

**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	Case Filed With [DSC Staff]		Date	

CASE No. \_\_\_\_\_

APPLICATION TYPE Conditional Use Permit for the on-site consumption of Beer and Wine (Type 41).  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 13718-22 Ventura Blvd, Sherman Oaks, CA Zip Code 91423

Legal Description: Lot 5 Block H Tract 4954

Lot Dimensions 110' x 50' Lot Area (sq. ft.) 2,673 SF Total Project Size (sq. ft.) 2,621 SF

**2. PROJECT DESCRIPTION**

Describe what is to be done: There are currently two vacant commercial units located at 13718-13722 Ventura Blvd, which will be remodeled to create a single unit that will feature a gourmet seafood eatery and decadent coffee bar. The space will be approximately 2,673 SF. The applicant will offer the sale of beer and wine for on-site consumption only as an ancillary use to compliment meals.

Present Use: Vacant Units (formerly Restaurant & Bakery) Proposed Use: Restaurant, Seafood Counter & Coffee

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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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: \_\_\_\_\_ Code Section which authorizes relief: 12.24-W.1  
A Conditional Use Permit to allow the dispensing of beer and wine only for on-site consumption in a currently closed restaurant, accommodating 57 interior patrons and 10 outdoor patrons, having hours of operation and alcohol sales from 10:00 a.m. to 11:00 p.m. daily; in the C2-1VL zone.

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:

\_\_\_\_\_

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Liwei Liao Company The Joint Seafood Sherman Oaks LLC  
 Address: 6606 Balcom Avenue Telephone: ( 310 ) 430-1636 Fax: ( ) \_\_\_\_\_  
Reseda, CA Zip: 91423 E-mail: \_\_\_\_\_

Property owner's name (if different from applicant) Ventura Mammoth, LLC  
 Address: 1960 Hillcrest Road Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90068 E-mail: \_\_\_\_\_

Contact person for project information F. Michael Ayaz Company Blake & Ayaz, A Law Corporation  
 Address: 2107 N. Broadway, Suite 106 Telephone: ( 714 ) 667-7171 Fax: ( 714 ) 667-0477  
Santa Ana, CA. Zip: 92706 E-mail: mike @rablake.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.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval given as a result of this Application.

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

Print: F. Michael Ayaz

**ALL-PURPOSE ACKNOWLEDGMENT**

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 Orange

On 05/17/2016 before me, Denise Scelsi, Notary Public

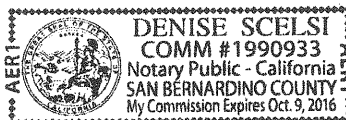
(Insert Name of Notary Public and Title)

personally appeared F. Michael Ayaz, 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.

[Signature] (Seal)



**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 [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

**SIGNATURE SHEET**

**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 additional sheet, if necessary)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP