

**CONDITIONAL USE PERMIT-ALCOHOL (CUB)(CUX)  
ADDITIONAL INFORMATION/FINDINGS  
14919 VENTURA BOULEVARD**

**INTRODUCTION**

**BACKGROUND**

The subject property is a level, irregular-shaped, corner, parcel of land, consisting of 20,204.5 square feet, built in 1948 having a frontage of approximately 187 feet on the south side of Ventura Boulevard, and a frontage of approximately 110 feet on the west side of Kester Avenue (Lots 1-5, Block 1, Tract 6836, Map Book 77-12-13) in the C2-1L Community Commercial zone. The property is developed with two structures, a 6,341 sf one story retail shopping center consisting of an existing liquor store, office and florist shop and an existing one-story, 745 square foot restaurant and bar. There are seventeen shared on-site parking spaces for the property.

**SURROUNDING PROPERTIES**

Adjoining properties to the west of the subject are zoned C2-1L are developed with commercial office buildings.

Adjacent properties to the south, across Ventura Blvd, are zoned C2-1L and developed with retail commercial and office buildings.

Adjacent properties to the east, across Kester Ave, are zoned C2-1L and developed with a shopping center.

Adjacent properties to the north, across the alley, are zoned RD1.5-1 and developed with multi-family homes.

**CIRCULATION**

Ventura Boulevard, adjoining the subject property to the south, is a designated Scenic Secondary Highway, dedicated to a width of 100 feet and improved with curb, gutter and sidewalk.

Kester Avenue, adjoining the subject property to the east, is a Local Street, dedicated to a width of 86 feet and improved with curb, gutter and sidewalk.

The Alley, adjoining the subject property to the north has a width of 20 feet.

**REQUEST**

A Conditional Use Permit renewal to allow the continued sale and dispensing of full line alcoholic beverages (Type 47), for on-site consumption, and live entertainment consisting of a four piece band including a singer/vocalist, as accessory uses, in conjunction with an existing 745 sf restaurant and bar, within an existing retail shopping center with 17 parking spaces in the C2-1L Community Commercial zone; and expanded hours of operation from 8:00 AM until 3:00 AM every day of the week. The hours of alcohol sales are limited from 8:00 AM until 2:00 AM every day of the week.

A deviation in the Mini-Mall Shopping Center and Commercial Corner Ordinance to allow hours of operation from 8:00 AM until 3:00 AM every day of the week, in lieu of the Mini-Shopping Center limitation on hours of operation from 7:00 AM. to 11:00 PM.

## **REQUIRED FINDINGS AND QUESTIONS RELATING TO ALCOHOL (CUB) CASES**

### **1. General Conditional Use**

- 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.**

The request is merely to renew a previous CUP approval for the site with some minor changes to the existing restaurant use. The existing restaurant occupies a portion of an existing one-story, level, 20,204.50 sf lot that is a part of a retail commercial center that was constructed in 1948. The existing restaurant fronts onto Ventura Boulevard, a designated Scenic major highway and regional retail commercial thoroughfare that serves the needs of a large local community.

The existing restaurant is comprised of a 745 sq ft kitchen with storage and bathrooms along with a 2,200 sq ft outdoor covered patio area. The restaurant currently accommodates fifty-six (56) patrons. The applicant wishes to add a six (6) seat bar area that will increase the overall seating capacity to sixty-two (62) seats. There are seventeen on-site parking spaces available for the site. The aesthetics of the existing building along with the ambiance of the seating area and live entertainment adds a special cachet and character to the area. The surrounding area is a mix of retail commercial and various office uses along Ventura Boulevard and multi-family residential zones behind the commercial zones. The property is zoned C2-1L. Properties to the south, east and west are commercial building are zoned C2-1L. Properties to the north are residential and zoned RD1.5-1

By locating the proposed project in this area, not only is the use proper, but it will also aid the public convenience by giving residents an option for fulfilling their shopping needs in the immediate vicinity. The added value of granting the proposed use thereby serves a goal of the Community Plan goal which seeks to promote, "...a strong & competitive commercial sector which promotes economic vitality, serves the needs of the community through well designed, safe and accessible areas..." The proposed use will cater to business and residents in the community desirous of having an upscale restaurant. The proposed use will be an integral part of the restaurant and will be a valuable amenity for patrons and their guests.

- 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.**

The subject site is conveniently located near many single-family and multi-family residential structures within the surrounding neighborhood. Hampton 818 Restaurant serves the needs of the area's commercial and residential zones desirous of having a full service upscale restaurant within walking distance to their place of residence or office. The scale, size and aesthetic of the restaurant is in line with similar buildings in the surrounding area.

Adjoining properties to the west of the subject are zoned C2-1L are developed with commercial office buildings. Adjacent properties to the south, across Ventura Blvd, are zoned C2-1L and developed with retail commercial and office buildings. Adjacent properties to the east, across Kester Ave, are zoned C2-1L and developed with a shopping center. Adjacent properties to the north, across the alley, are zoned RD.5-1 and developed with multi-family homes.

Availability of this licensed privilege is required to complete the range of food and beverage items to be offered. The applicant is providing a first class venue and the requested privileges will compliment the ambiance of the premises. These privileges are not uncommon and have been granted to a number other restaurants in the area. An alcohol license is a normal aspect associated with an upscale restaurant of this magnitude. The continued placement of the proposed use will serve these residents at a location which is conveniently accessible for pedestrians. Many of these patrons enjoy the option of having a restaurant with full-line of alcoholic at their local restaurant rather than having to drive to farther flung locations. This in turn eases traffic congestion and fossil fuel consumption that lessens unnecessary car trips. This approach in turn serves the Community Plan by reducing the amount of automobiles trips in residential areas.

**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.**

The subject property is located on Ventura Boulevard, the major regional retail commercial street in the area that is readily accessible to neighboring communities. The premise is located within an area that has a vast array of commercial/retail developments. Restaurant, bars and entertainment establishments of this type are typical and welcomed in the community.

The Sherman Oaks-Studio City-Cahuenga Pass Plan Map designates the property for Community Commercial land uses with corresponding zones of CR, C2, C4, RAS3, RAS4, P, PB and Height District No. 1L. The subject property is located within the C2-1L commercial zone which allows these types of establishments by right.

The overall goal of the Community Plan is to promote an arrangement of land uses, circulation and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the Community Plan area and to guide the development of the district to meet existing and anticipated needs and conditions. The Community Plan for this area aims at creating a vibrant environment, providing daytime and nighttime activities encouraging opportunities to stimulate human interaction and pedestrian activities.

The primary objective of the Plan is rehabilitate and strengthen the area and to return it to its rightful place as the Community's civic, economic and social center. Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan.

**2. Additional Findings**

**i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The renewal of the Conditional Use is fully in line with other uses in the area, and will benefit the economic welfare of the community. As stated above, the subject site is in close proximity to single-family and multi-family residential buildings, office buildings and retail commercial uses.

The proposed use will actually bring clientele into the area thereby patronizing nearby businesses. The approval of the Conditional Use will benefit the community through the generation of additional business dollars, as well as, tax revenue for the City. The continued use of the restaurant and its ancillary uses can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized premise. Therefore, the proposed use will not adversely affect the economic welfare of the community.

**ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

The subject premise is located in Census Tract No. 1413.02. According to ABC statistics five on-sale licenses are allowed and nineteen license currently exist. However, since this is a renewal of a previous CUP approval, no new license is being requested or added to the license count since the subject restaurant is currently licensed for full line alcoholic beverages.

ABC concentration statistics are calculated based on the residential population within the census tract in which the subject premises is located. In the instant request this creates an artificially high count for the subject census tract. The apparent over-concentration of licenses solely based on the population of the particular census tract is overstated. In fact, the labor force and visitors in the area are much larger than the residential population. If the day/evening working and visiting population were taken into account the demand and number of allowed licenses would be much higher.

**iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.**

No. The proposed use will be incorporated into the existing operation of an established restaurant use. The applicant's premise is located within a well kept commercial shopping center and is adjacent to a commercial/retail area that serves the residents in the area. The restaurant has sufficient on-site parking. The proposed continued use will not detrimentally affect the area.

**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? **20,204.50 SF**
  - b. What is the total square footage of the space the establishment will occupy? **745 SF**
  - c. What is the total occupancy load of the space as determined by the Fire Department? **70**
  - d. What is the total number of seats that will be provided indoors? **N/A** Outdoors? **62 (2,200 SF)**
  - 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? **N/A**
  - g. Are you adding floor area? **No** If yes, how much is enclosed? **N/A** Outdoors? **N/A**
  - h. Parking
    - i. How many parking spaces are available on the site? **Seventeen spaces.**
    - ii. Are they shared or designated for the subject use? **Shared in-common with other tenants.**
    - iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? **N/A**
    - 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? **N/A**
- Note:** Required parking must be secured via a covenant pursuant to LAMC 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. **N/A**
  - 3. Will valet service be available? **Yes** Will the service be for a charge? **Yes**
  - i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? **Yes, see attached list.**
  - 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? **N/A**

**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?

	<b>M</b>	<b>T</b>	<b>W</b>	<b>Th</b>	<b>F</b>	<b>Sa</b>	<b>S</b>
Proposed Hours of Operation	8am-3am	8am-3am	8am-3am	8am-3am	8am-3am	8am-3am	8am-3am
Proposed Hours of Alcohol Sale	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am	8am-2am

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: **Yes, DJ and four piece band incl vocalist. Jazz, Pop, Ins/Intl.**  
Hours of live entertainment are Friday through Sunday from 10:00 am until 11:00 pm
- Note:** An establishment that allows for dancing needs a conditional use pursuant to 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? **For alcohol sales, require proof of age verification**
- d. Will there be any accessory retail uses on the site? **No** What will be sold? **N/A**
- e. **Security**
  - i. How many employees will you have on the site at any given time? **Six**
  - ii. Will security guards be provided on-site? **Yes**
    - 1. If yes, how many and when? **Two on Friday and Saturday from 8:00pm until closing and one Sunday through Thursday from 8:00pm until closing**
  - iii. Has LAPD issued any citations or violations? **None issued.** If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? **Full Line.**
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? **Yes**
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? **No**
- 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? **Yes**
- 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. **/See Attached**

vi. **On-Site**

- 1. Will a bar or cocktail lounge be maintained incidental to a restaurant? **Yes**
  - 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? **N/A**
- 2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? **Yes, this is a restaurant with on-site consumption**

- 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, on-site sales.**
  - i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? **Yes**
    - 1. If no, contact the CA Department of Alcoholic Beverage Control (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 MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master 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 or adult 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.

**REQUIRED FINDINGS AND QUESTIONS RELATING TO  
CONDITIONAL USE PERMIT (CUZ) COMMERCIAL CORNER DEVELOPMENT  
AND MINI SHOPPING CENTER**

**A] Describe briefly the type of use and improvement proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings.**

The request is merely to renew a previous CUP approval for the site with some minor changes to the existing restaurant use. An existing restaurant occupies a portion of an existing one-story, level, 19,808 sq ft lot that is a part of a retail commercial center that was constructed in 1948. The existing restaurant fronts onto Ventura Boulevard, a designated Scenic major highway and regional retail commercial thoroughfare that serves the needs of a large local community.

The property was renovated in 2009 and legally expanded upon by the restaurant owner. A new building with ancillary facilities including parking was constructed at that time. The new aesthetics of the building along with the ambiance of the seating area adds a special cachet and character to the area. The existing restaurant is comprised of a 745 sq ft kitchen with storage and bathrooms along with a 2,200 sq ft outdoor covered patio area. The restaurant accommodates fifty-six (56) patrons. The applicant wishes to add a six (6) seat bar area that will increase the overall seating capacity to sixty-two (62) seats. There are seventeen on-site parking spaces available for the site.

The surrounding area is a mix of retail commercial and various office uses along Ventura Boulevard and multi-family residential zones behind the commercial zones. The property is zoned C2-1L. Properties to the south, east and west are commercial building are zoned C2-1L. Properties to the north are residential and zoned RD1.5-1

The proposed use will cater to business and residents in the community desirous of having an upscale restaurant. The proposed use will be an integral part of the restaurant and will be a valuable amenity for patrons and their guests.

**B] Why does the applicant believe the location of the project will be desirable to the public convenience and welfare, proper in relation to adjacent uses or the development of the community, in harmony with the various elements and objectives of the Master Plan and will not be detrimental to the character of development in the immediate neighborhood.**

The applicant is providing an upscale restaurant for residents, visitors and workers in the area that will generate revenue to the Sherman Oaks community. Ventura Boulevard is recognized as a location where residents, workers and visitors come to for a variety of shopping, eating and entertainment experiences.

Availability of this licensed privilege is required to complete the range of food and beverage items to be offered. The applicant is providing a first class venue and the requested privileges will compliment the ambiance of the premises. These privileges are not uncommon and have been granted to a number other restaurants in the area. An alcohol license is a normal aspect associated with an upscale restaurant of this magnitude.

**C] Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.**

The subject property is located on Ventura Boulevard, the major regional retail commercial street in the area that is readily accessible to neighboring communities. The premise is located within an area that has a vast array of commercial/retail developments. Restaurant, bars and entertainment establishments of this type are typical and welcomed in the community. The subject property is located within the C2-1L commercial zone which allows these types of establishments by right.

This location will not cause any potential adverse impacts to the surrounding neighborhood due to a host of self-imposed volunteered conditions which include but are not limited to have food service at all hours for the restaurant, no exterior advertising of the availability of alcohol, a designated driver program, no subletting to private promoters, no live entertainment, no public dancing, a licensed and bonded

security guard in suit and tie as the doorman/greeter during the evening hours from 8 PM until closing everyday (two on Friday and Saturday), a valet parking service, no pool tables, video or coin operated games.

- |  |                      |
|--|----------------------|
| <b>D] Are you going to develop any or all of the following ?</b>                                       | <u><b>Yes/No</b></u> |
| 1) <b>A drive-thru fast food establishment ?</b>   | No                   |
| 2) <b>A business open any time between 11 PM and 7 AM ?</b>  | Yes                  |
| 3) <b>A multi-residential use ?</b>  | No                   |
| 4) <b>An amusement enterprise as enumerated in Section 12.14 A of the Los Angeles Municipal Code ?</b> | No                   |
| 5) <b>An automobile laundry or washrack ?</b>  | No                   |
| 6) <b>A commercial swimming pool ?</b>   | No                   |

**If yes to any of the above, please explain:**

An existing restaurant with proposed hours of operation from 8:00 AM until 3:00 AM every day.

- E] How many parking spaces are being provided ? Standard spaces ? Compact Spaces?**  
 There are seventeen (17) on-site parking spaces. The parking layout will accommodate twelve (12) standard, three (3) compact and two (2) handicapped spaces.

- F] What is the Height ? and number of stories of the Project?**

An existing one-story building at a height of 18'-3".

- G] Why is the Project properly located in relation to adjacent uses and the development of the Community?**

The applicant is providing an upscale restaurant for residents, visitors and workers in the area that will generate revenue to the Sherman Oaks community. Ventura Boulevard is recognized as a location where residents, workers and visitors come to for a variety of shopping, eating and entertainment experiences.

Availability of this licensed privilege is required to complete the range of food and beverage items to be offered. The applicant is providing a first class venue and the requested privileges will compliment the ambience of the premises. These privileges are not uncommon and have been granted to a number other restaurants in the area. An alcohol license is a normal aspect associated with an upscale restaurant of this magnitude.

- H] Why is the Project proper in relation to the various elements of the General Plan including any applicable specific plans? Does the Project conform to any applicable specific plans?**

The overall goal of the Community Plan is to promote an arrangement of land uses, circulation and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the Community Plan area and to guide the development of the district to meet existing and anticipated needs and conditions. The Community Plan for this area aims at creating a vibrant environment, providing daytime and nighttime activities encouraging opportunities to stimulate human interaction and pedestrian activities.

The primary objective of the Plan is rehabilitate and strengthen the area and to return it to its rightful place as the Community's civic, economic and social center. Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan.

- I] Why will the Project not be materially detrimental to the character of the development in the immediate neighborhood?**

The proposed use will be incorporated into the existing operation of an established restaurant use. The applicant's premise is located within a well kept commercial shopping center and is adjacent to a commercial/retail area that serves the residents in the area. The restaurant has sufficient on-site parking. The proposed use will not detrimentally affect the area.

- J] The Mini-Shopping Center or Commercial Corner Development is not located in an identified pedestrian oriented, commercial and artcraft, community design overlay, historic preservation overlay, or transit-oriented district or zone, or, if the lots are located in such district, area or zone, then the development would be consistent with such area or zone.**  
 The proposed project is not located in any such zones.

- K] List all the uses to be included in the development and their square footage and the percentage of the total development to be occupied by each:**

<u>Use</u>	<u>Hours of Operation</u>	<u>Square Feet</u>	<u>Percentage</u>
1) Existing Rstnt	8 AM-3 AM Everyday	745 SF	10.5%
2) Existing Liquor Store	Mon-Thurs 7AM-11PM Fri, Sat 7 AM-12 AM Sunday 8 AM-10 PM	5,293.75 SF	74.7%
3) Existing Hair Salon	Sunday, Monday Closed Tues, Wed, Fri 10 AM-6PM Thursday 10AM-8 PM Saturday 9 AM-5 PM	635 SF	9%
4) Existing Flower Shop	Mon-Saturday 9 AM-8 PM Sunday 10 AM-4 PM	418 SF	5.8%

- L] Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.**  
 A licensed and bonded security guard in suit and tie as the doorman/greeter during the evening hours from 8:00 PM until closing everyday (two on Friday and Saturday). This is in addition to standard management supervision and video surveillance.

- M] For drive-through fast food establishments submit plans showing points of ingress and egress, the location of speakers, driveways and queuing lanes. N/A**

- N] For all applications the following items shall be delineated on plans in accordance with the applicable Zoning Code Section:**

- 1) Exterior walls.
  - 2) Lighting plans.
  - 3) Landscaped and irrigated areas in the parking area.
  - 4) Location of trash storage area(s)
  - 5) Location of other storage area(s)
  - 6) Parking layout indicating striping, landscaping and driveways.
- See attached plans

**In addition, specify each and every requirement of Section 12.22 A 23 LAMC that you cannot or do not comply with, and explain (attach form CP-7755).**

A deviation in the Mini-Mall Shopping Center Ordinance to allow hours of operation from 11:00 AM until 3:00 AM everyday in lieu of the Mini-Shopping Center limitation of operation from 7:00 AM. to 11:00 PM.



# 600 FT. RADIUS ALCOHOL BEVERAGE LIST

SITE ADDRESS: 14919 W. VENTURA BOULEVARD  
SHERMAN OAKS, CA 91403

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**PAVILLIONS SUPERMARKET**

14845 W VENTURA BL

TYPE 21 OFF-SALE GENERAL



**VALLEY BEVERAGE CO**

14901 W VENTURA BL

TYPE 21 OFF-SALE GENERAL



**MARMALADE CAFÉ**

14910 W VENTURA BL

TYPE 47 ON-SALE GENERAL EATING PLACE  
TYPE 58 CATERER PERMIT



**HAMPTON 818**

14919 W VENTURA BL

TYPE 47 ON-SALE GENERAL EATING PLACE



**PANZANELLA RISTORANTE**

14928 W VENTURA BL

TYPE 47 ON-SALE GENERAL EATING PLACE



**TIPSY COW GASTROPUB**

15005 W VENTURA BL

TYPE 47 ON-SALE GENERAL EATING PLACE



**LA FRITE CAFÉ**

15013 W VENTURA BL

TYPE 47 ON-SALE GENERAL EATING PLACE

# 600 FT. TO 1,000 FT. RADIUS ALCOHOL BEVERAGE LIST

SITE ADDRESS: 14919 W. VENTURA BOULEVARD  
SHERMAN OAKS, CA 91403

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**ANAJAK THAI CUISINS**

14702 W VENTURA BL

TYPE 41 ON-SALE BEER/WINE EATING PLACE



**CVS PHARMACY**

14735 W VENTURA BL

TYPE 21 OFF-SALE GENERAL



**MARIE CALLENDER'S**

14743 W VENTURA BL

TYPE 41 ON-SALE BEER/WINE EATING PLACE



**ANEJO CANTINA & GRILL**

14755 W VENTURA BL

TYPE 47 ON-SALE GENERAL EATING PLACE



**KUNG PAO CHINA BISTRO**

15023 W VENTURA BL

TYPE 41 ON-SALE BEER/WINE EATING PLACE

**600 FT. RADIUS CHURCHES, SCHOOLS, NURSERY  
SCHOOLS, CHILD-CARE FACILITIES, PARKS, PUBLIC  
PLAYGROUNDS, RECREATIONAL AREAS AND  
HOSPITALS LIST**

**SITE ADDRESS: 14919 W. VENTURA BOULEVARD  
SHERMAN OAKS, CA 91403**

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**CHABAD OF SHERMAN OAKS SYNAGOGUE                      14960 VENTURA BL  
HEBREW SCHOOL**

**SHERMAN OAKS LUTHERAN CHURCH                      14847 DICKENS ST.  
& CHILDRENS CENTER**

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,  
NURSERY SCHOOLS, CHILD-CARE FACILITIES,  
PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL  
AREAS AND HOSPITALS LIST**

**SITE ADDRESS:** 14919 W. VENTURA BOULEVARD  
SHERMAN OAKS, CA 91403

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**THE ACTING CENTER  
(KIDS CLASSES)**

14801 VENTURA BL #2

**SHERMAN OAKS ELEMENTARY  
CHARTER SCHOOL**

14755 GREENLEAF ST



California Department of Alcoholic Beverage  
Control  
License Query System Summary  
as of 6/21/2017

License Information
License Number: 523418
Primary Owner: LOUKA, RAFIK
ABC Office of Application: 05 - VAN NUYS
Business Name
Doing Business As: VIBE CAFE
Business Address
Address: 14919 VENTURA BLVD    Census Tract: 1413.02
City: SHERMAN OAKS    County: LOS ANGELES
State: CA    Zip Code: 91403
Licensee Information
Licensee: LOUKA, RAFIK
License Types
1) License Type: 47 - ON-SALE GENERAL EATING PLACE
License Type Status: ACTIVE
Status Date: 19-OCT-2012    Term: 12 Month(s)
Original Issue Date: 18-OCT-2012    Expiration Date: 30-SEP-2017
Master: Y    Duplicate: 0    Fee Code: P40
License Type was Transferred On: 18-OCT-2012    FROM: 47-398098
Operating Restrictions
*Operating Restrictions exist. For more information, please see our <a href="#">Guidelines for Access to Records</a> .
Current Disciplinary Action
... No Active Disciplinary Action found ...
Disciplinary History
Reg. Number: 14081743
1) Section: 110545, 110560, 110620
2) Section: 24200(A&B)
3) Section: 347(B)
Proceeding Status: CLOSED    Decision: POIC
Suspension Days: Stayed Days    POIC/Fine: 1625
Suspension Start Date:
Suspension End Date:
Hold Information
... No Active Holds found ...
Escrow
... No Escrow found ...

