



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible       AB 2097 Eligible

Case Number: \_\_\_\_\_

Env. Case Number: \_\_\_\_\_

Application Type: \_\_\_\_\_

Case Filed With (Print Name): \_\_\_\_\_ Date Filed: \_\_\_\_\_

Application includes letter requesting:

Waived Hearing       Concurrent hearing       Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): \_\_\_\_\_

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address<sup>1</sup>: 14106 West Ventura Boulevard      Unit/Space Number: 5,7

Legal Description<sup>2</sup> (Lot, Block, Tract): Lot 1-2, Block 1, TR 10731

Assessor Parcel Number: 2266-013-001/ 2266-013-002      Total Lot Area: ~~18,686.9~~  
27,0687.29

2. PROJECT DESCRIPTION

Present Use: Restaurant

Proposed Use: Restaurant with full line of alcohol sales

Project Name (if applicable): Bacari Restaurants- Sherman Oaks

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

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

## Describe in detail the characteristics, scope and/or operation of the proposed project:

Request for full line of alcohol sales for on-site consumption with an existing 5,035 SF restaurant, BACARI. The project scope includes two buildings (BLDG #5 (1230 SF)) with a covered patio of 172 SF, and uncovered patio of 521 SF. It also has 102 indoor and 42 outdoor seats, with hours of operation from 7:00am to 2:00am daily.

Additional Information Attached:

YES  NO

## EXISTING SITE CONDITIONS

### Complete and check all that apply:

- |   |   |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant)   | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                   |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)  | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park)    |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

## PROPOSED PROJECT INFORMATION

### Check all that apply or could apply:

- |   |   |
|---|---|
| <input type="checkbox"/> Demolition of existing buildings/structures              | <input type="checkbox"/> New construction: _____ square feet                |
| <input type="checkbox"/> Relocation of existing buildings/structures              | <input type="checkbox"/> Additions to existing buildings                    |
| <input type="checkbox"/> Removal of any on-site tree                              | <input type="checkbox"/> Interior tenant improvement                        |
| <input type="checkbox"/> Removal of any street tree                               | <input type="checkbox"/> Exterior renovation or alteration                  |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input checked="" type="checkbox"/> Change of use and/or hours of operation |
| <input type="checkbox"/> Grading  | <input type="checkbox"/> Uses or structures in public right-of-way          |
| <input type="checkbox"/> Haul Route   | <input type="checkbox"/> Phased project                                     |

## HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0

Number of Affordable Units<sup>4</sup>: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

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

<sup>4</sup> As determined by the Los Angeles Housing Department.



## PARKING INFORMATION

Is the project utilizing AB 2097?

YES  NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: \_\_\_\_\_ Required # of Parking Spaces: \_\_\_\_\_

### Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

## PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

YES  NO

Is the project required to dedicate land to the public right-of-way?

YES  NO

If so, what is/are the dedication requirement(s)? n/a \_\_\_\_\_ feet

If dedications are required on multiple streets, identify as such: n/a \_\_\_\_\_

## 3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36?

YES  NO

Authorizing Code Section: LAMC Section 12.24 W.1

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

Action Requested: A Conditional Use Permit for sale of a full line of alcoholic beverages for on-site consumption with an existing 5,035 SF restaurant, BACARI.

Authorizing Code Section: \_\_\_\_\_

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

Action Requested: \_\_\_\_\_

Additional Requests Attached:  YES  NO

#### 4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s): ADM-2023-2027-RBPA

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

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

- |  |   |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition         |
| <input type="checkbox"/> Modification of Conditions  | <input type="checkbox"/> Clarification of D (Development) Limitation      |
| <input type="checkbox"/> Revision of Approved Plans  | <input type="checkbox"/> Amendment to T (Tentative) Classification        |
| <input type="checkbox"/> Renewal of Entitlement      | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

#### 5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy)  NO



## 6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

### APPLICANT

Applicant<sup>5</sup> Name: Daniel Konfli

Company/Firm: Bacari Operations

Address: 14106 Ventura Blvd. Unit/Space Number: \_\_\_\_\_

City: Sherman Oaks State: CA Zip Code: 91423

Telephone: (213) 205-8225 E-mail: Danny@Bacari.US

Are you in escrow to purchase the subject property?:  YES  NO

**PROPERTY OWNER OF RECORD**  Same as applicant  Different from applicant

Name (if different from applicant): Ventura 14106 LLC

Address: 4312 Woodman Avenue Unit/Space Number: 100

City: Sherman Oaks State: CA Zip Code: 91423

Telephone: (310) 254-5280 E-mail: abaiandds@yahoo.com

**AGENT / REPRESENTATIVE NAME:** Sara Houghton

Company/Firm: Three6ixty

Address: 11287 Washington Blvd Unit/Space Number: \_\_\_\_\_

City: Culver City State: CA Zip Code: 90230

Telephone: 310-204-3500 E-mail: planning@three6ixty.net

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

**OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT):** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Company/Firm:** \_\_\_\_\_

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

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

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

**Primary Contact for Project Information<sup>6</sup>**

**(Select only one. Email address and phone number required.)**

Owner    Applicant    Agent/Representative    Other: \_\_\_\_\_

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

<sup>6</sup> As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.



## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

**Signature:** \_\_\_\_\_  
**Print Name:** Michael Abaian \_\_\_\_\_

**Date:** 8/01/23

**Signature:** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_

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



SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On August 1, 2023 before me, Victoria Guadalupe  
(Insert Name of Notary Public and Title)

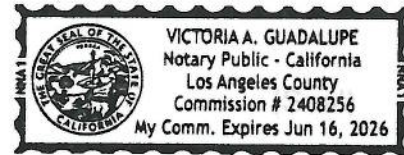
personally appeared Michael Abaian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*[Handwritten Signature]*

Signature



## APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

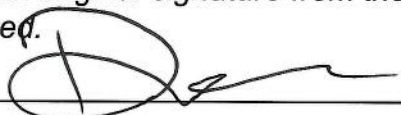
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this



paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

**Signature:**  \_\_\_\_\_

**Date:** 07/27/2023

**Print Name:** Daniel Konfli \_\_\_\_\_

## NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

### 7. SIGNATURES

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

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

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



# SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ENTERTAINMENT (CUX) – LAMC 12.24 W.1 & 12.24 W.18

Los Angeles City Planning

The Special Instructions for Alcohol (CUB) & Entertainment establishments is a required attachment to the Department of City Planning (DCP) Application Filing Instructions ([CP-7810](#)). Only utilize this form when filing for a Conditional Use Permit pursuant to LAMC Sections 12.24 W.1 for alcohol establishments or 12.24 W.18 for entertainment.

## ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

*For a CUB or CUX request to be considered, the following additional information and findings must be provided.*

1. **RADIUS MAP FOR ALCOHOL USES.** The following requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP-2074](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing:
  - An electronic copy of a **RADIUS MAP FOR ALCOHOL USES**, showing land uses to a 600-foot radius.
  - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site. Include in the list the type of license and address.
  - A **LIST OF THE FOLLOWING USES** within 600 feet:
    - (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; and
    - (6) Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.
2. **FINDINGS (on a separate sheet)**
  - a. **General Conditional Use for CUB and/or CUX**
    - i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
    - ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
    - iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.
  - b. **Additional Findings for CUB**
    - i. That the proposed use will not adversely affect the welfare of the pertinent community.
    - ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

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

**3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in? 5,035
- b. What is the total square footage of the space the establishment will occupy? 4,242
- c. What is the total occupancy load of the space as determined by the Fire Department? No Change
- d. What is the total number of seats that will be provided indoors? 102 Outdoors? 42
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? \_\_\_\_\_
- g. Are you adding floor area? no If yes, how much is enclosed? \_\_\_\_\_ Outdoors? \_\_\_\_\_
- h. Parking**
- i. How many parking spaces are available on the site? 36 (no change)
- ii. Are they shared or designated for the subject use? no change
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? \_\_\_\_\_
- iv. Have any arrangements been made to provide parking off-site? no
1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? \_\_\_\_\_
- Note:** *Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5. A private lease is only permitted by a Zone Variance.*
2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
3. Will valet service be available? no Will the service be for a charge? no
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? no
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? no



**4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	10am-2am	5pm-2am	5pm-2am	5pm-2am	4pm-2am	10am-2am	10am-2am

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? Please specify: no

**Note:** An establishment that allows for dancing needs a conditional use pursuant to LAMC Section 12.24 W.18.

c. Will there be minimum age requirements for entry? no If yes, what is the minimum age requirement and how will it be enforced? \_\_\_\_\_

d. Will there be any accessory retail uses on the site? no What will be sold? \_\_\_\_\_

**e. Security**

i. How many employees will you have on the site at any given time? TBD

ii. Will security guards be provided on-site? no

1. If yes, how many and when? \_\_\_\_\_

iii. Has LAPD issued any citations or violations? no If yes, please provide copies.

**f. Alcohol**

i. Will there be beer & wine only, or a full line of alcoholic beverages available? Full Line of Alcohol

ii. Will "fortified" wine (greater than 16% alcohol) be sold? no

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? yes

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? no

**v. Food**

1. Will there be a kitchen on the site? yes

2. Will alcohol be sold without a food order? no

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? no

4. Provide a copy of the menu if food is to be served.

**vi. On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? no

a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? no
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? yes

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? no
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? no

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. **CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages? yes
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? yes
1. If no, contact ABC to determine whether the proposed site is located in an area whereby:
- a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
- b. if issuance would result in or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

6. **ADDITIONAL REQUIREMENTS FOR MAIN CUBs/CUXs.** In addition to all requirements detailed in the DCP Application Filing Instructions (CP-7810), applications for Main CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol and/or entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

**NOTE:** *Please consider submitting documents beyond the requirements outlined in 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.*

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**ATTACHMENT A**  
**MASTER LAND USE PERMIT APPLICATION - SUPPLEMENTAL INFORMATION**  
**CONDITIONAL USE PERMIT – ALCOHOL (CUB)**  
***14106 W. Ventura Boulevard, Sherman Oaks, California 91423***

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➤ **SITE INFORMATION**

- Address: 141000 - 14106 W. Ventura Boulevard, Sherman Oaks, California 91423
- Lot area: Approximately 18,686.9 sq. ft.
- Assessor's Parcel Number (APN): 2266-013-001

➤ **ACTIONS REQUESTED:**

- A **Conditional Use Permit for Alcohol (CUB)**, pursuant to LAMC Section 12.24 W.1, to authorize the continued use of an existing approved site for the sales and the dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 5,035-square foot restaurant and outdoor patio, and operating hours from 7:00 AM to 2:00 AM, daily.

➤ **BACKGROUND INFORMATION:**

**SUBJECT PROPERTY**

The Subject Property is located at 14106 W. Ventura Boulevard, Sherman Oaks, California, (the "Property"). The Property is legally described as Lots 1-2, Block 1 of Tract 10731, and assigned Assessor Parcel Number 2266-013-001.

The Property, comprised of two lots, is nearly rectangular except for the bottom right corner of the Property that juts inside creating an inverted corner located within the Hillside Grading Area with approximately 18,686.9 square feet of surface land area. The two sites front approximately 100 feet along Ventura Boulevard on the north side of the street, with an alley to the south, with a lot depth of 180 feet. The Property is currently improved with a restaurant, spa, barbershop, retail, and a bakery, in a single-story commercial building with a partial second-story office at the rear of the building.

The Property is zoned C2-1VL (Commercial Zone, Very Limited Height District 1), and has a General Plan Land Use designation of General Commercial in the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan. The C2-1VL zone permits restaurant use by right; bars and lounges require a Conditional Use Permit for Alcohol (CUB).



### **SURROUNDING PROPERTIES**

The parcels to the east, west, and north of the Project site are zoned C2-1VL and designated General Commercial. Parcels to the south of the Property across the alley are zoned RD1.5-1 with a General Plan land use designation of Low Medium Residential. The residential building to the southwest of the Property was built in 1975 and has undergone no changes to use (Condo-Multi Family three-story Dwelling, 30-unit apartment building) since the Project was previously approved. The residential building to the southeast of the Property was built in 1973 and has undergone no changes to use (two-story, 20-unit apartment building) since the Project was previously approved. The Property is located across the alleyway from the bottom-floor car garages that service the apartment building. The rest of the adjoining and abutting properties are improved with commercial uses between one and three stories in height that include offices, retail, a parking lot, and other community servicing uses like pet services, professional supply stores, automotive services, and health and beauty services. There are also, at the time of filing, two restaurants near the subject Property separated by commercial parking to the east: Jinky's Café and MB Sushi Restaurant located at 14120 Ventura Boulevard to the east.

#### ➤ **STREETS AND CIRCULATION:**

- Ventura Boulevard, adjoining the property to the south is designated as a Boulevard II street, improved to a width over 100 feet, and improved with a sidewalk.
- Public Alley, adjoining the property to the north, is a through alley and improved with asphalt pavement to a width of 20 feet.

#### ➤ **RELATED CASES – SUBJECT PROPERTY**

- ADM-2023-2027-RBPA – On April 6, 2023, the Department of City Planning granted administrative clearance pursuant to LAMC Section 12.22 A.34 under the Restaurant Beverage Program (“RBP”) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a restaurant with 1,688 SF of Indoor floor area, with 102 indoor seat and 30 outdoor sets in a 521 SF outdoor uncovered patio on-site and 12 outdoor seats in a 172 SF covered patio on-site operating from 7 AM to 11 PM daily, in the C2 Zone.
- DIR-2022-3038-SPP – On May 2, 2022, an application was filed with the Department of City Planning to combine two existing buildings with a two-story addition for future dental offices. A Hold Letter was issued on September 29, 2022, stating that the application was incomplete. A final letter from the Department of City Planning was sent to the applicant on December 7,

2022, notifying the applicant of the termination of the application unless the applicant provides all materials for the referenced case within 30 calendar days.

- ZAI-1980-46-PAB – On June 29, 1989, there was a Zoning Administrative review and approval of plans for the operation of a restaurant with on-site consumption of alcoholic beverages.
- AFF-26018 – On October 13, 1959, an affidavit was issued to record the tying of Lots 1-3 inclusive.

#### **RELATED CASES – LOCAL/CITYWIDE ORDINANCES**

- ZI- 1729 Ventura/Cahuenga Boulevard Corridor Specific Plan – On August 18, 2001, Ordinance No. 174,052 became effective amending the Ventura/Cahuenga Boulevard Corridor Specific Plan. This Department of Building and Safety Bulletin declares that the department pursue no building, demolition, excavation, foundation, grading, or sign permit for any construction until a clearance from the City Planning Department, Community Planning Valley Bureau is obtained, except for interior alterations to an existing building or structure that does not increase floor area or result in a change of use.
- CPC-1999-1-SP – On April 8, 2003, the City Planning Commission adopted a Resolution to amend the Ventura/Cahuenga Boulevard Corridor Specific Plan and establish the Encino Streetscape Plan design guidelines for those projects located on Ventura/Cahuenga Boulevard between Fulton Avenue on the west and Woodrow Wilson Drive on the east within the Ventura/Cahuenga Boulevard Corridor Specific Plan.

