOB ADDRESS: 8751 LA TIJERA BLVD.  
 LA, CA 90045

LEASEE: ZINA COFFEE CO C/O GUS KAZEMI  
 8751 LA TIJERA BLVD.  
 LA, CA 90045  
 (310) 645-7315

PROP OWNER: STANLEY ARINSBERG,  
 ARINSBERG FAMILY TRUST  
 2222 PROSSER AVE  
 LA, CA 90064

**CALCULATIONS:**  
 LOT SIZE: 6,757 SF (0.16 AC)  
 BUILDING AREA: 5,470 SF (1-STORY)  
 LOT COVERAGE: (81%)  
 LANDSCAPING: NONE

**PARKING:**  
 REQUIRED PKG - 24 SPACES  
 PROVIDED - 3 ON SITE SPACES  
 21 SPACES BY LEASE/VARIANCE