--- End of Report ---



**California Department of Alcoholic Beverage Control  
On-Sale Licenses  
For Census Tract 1413.02**

19 of 19 Licenses Displayed

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Report as of 6/21/2017

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 306547	ACTIVE	86	01/02/1996	5/31/2018	MRS GOOCHS NATURAL FOOD MARKETS INC 4520 SEPULVEDA BLVD SHERMAN OAKS, CA 91403  Census Tract: 1413.02	WHOLE FOODS MARKET INC	PO BOX 684786, ATTN LICENSING TEAM AUSTIN, TX 78768-4786	1933
2) 370350	ACTIVE	47	09/05/2001	8/31/2017	CHEESECAKE FACTORY RESTAURANTS INC THE 15301 VENTURA BLVD, STE P1 SHERMAN OAKS, CA 91403  Census Tract: 1413.02	CHEESECAKE FACTORY THE	26901 MALIBU HILLS RD CALABASAS, CA 91301-5354	1933
3) 378380	ACTIVE	86	10/25/2001	3/31/2018	COST PLUS INC 15201 VENTURA BLVD SHERMAN OAKS, CA 91403-3348  Census Tract: 1413.02	COST PLUS WORLD MARKET	1201 MARINA VILLAGE PKWY ALAMEDA, CA 94501-1087	1933
4) 381476	ACTIVE	47	01/15/2002	12/31/2017	P F CHANGS CHINA BISTRO INC 15301 VENTURA BLVD, STE P22 SHERMAN OAKS, CA 91403  Census Tract: 1413.02	P F CHANGS	7676 E PINNACLE PEAK RD, ATTN LEGAL DEPT SCOTTSDALE, AZ 85255-3404	1933
5) 405245	ACTIVE	41	10/31/2003	9/30/2017	ELMALEH & SONS INC 4515 SEPULVEDA BLVD SHERMAN OAKS, CA 91403  Census Tract: 1413.02	MIZLALA		1933
6) 407676	ACTIVE	47	12/26/2003	11/30/2017	4 FRATELLI INC 14928 VENTURA BLVD SHERMAN OAKS, CA 91403  Census Tract: 1413.02	PANZANELLA		1933
7) 438203	ACTIVE	47	12/07/2007	11/30/2017	CUCINA BENE INC 4514-13 SEPULVEDA BLVD SHERMAN OAKS, CA 91403-4047  Census Tract: 1413.02	CUCINA BENE		1933
8) 438991	ACTIVE	47	07/06/2006	6/30/2017	MARMALADE LLC 14910 VENTURA BLVD SHERMAN OAKS, CA 91403  Census Tract: 1413.02	MARMALADE CAFE	6800 OWENSMOUTH AVE, STE. 350 CANOGA PARK, CA 91303	1933
9) 458021	ACTIVE	47	11/08/2007	10/31/2017	PACIFIC THEATRES EXHIBITION CORP 15301 VENTURA BLVD, BLDG A SHERMAN OAKS, CA 91403-3102  Census Tract: 1413.02		120 N ROBERTSON BLVD 3RD FL LOS ANGELES, CA 90048-3115	1933
10) 478062	ACTIVE	41	07/08/2009	6/30/2017	BLUE DOG CAFE LLC THE 4524 SAUGUS AVE SHERMAN OAKS, CA 91403-4041  Census Tract: 1413.02	BLUE DOG THE	1445 5TH ST SANTA MONICA, CA 90401	1933
11) 520861	ACTIVE	41	06/19/2012	5/31/2018	LITTLE IZAKA-YA LLC 4517 SEPULVEDA BLVD SHERMAN OAKS, CA 91403-4047  Census Tract: 1413.02	LITTLE IZAKA-YA BY KATSU-YA	15819 STAGG ST VAN NUYS, CA 91406-1922	1933
12) 521096	SUREND	47	10/29/2012	12/31/2017	RM EL TORITO LLC 15301 VENTURA BLVD, STE P5 SHERMAN OAKS, CA 91403  Census Tract: 1413.02	EL TORITO GRILL	5660 KATELLA AVE, STE 200, C/O SOFIA GONZALES CYPRESS, CA 90630-5058	1933
13) 523418	ACTIVE	47	10/18/2012	9/30/2017	LOUKA, RAFIK 14919 VENTURA BLVD SHERMAN OAKS, CA 91403  Census Tract: 1413.02	VIBE CAFE		1933
14) 528975	ACTIVE	47	08/06/2013	7/31/2017	BLAZIN WINGS INC 15301 VENTURA BLVD, STE P16 SHERMAN OAKS, CA 91403-5894  Census Tract: 1413.02	BUFFALO WILD WINGS	5500 WAYZATA BLVD, STE 1600 ATTN LICENSING MINNEAPOLIS, MN 55416-1237	1933
15) 539110	ACTIVE	47	12/27/2013	11/30/2017	SHERMAN OAKS 1 L-PSHIP 15005 VENTURA BLVD SHERMAN OAKS, CA 91403  Census Tract: 1413.02	TIPSY COW THE	5300 LANKERSHIM BLVD STE 130 NORTH HOLLYWOOD, CA 91403	1933
16) 556081	ACTIVE	41	07/01/2015	6/30/2017	DEL CID'S 4523 SEPULVEDA BLVD SHERMAN OAKS, CA 91403-4047  Census Tract: 1413.02	PUCHICA GUATEMALAN BAR & GRILL		1933
17) 567962	ACTIVE	41	06/01/2016	5/31/2018	K & M SUNNY INC 15023-25 VENTURA BLVD SHERMAN OAKS, CA 91403-2442  Census Tract: 1413.02	KUNG PAO BISTRO		1933
18) 571349	ACTIVE	47	09/08/2016	8/31/2017	LA FRITE LLC 15013 VENTURA BLVD SHERMAN OAKS, CA 91403-2442  Census Tract: 1413.02	LA FRITE CAFE		1933
19) 579813	ACTIVE	47	05/08/2017	4/30/2018	PS ON TAP, LLC 15300 VENTURA BLVD SHERMAN OAKS, CA 91403  Census Tract: 1413.02	PUBLIC SCHOOL 818	6300 CANOGA AVE, STE 600 WOODLAND HILLS, CA 91367-8022	1933