#### **RELATED CASES – SURROUNDING PROPERTIES – CONDITIONAL USE PERMIT & PLAN APPROVAL – ALCOHOLIC BEVERAGES**

- Case No. ZA-2021-1064-CUB-CU – On November 10, 2021, pursuant to LAMC § 12.24.W.1, the Zoning Administrator conditionally approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site and on-site consumption in conjunction with a 965 square foot retail and liquor store with hours of operation from 8:00 AM to 12:00 AM (midnight) daily for offsite sales and from 10:00 AM to 9:00 PM daily for tastings. Pursuant to LAMC § 12.24.W.27, a Conditional Use to allow a Commercial Corner Development with hours of operation from 8:00 AM to 12:00 AM daily, in lieu of 7:00 AM to 11:00 PM daily in the C2-1VL Zone located at 14054 (address associated with the tastings), 14056, 14058, and 14060 Ventura Boulevard.
- Case No. ZA 2012-1 367(MCUP)(PA2) – On April 12, 2013, pursuant to LAMC § 12.24.M, the Zoning Administrator conditionally approved plans authorizing a Master Conditional Use Permit for the on-site sale and dispensing of beer and wine in an approximately 1,614 interior and 642

exterior square-foot restaurant located at 14141 Ventura Boulevard. Master CUB allowed for up to 6 tenants (2 Full Lines of Alcohol and 4 for sale of just beer and wine) for on-site sale and dispensing of alcoholic beverages.

- Case No. ZA-2010-309-CUB – On May 12, 2010, pursuant to LAMC § 12.24.W.1, the Zoning Administrator conditionally approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the continued operation of a 3,800 square-foot restaurant in the C2-1VL and R3-1 Zones located at addresses 13955 – 14011 Ventura Boulevard.
- Case No. CPC-2009-3462-ZC-CU-CUB-SPE-SPPA-SPP-SPR-PA1 – On September 23, 2010, pursuant to LAMC § 12.24.W.1, the City Planning Commission conditionally approved a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages, including beer and wine, for off-site consumption in conjunction with the operation of a retail grocery store in the additionally approved zoning change to P-1VL to [T][Q]C2-1VL from the C2-1VL Zone located at 14049 Ventura Boulevard.
- Case No. ZA-1989-194-PAB – On February 28, 1989, an existing restaurant and bar were permitted to be remodeled for the sale of alcoholic beverages in the C2-1VL Zone located at 14058 Ventura Boulevard.
- Case No. ZA-1989-95-CUB – On September 6, 1989, a Conditional Use Permit for the off-site sale of alcohol beverage sales in a mini market during the operational hours of 7:00 AM to 9:00 PM in the C2-1VL zone located at 14120 Ventura Boulevard.

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## PROJECT DESCRIPTION

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The Applicant requests a Conditional Use Permit for Alcohol (CUB) to continue the on-site sale and consumption of a full line of alcoholic beverages in conjunction with an existing 5,035-square-foot restaurant in C2-1VL Zone. Pursuant to LAMC Section 12.22.A.34, the Property was most recently authorized for an Administrative Clearance for the sale and dispensing of a full line of alcoholic beverages in conjunction with the restaurant under Case No. ADM-2023-2027-RBPA for compliance with the standards of the streamlined Restaurant Beverage Program (“RBP”). The existing RBP program allows for indoor and outdoor seating, and restricted hours of operation from 7:00 AM to 11:00 PM, daily. The Property is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, however, a request for alcohol-related uses is not considered a Project by the Plan.

The parcel where the Property is located originally contained 7 buildings with commercial uses. Pursuant to LADBS Building Permit No. 1976VN38205, the Subject Property was an existing 25-foot, 2-story building that was converted from a Beauty Shop to a Restaurant for the new use of Office and Restaurant in 1976, and the building footprint for the restaurant occupied 50’ X 26’ of the site. The Property was historically required to provide 30 automobile parking spaces; as such, there were 30 automobile parking spaces provided on-site. The Subject Property site is contained within two existing buildings comprised of the 5,035 square-foot restaurant with 172 square feet of covered patio and an outdoor uncovered patio of 521 square feet. The restaurant contains 102 indoor seats for a total indoor seating floor area of 1,688 square feet and 42 outdoor seats for a total outdoor seating area of 172 square feet. The Subject Property site contains no seating or floor area within the public right-of-way.

The subject request seeks to create an environment that keeps the intention of the original conditions (mitigating sound, safety, and other community impacts), and the subject Property site has been a location for restaurant uses since 1976. There have been no complaints made against the property, or violations or citations issued for non-compliance against the venue. The Project currently provides benefits to the local economy while avoiding traffic and noise impacts on surrounding properties.

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## CONDITIONAL USE PERMIT for ALCOHOL (CUB) – FINDINGS

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Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit is required when a property proposes an expansion of hours associated with the sale and dispensing of alcohol for on-site or off-site consumption. The City of Los Angeles has determined that pursuant to LAMC Section 12.22.A.34, the existing restaurant is approved for the sale and dispensing of a full line of alcohol in the General RBPA and C2 zone through the streamlined Restaurant Beverage Program (“RBP”) for a bona fide restaurant use permitted by right and compliance with specific development and operational standards. To obtain approval to expand operational hours for the continued sale and dispensing of a full line of alcoholic beverages on site until 2:00 AM in conjunction with the existing restaurant, the Property must apply for a Conditional Use Permit for Alcohol (“CUB”). The Project proposes that the use be allowed to continue on-site, with no changes to operations, size, or use. The Project is requesting a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 5,035 square foot restaurant operational from the hours of 7:00 AM to 2:00 AM, daily.

A CUB requires the following findings from the Zoning Administrator, pursuant to LAMC Section 12.24:

- 1. The Proposed Project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.***

The project site is currently improved with seven existing buildings ranging from bakery to office and retail shopping uses. The project site is contained within two existing buildings comprised of the 5,035 square-foot restaurant with 172 square feet of covered patio and an outdoor uncovered patio of 521 square feet. The restaurant contains 102 indoor seats for a total indoor seating floor area of 1,688 square feet and 42 outdoor seats for a total outdoor seating area of 172 square feet. The project contains no seating or floor area within the public right-of-way. The property is located in the C2-1 VL Zone with a General Commercial Land Use Designation. The site has been in operation as a restaurant since 1976, with office and retail uses also allowed on site. The project site is in the Ventura Cahuenga Boulevard Corridor Specific Plan, however, the entitlement request is not considered a Project under the definition of the Specific Plan. The Ventura corridor is where community serving businesses are intended to be concentrated per the Community Plan, and has served as such historically.

The Property is comprised of two lots, with a street frontage of approximately 100 linear feet along the north side of Ventura Boulevard. The Project received an RBPA Administrative Clearance pursuant to Case No. ADM-2023-2027-RBPA on April 6, 2023, for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the existing restaurant. The

existing restaurant has been in compliance with conditions imposed on it by prior approvals; there have been no citations issued by ABC or LAPD.

The Project provides a service to the local community by offering a neighborhood dine-in and brunch experience with covered and uncovered outdoor patio seating for pet companions and Tapas-style dining with onsite parking. Items featured on the menu include Mediterranean, Italian, and small plate dishes like Pilpelchuma Shrimp and Shawarma Tacos, as well as a rotating curation of small-production wines, unique cocktails, and eclectic beers from around the world, unique to the location in addition to virgin options. Although it holds a type 47 license in which minors are allowed onsite, the restaurant restricts alcoholic beverage service to adults 21 and older. Individuals in the Sherman Oaks area, or patrons of other local businesses, can stop in and grab a bite to eat with friends, neighbors, pets, and family members.

Therefore, for the reasons cited above, the Project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community, city, or region.

**2. *The Proposed Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.***

The Project is located within two existing buildings where the location site has been used as a restaurant since 1976, with pre-existing uses including offices, pet services, retail, health, and beauty. The Project proposes no changes to the size height, operations, or other elements of the existing building or business. The current restaurant serves a full line of alcoholic beverages, but only for on-site consumption to patrons dining at the restaurant. Alcohol is not available without a food order per the current standards of administrative RBP approval. The serving of alcoholic beverages is and will continue to be incidental to the operation of the restaurant.

The property is zoned C2-1VL and is also within the designated General RBPA zone allowing for restaurant use with alcohol sale and use to be approved through a Conditional Use Permit or an RBP Administrative Approval. It has a General Plan Land Use designation of General Commercial in the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan. According to the General Plan Framework, the definition for General Commercial "applies to a diversity of retail sales and services, office, and auto-oriented uses comparable to those currently allowed in the "C2" zone (including residential). They are located outside of districts, centers, and mixed-use boulevards and occur at the intersections of major and secondary streets, or as low rise, low-density linear "strip" development along major and secondary streets" (Chapter 3 – Land Use).



The Property is located on Ventura Boulevard, within proximity to Stansbury Avenue, which is designated as a Collector Street. Commercial uses run along Ventura Boulevard to the north, as well as to the east and west of the Project site are all zoned C2-1VL until Hazelnut Avenue on the east, and Stansbury Avenue on the west side. The project abuts two separate existing Multi-Family Dwellings (Condominiums) to the south that are zoned RD1.5-1, and the portion of the RD1.5-1 zoned property nearest the Project site is located across the alleyway and used mostly for garage space and tenant parking. The Project site is near a diversity of neighborhood serving commercial uses including other restaurant venues like MB Sushi and Jinky's Cafe adjacent to the property site on the west, Schatzi's Bakery and Cafe, as well as retail, auto, and beauty-related service. As mentioned earlier, Ventura Boulevard is historically considered a commercial corridor where uses like restaurants are expected to be concentrated in the Community Plan. Other sites within a 500-foot radius have been granted approval for the sale and/or dispensing of onsite or offsite alcoholic beverages. The continuing of the sale and dispensing of alcoholic beverages onsite has not resulted in violations, citations, complaints, or neighborhood degradation; the site is a good operator in compliance with the current conditions placed upon the site. Conditions are placed on alcohol serving businesses to ameliorate any impacts associated with their ancillary use, such as noise, light, and public intoxication. As no changes are being requested as part of the application, including no modifications to the original conditions, the Project is not expected to adversely affect the surrounding neighborhood, or the public health, welfare, and safety.

The Project is compatible with and will improve the visual and economic integrity of the community by contributing jobs and dollars into the local economy. In addition, the applicant is committed to working with the City to apply any appropriate conditions to mitigate any foreseeable impacts on neighboring businesses and residents. Such conditions ensure that the proposed uses are conducted with due regard for the adjacent owners and operators.

Therefore, for all the reasons stated above, the Proposed Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

Authorization for the on-site sale of alcoholic beverages is allowed through the approval of the Zoning Administrator subject to certain findings. The approval of alcohol sales proposed in connection with the Project will be consistent with several goals, objectives, and policies contained in the General Plan and its associated documents, including:

*Framework Element Objective 3.12 - Generally, maintain the uses, density, and character of existing low-intensity commercial districts whose functions serve surrounding neighborhoods and/or are precluded from intensification due to their physical characteristics.*

*Framework Element Objective 7.3 - Maintain and enhance the existing businesses in the City.*

*Framework Element Policy 7.3.2 - Retain existing neighborhood commercial activities within walking distance of residential areas.*

*Community Plan Objective 2-1 – To conserve and strengthen viable commercial development.*

*Ventura/Cahuenga Boulevard Specific Plan Purpose H - To promote an attractive pedestrian environment which will encourage pedestrian activity and reduce traffic congestion.*

The Community Plan Map designates the subject property for General Commercial land uses with corresponding zones of C1.5, C2, C4, CR, RAS3, RAS4, and P, and Height District No. 1VL. The restaurant with full line, onsite alcohol service is consistent with the planned land use and is permitted in the C2-1VL zone. The Community Plan and the Specific Plan do not contain policies that specifically address requests for the sale of alcoholic beverages, however, the sale of alcohol is a common ancillary use for restaurants and is consistent with the character of the surrounding neighborhood and Sherman Oaks. The Community Plan does encourage, however, the strengthening of viable commercial development, and the Specific Plan encourages uses that promote pedestrian activity. As previously mentioned, the granting of a Conditional Use for alcohol service is not a Project in the Specific Plan.

Approval of the request is a necessary component of the operation of the restaurant as alcohol sales are a key component of restaurants, thereby accomplishing the intent of the policies of the Community Plan. The covered and uncovered patio features on this site strengthen the restaurant's economic viability. The existing restaurant with onsite service of a full line of alcoholic beverages strengthens the commercial character and identity of Ventura Boulevard and Sherman Oaks.

The restaurant's expanded hours of operation and offering of food service along with alcoholic beverages will be compatible with surrounding uses and will protect the surrounding neighborhood from predictable impacts associated with the requested Conditional Permit. As such, the Project is expected to be in substantial conformance with the intents and purposes of the General Plan, the local Community Plan, and the Specific Plan.

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

The proposed continuation of alcohol service ancillary to a restaurant is not expected to adversely affect the welfare of the pertinent community. The pertinent community in this instance consists mainly of commercial venues and businesses serving area residents and employees. The continuation of alcohol sales within the restaurant is complementary of the types of amenities currently available in the community. As is, the Project currently provides quality employment opportunities for all income levels, and a dining establishment to the general community.

The General Commercial land use designation within the Community Plan calls for active commercial uses along Ventura Boulevard. Several other venues exist within the Community and Specific Plan areas and throughout the city that allow for a full line of alcohol service on-site in conjunction with a restaurant. The restaurant has operated up to this point without adversely affecting the welfare of the local community, as proven by the lack of complaints or citations.

The Applicant is committed to maintaining the venue in a manner so that it does not become a nuisance or require additional resources of LAPD to monitor and enforce, and thus far has been able to provide a compliant environment. The Site has been operated up until now to ensure the selling of alcoholic beverages are conducted with due regard for the surrounding area, like having employees participate in LAPD's STAR (Standardized Training for Alcohol Retailers) program to create a controlled, secure environment; limiting patrons to adults over the age of 21; and limiting the amplification of sound and live music. As configured, the conditions of approval including reducing the parking previously required should not generate any adverse impacts on any adjacent uses.

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

The Subject Property is located within Census Tract 1412.02. According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, three (3) on-site and one (1) off-site alcoholic beverage licenses are allocated to subject Census Tract 1412.02. Data provided on the ABC's License Query System indicates that there are currently ten (10) existing on-site – one of which belongs to the Applicant - and three (3) existing off-site alcoholic beverage licenses within the subject Census Tract. Based on state licensing criteria, there is an overconcentration of licenses in



the census tracts, however, this request is an existing license and would not increase the overall allocation of licenses of the area in which the census tracts are located.

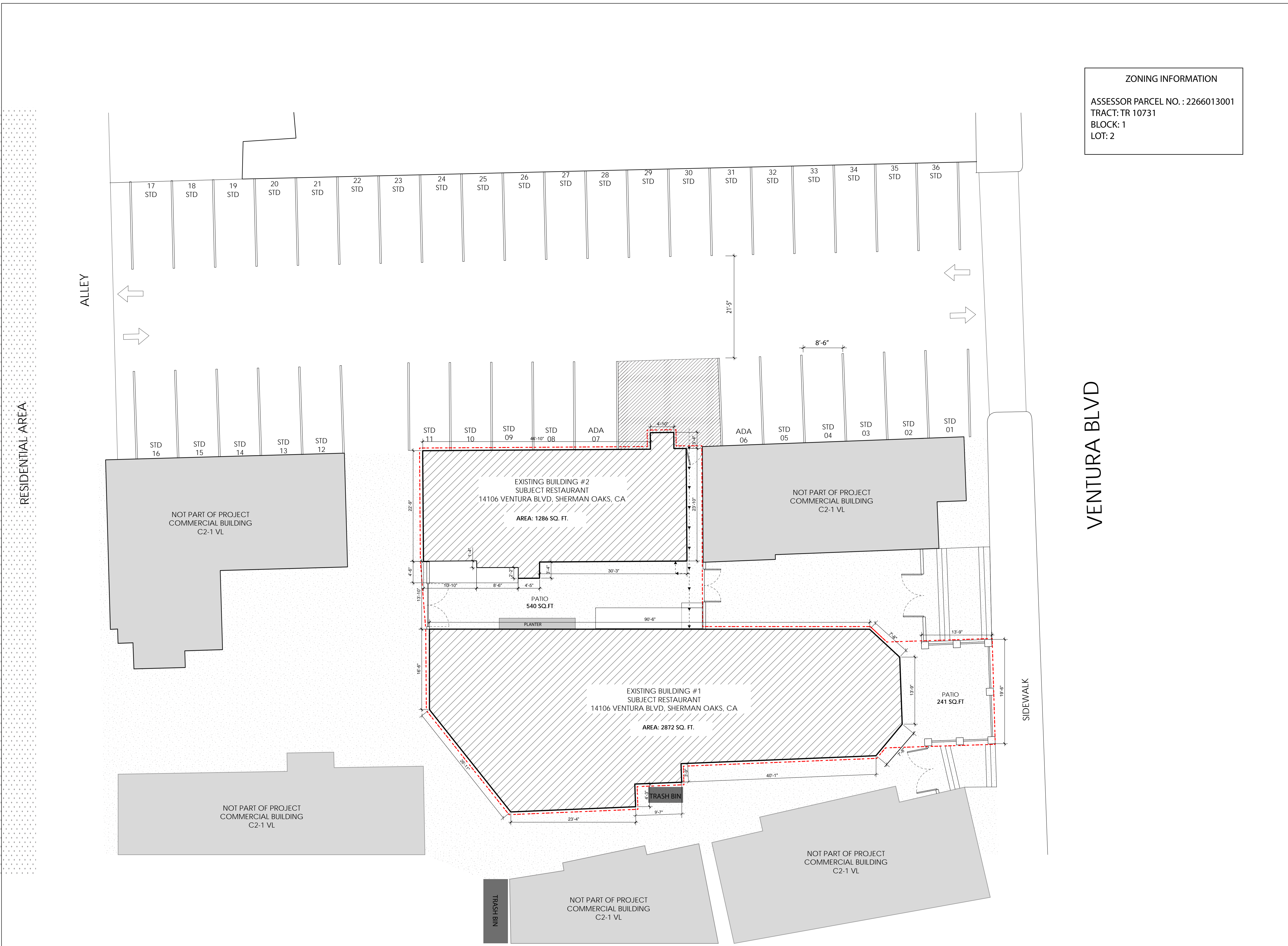
Overconcentration is determined by a census tract's existing population compared to the total number of alcohol licenses within the same census tract. Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Overconcentration is not undue, however, when approval of a license does not negatively impact the area, and such license benefits the public welfare and convenience. Here, the alcohol licenses are primarily located on Ventura Boulevard, a commercial corridor for the Southeast portion of the San Fernando Valley, where the types of uses that exist are encouraged and anticipated, including businesses that will provide onsite alcohol sales. The granting of the Conditional Use Permit will not add to the existing number of licenses in the area, as the Project site is currently in operation and has been for several years, without incident. Additionally, the types of license on the premise (Type 47) is not expected to expand.

The existing operation has been compliant with the safety, noise, and welfare conditions placed upon it, and has had no citations from LAPD. As the license is up for renewal periodically, ABC has the discretion to deny a renewal if there is evidence that the operations will be detrimental to public welfare or interfere with enjoyment of residential property. According to ABC, there are no active disciplinary investigations against the property, nor a history of disciplinary action. Likewise, LAPD has not issued any citations against the facility, and there are no active code enforcement cases for non-compliance. The existing conditions of approval that are intended to 1) mitigate public intoxication, 2) driving under the influence, 3) public alcohol consumption, 4) other associated criminal activity, and 5) loitering are having their expected effect. Even with a reduction in existing offsite parking spaces, the Project will still be conditioned (and subject to Regulatory Compliance Measures) to lessen potential impacts.

Since the restaurant operates as a full-service restaurant, and the on-site consumption of alcoholic beverages as it exists is complementary to the sale of food, the adoption of the request should therefore not be anticipated to significantly contribute to or result in criminal activity. In addition, this approval process will ensure that the Project venue will operate in a safe and secure manner. Therefore, the approval of the conditional use will not contribute to an undue overconcentration of premises for the onsite sale and consumption and offsite sale of alcoholic beverages.

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

The Project Site is in a highly urbanized and popular commercial corridor within the southeast San Fernando Valley. The Site has a General Plan Land Use designation of General Commercial, and is zoned C2-1VL. Dining with incidental on-site alcohol service is compatible with the uses allowed in a C2 zone and envisioned in an area designated General Commercial. Surrounding uses in the vicinity of the Project area include commercial office, retail, and service-oriented uses. The rear of the existing restaurant's lot abuts a residential area of two separate multi-family dwellings (condominiums) lots where the garages are located and are separated from the existing restaurant by an Alley of about 20 ft. There is one existing sensitive land use within 600 feet of the Property, The Higher Path Dispensary. The proposed use is, however, not expected to detrimentally affect these occupants nor this use. This is because the sale of alcohol will be conducted in an environment with multiple security, noise, and operational conditions implemented by trained employees; and regulatory compliance measures that restrict the transmittal of sound or product beyond the project site perimeters. The issuance of a conditional use for continued alcohol sale and dispensing is not expected to detrimentally affect any sensitive uses in proximity to the project as the operational, security, product handling, and noise conditions will largely remain the same as what is currently existing.



**ZONING INFORMATION**  
 ASSESSOR PARCEL NO. : 2266013001  
 TRACT: TR 10731  
 BLOCK: 1  
 LOT: 2

GENERAL NOTES	
-----	PROPERTY LINE
BUILDING #1	AREA: 2872 SQFT
BUILDING #2	AREA: 1286 SQFT
TOTAL SITE	AREA: 5431 SQFT
PARKING SPACES PROVIDED: 36	

AREA SUMMARY		
ROOM	AREA (SQFT)	SEATS
DINING AREA	1812	108
PATIO AREA	953	42
SERVICE AREA	316	-
STORAGE	576	-
KITCHEN	205	-
RESTROOMS	171	-
BAR AREA	204	-
	178	-
<b>TOTAL</b>	<b>4415</b>	<b>150</b>

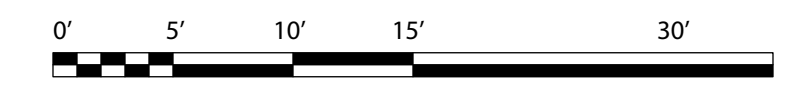
**BACARI RESTAURANTS**  
 14106 VENTURA BLVD,  
 SHERMAN OAKS, CA 91423

No.	Description	Date
1	FOR RBP SUBMITTAL	10/25

DRAFTED BY  
 EMILY CORDOVA  
 444 E HUNTINGTON DR  
 ARCADIA, CA 91006  
 (626)683-9777

APPLICANT  
 DANNY KRONFLI  
 14106 VENTURA BLVD  
 SHERMAN OAKS, CA 91423  
 (213)205-8225

**A0.00**  
 Scale 1/8" = 1'-0"



GENERAL NOTES

BUILDING #7 AREA: 2867 SQFT  
 BUILDING #5 AREA: 1230 SQFT

TOTAL SITE: 5,035 SQFT

AREA SUMMARY

ROOM	AREA (SQFT)	SEATS
DINING	1688	92
PATIO	693	42
BAR	276	10
KITCHEN	576	-
SERVICE	205	-
STORAGE	171	-
RESTROOM	204	-
WAITING	429	-
TOTAL ROOM SQ FOOTAGE	4,242	144

**BACARI RESTAURANTS**  
 14106 W VENTURA BLVD,  
 SHERMAN OAKS, CA 91423

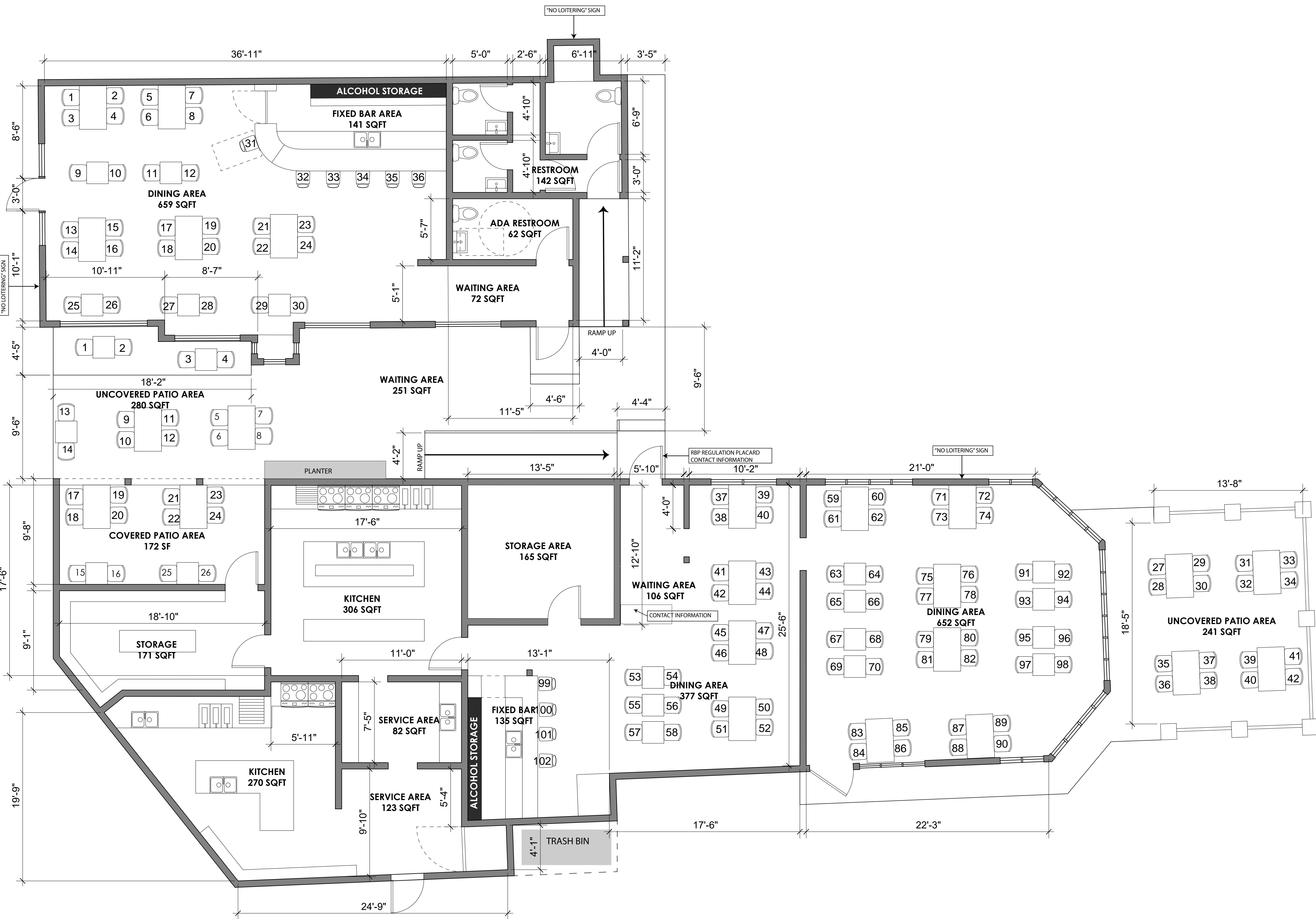
No.	Description	Date
1	FOR RBP SUBMITTAL	12/06

DRAFTED BY  
 EMILY CORDOVA  
 444 E HUNTINGTON DR  
 ARCADIA, CA 91006  
 (626)683-9777

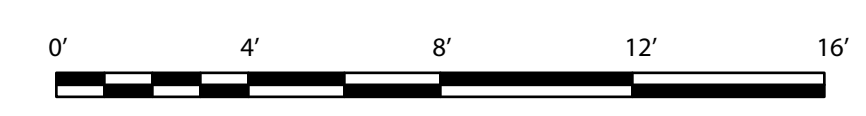
APPLICANT  
 DANNY KRONFLI  
 14106 VENTURA BLVD  
 SHERMAN OAKS, CA 91423  
 (213)205-8225

**A1.00**

Scale 1/4" = 1'-0"

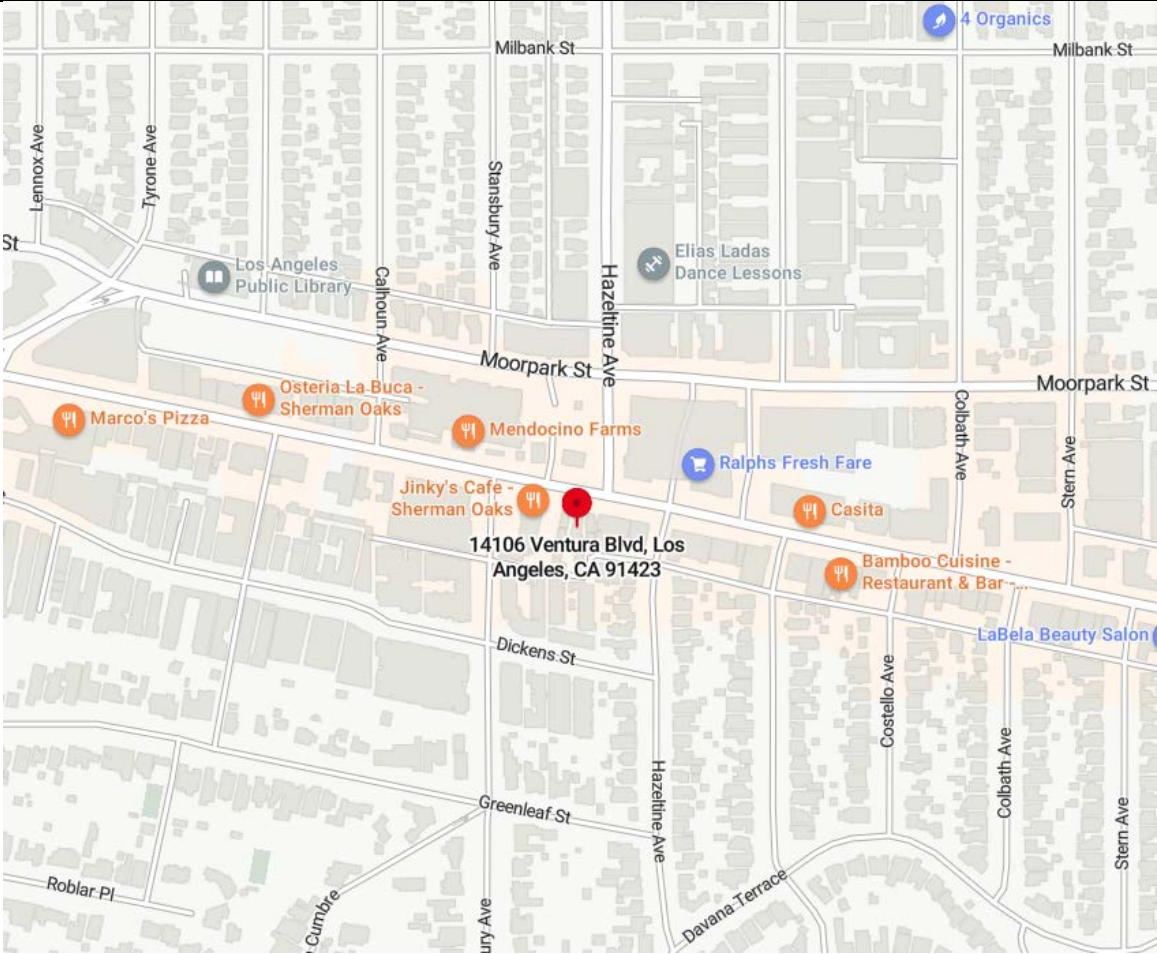


GROUND FLOOR PLAN



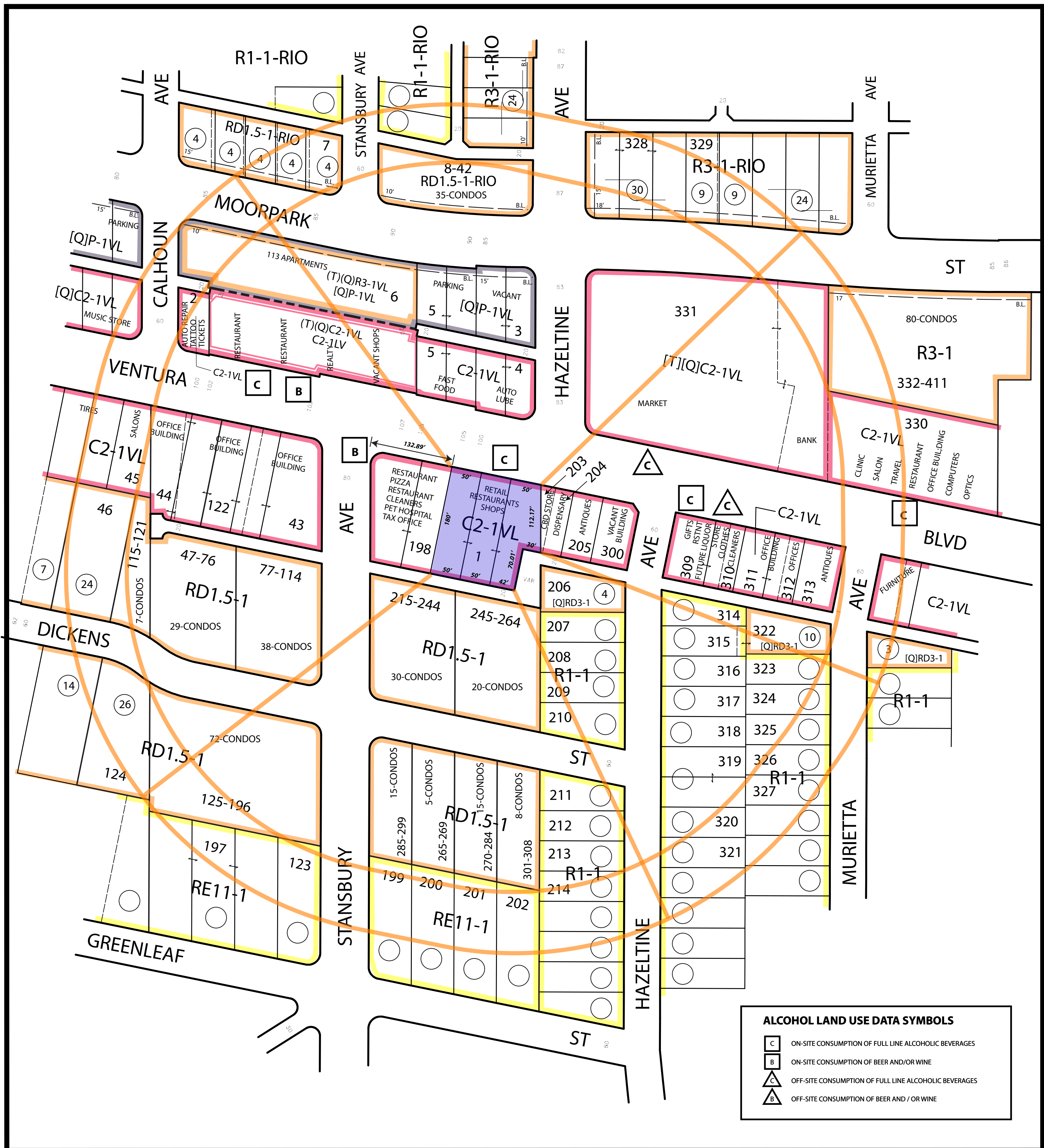


# Vicinity Map



Address: 14106 VENTURA BLVD

 # 23-184



ALCOHOL LAND USE DATA SYMBOLS	
	ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	ON-SITE CONSUMPTION OF BEER AND/OR WINE
	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	OFF-SITE CONSUMPTION OF BEER AND / OR WINE

## MASTER CONDITIONAL USE - CUB



**Quality Mapping Service**

14549 Archwood St. Suite 301  
 Van Nuys, California 91405  
 Phone (818) 997-7949 - Fax (818) 997-0351  
 qmapping@qesqms.com

**THOMAS BROTHERS**  
 Page: 562 Grid: B-5

**LEGAL**  
 LOT: 1-3 BLK:1  
 TRACT: 10731 M.B.202-20/23

**CONTACT:** THREE6IXTY

**ASSESSOR PARCEL NUMBER:** 2266-013-(001-002)

**SITE ADDRESS:** 14106 VENTURA BLVD

**CD:** 4  
**CT:** 1412.02  
**PA:** SHERMAN OAKS  
 STUDIO CITY  
**USES:** FIELD/RECORD

**CASE NO:**  
**SCALE:** 1" = 100'  
**D.M.:** 165B153

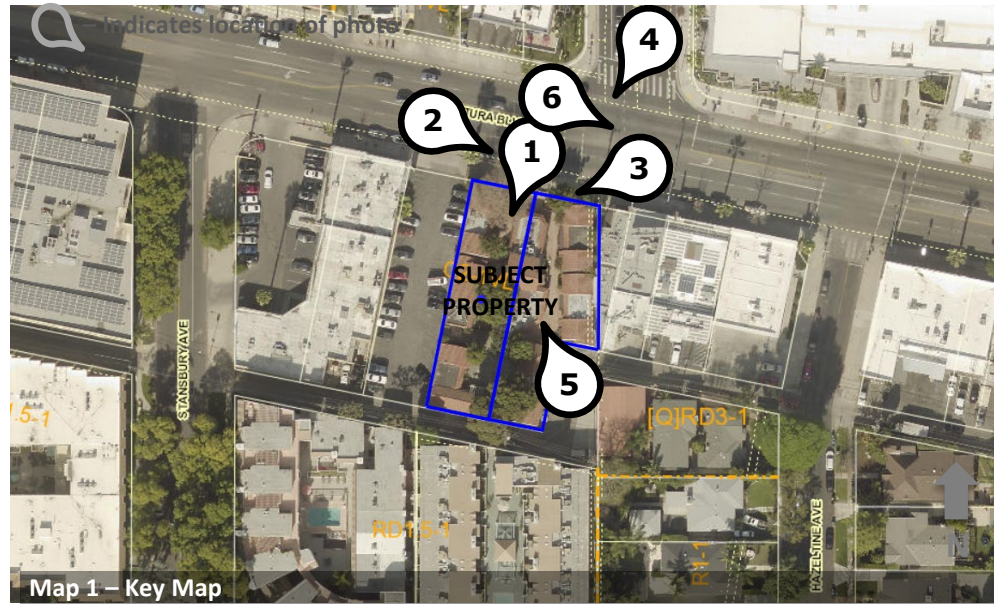
**PHONE:** 310-204-3500



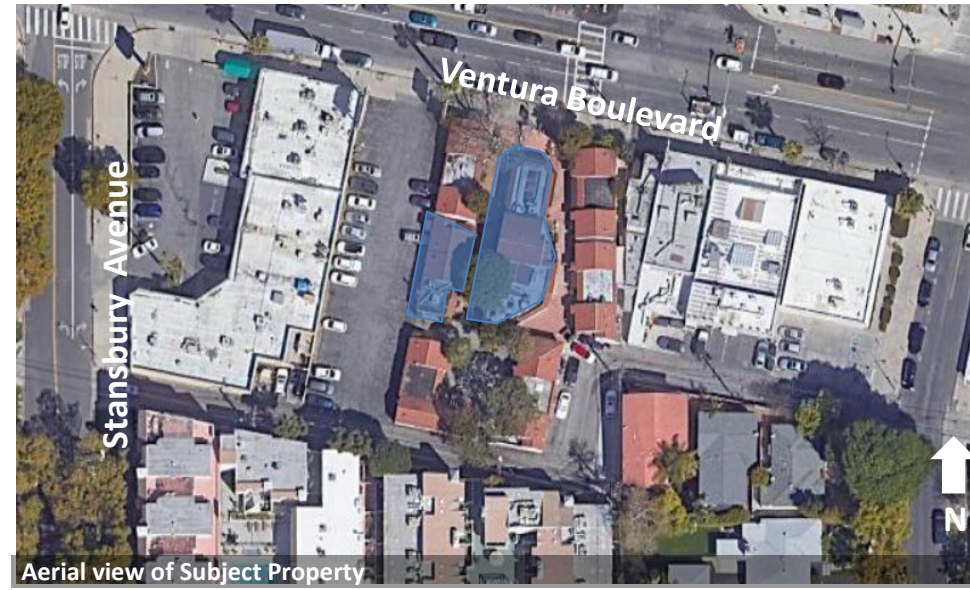
**DATE:** 07-18-2023  
 Update: \_\_\_\_\_

NET AC: 0.636 +/-  
**QMS: 23-184**

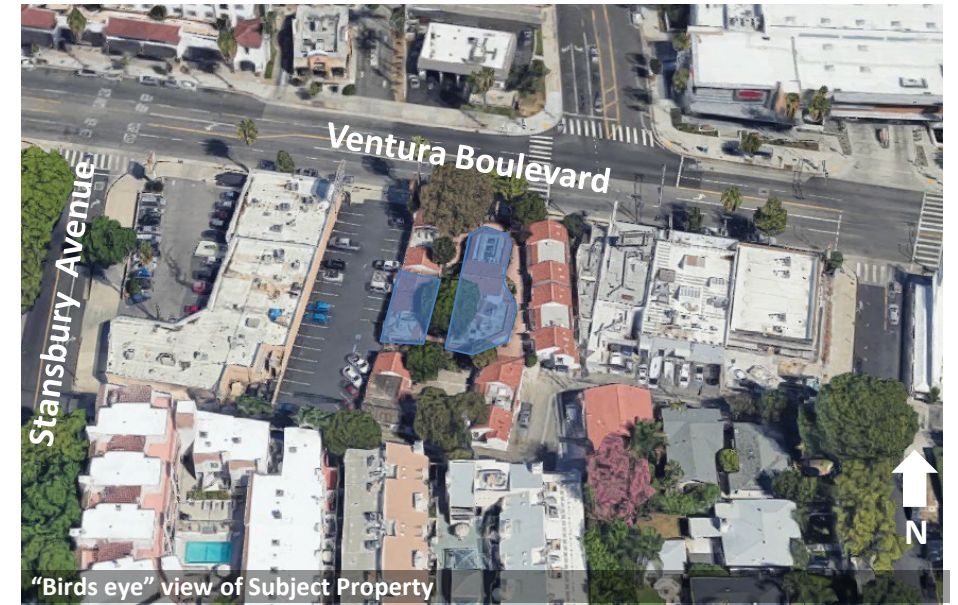




Map 1 – Key Map



Aerial view of Subject Property



"Birds eye" view of Subject Property

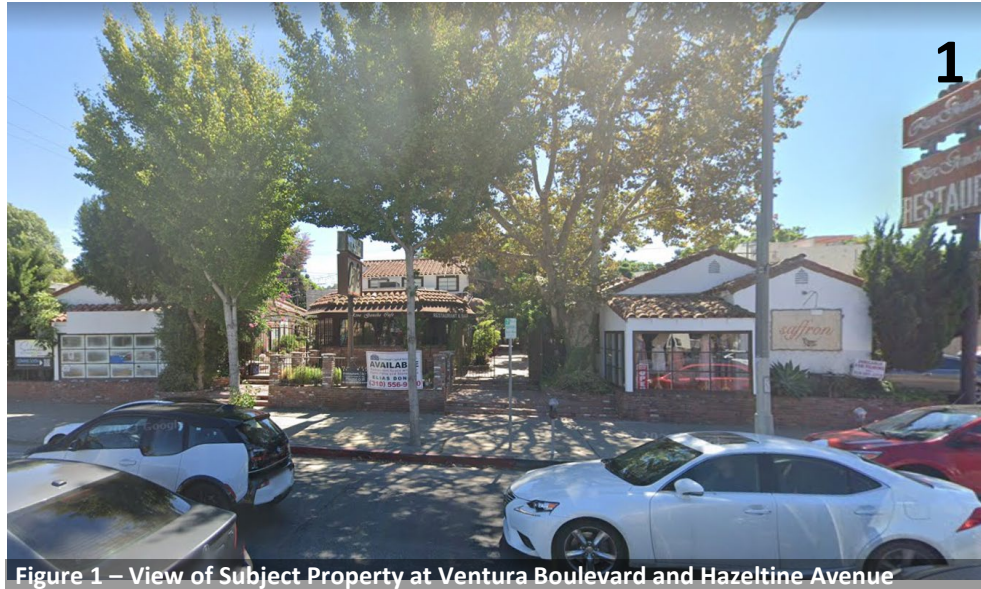


Figure 1 – View of Subject Property at Ventura Boulevard and Hazeltine Avenue

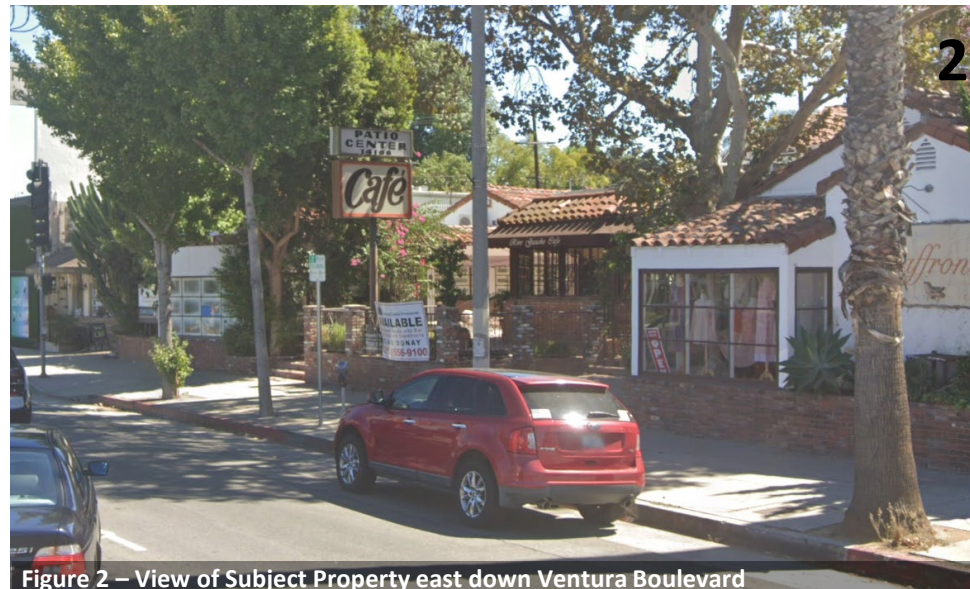


Figure 2 – View of Subject Property east down Ventura Boulevard



Figure 3 – View of Subject Property along Ventura Boulevard facing west



Figure 4 – View of Subject Property from Hazeltine Avenue facing south



Figure 5 – View of Subject Property from the back alley, facing north



Figure 6 – View from Subject Property facing east.



