



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____

Date Filed _____

Application includes letter requesting:

Waived hearing

Concurrent hearing

Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s): _____

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 Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address¹ 14611 1/2 WEST VENTURA BLVD., 91403

Unit/Space Number _____

Legal Description² (Lot, Block, Tract) LOT: 16, 17, 23 BLOCK: A, TRACT: TR 6852

Assessor Parcel Number 2265 - 005 - 027

Total Lot Area 14,019.7 SQ. FT.

2. PROJECT DESCRIPTION

Present Use RESTAURANT

Proposed Use RESTAURANT

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project A new conditional use permit to allow on-sale alcohol sales for use in conjunction with an existing and operating 2,412 sq. ft. restaurant w/ hours 11am-12am Sun-Thur, 11am - 2am Fri-Sat w/ 58 int seats, 14 ext seats.

Additional information attached

YES

NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e., vacant)

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g., school, park)

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)

Site has special designation (e.g., National Historic Register, Survey LA)

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

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

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route

- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing _____ – Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ 0 _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 12.24 W - 1

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

Action Requested, Narrative: A new conditional use permit to allow on-sale alcohol sales for use in conjunction with an existing and operating 2,412 sq. ft. w/ 58 int seats, 14 ext seats.

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

4. RELATED DEPARTMENT OF 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) ZAI-1981-13-NC, ZA-2010-268-CUB, ZA-2016-64-CUB

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

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. ZA-2016-64-CUB

Ordinance No.: _____

- Condition Compliance Review
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

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, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name JON MUT
Company/Firm VENTURA LIONS LLC
Address: 14611 1/2 VENTURA BLVD., Unit/Space Number _____
City SHERMAN OAKS State CA Zip Code: 91403
Telephone (310) 488 - 6000 E-mail: JON@BOSWELL.COM
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 LIONS LLC, JON & MEGAN MUT
Address 14611 VENTURA BLVD., Unit/Space Number _____
City SHERMAN OAKS State CA Zip Code: 91403
Telephone _____ E-mail: _____

Agent/Representative name PATRICK E. PANZARELLO
Company/Firm PATRICK E. PANZARELLO CONSULTING
Address: PO BOX 1085 Unit/Space Number _____
City SUN VALLEY State CA Zip: 91353
Telephone (818) 310 - 8589 E-mail: PatrickPanzarello@gmail.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) 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.

⁵ 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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **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).** A 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 

Date 07/21/2022

Print Name JON MWT

Signature 

Date 07/21/2022

Print Name MEGAN MWT

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 July 21st, 2022 before me, Sandy M Boffill, Notary Public
(Insert Name of Notary Public and Title)

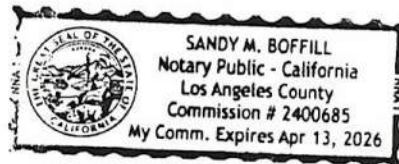
personally appeared Jon and Megan Mut, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

SBoffill
Signature

(Seal)



APPLICANT

8. **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.
 - i. 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 it 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. 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: 01/21/2022

Print Name: Jon Nut

CUB FINDINGS: 14611 1/2 VENTURA BLVD.;

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 location is an existing and operating restaurant that has existed on the property for many years. The former operator featured a CUB a for full alcohol service in use with his restaurant. Subsequently, that operator was not able to continue operating and the location was closed during the Covid pandemic and losing that property entitlement. The property owner now wishes to renew the property entitlements for his new tenant. The restaurant features 58 interior seats and 14 seats on the outdoor patio that is located at the front entrance of the property at Ventura Blvd. The outdoor patio is on private property and not in a public right of way. The applicant is proposing operating the restaurant from 11 AM until 4:30 AM Daily. The outdoor patio will close at 12 AM daily. Alcohol sales will be from 11 AM until ½ hour prior to 2 AM, daily. We are also proposing to offer live entertainment in the form of a DJ and/or a small musical ensemble of one to three musicians.

The property owner has given his new tenant a long lease for the restaurant. This location has operated with no citations or violations what so ever in the past. The restaurant is an existing entity and no further construction is proposed; other than cosmetic changes the tenant may wish to make. No changes to the exterior of the building are proposed.

This restaurant is important to this neighborhood that is need of rejuvenation and renewed interest by investors, developers, and entrepreneurs. While other parts of Los Angeles have been enjoying renewed interest and gentrification this past decade, this commercial corridor has been neglected. It is important that we support property owners and their tenants and encourage operators and property owners to just this; invest in your neighborhood and community and improve and strengthen your businesses and property. A license such as this is critical to the success of the restaurant and a compliment to the menu of the facility.

The restaurant is located along Ventura Blvd.; a strong and major commercial corridor in this community, providing a place to meet before or after participating in other activities offered in this area. This commercial corridor offers an eclectic mix of multiple uses such as shopping destinations, restaurants, offices, Markets, etc.. This particular restaurant provides a strong service to the community and is an existing and convenient destination for the community to enjoy this type of cuisine. Alcohol sales are an important aspect to the restaurant and it is essential for the overall enjoyment of patrons taking advantage of this

amenity.

ii The projects 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.

This is an existing development as a restaurant that is located along on a busy and active commercial corridor. No new construction is proposed that would affect the existing exterior of the two story building or affect any adjoining properties. The use as a restaurant has long existed on the property and no changes are proposed for the property and no changes are proposed for the exterior of the location. The neighborhood is mixed commercial and residential uses exist north and south of the commercial uses along Ventura Blvd.

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.

This is currently a restaurant use operating in a C2-1L zone. Code allows for this type of operation with proper entitlements in place. No physical changes to the building or the property are proposed. No deviations to parking are proposed. The location is an existing and operating restaurant that also is requesting to continue to operate with on-sale alcohol sales. No other amenities or changes in the operation are proposed. By allowing this entitlement, we are placing the operation under conditions that ensure a responsible operation that protects the community from irresponsible behavior and operation. We are also placing the property in a system that will require periodic oversight and review with possible termination clauses to the permitted use; along with revenue that will pay the city reimbursement for that oversight that is not in place now.

No deviations to the objectives and/or the elements of the General Plan or the Ventura/ Cahuenga Corridor Specific Plan are proposed or expected.

ADDITIONAL FINDINGS:

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

This is an existing developed property operating as a shopping center and the restaurant. The restaurant and an ABC license both have had a long operating

history in this neighborhood. The former property entitlement has expired and a new entitlement is being requested. The restaurant is now requesting to be allowed to continue operating with alcohol sales as was allowed prior to the Covid pandemic. The applicant does not intend to advertise the availability of alcohol sales in his windows. The applicant maintains the area free of graffiti and trash. The applicant is asking for alcohol sales only for this particular location.

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

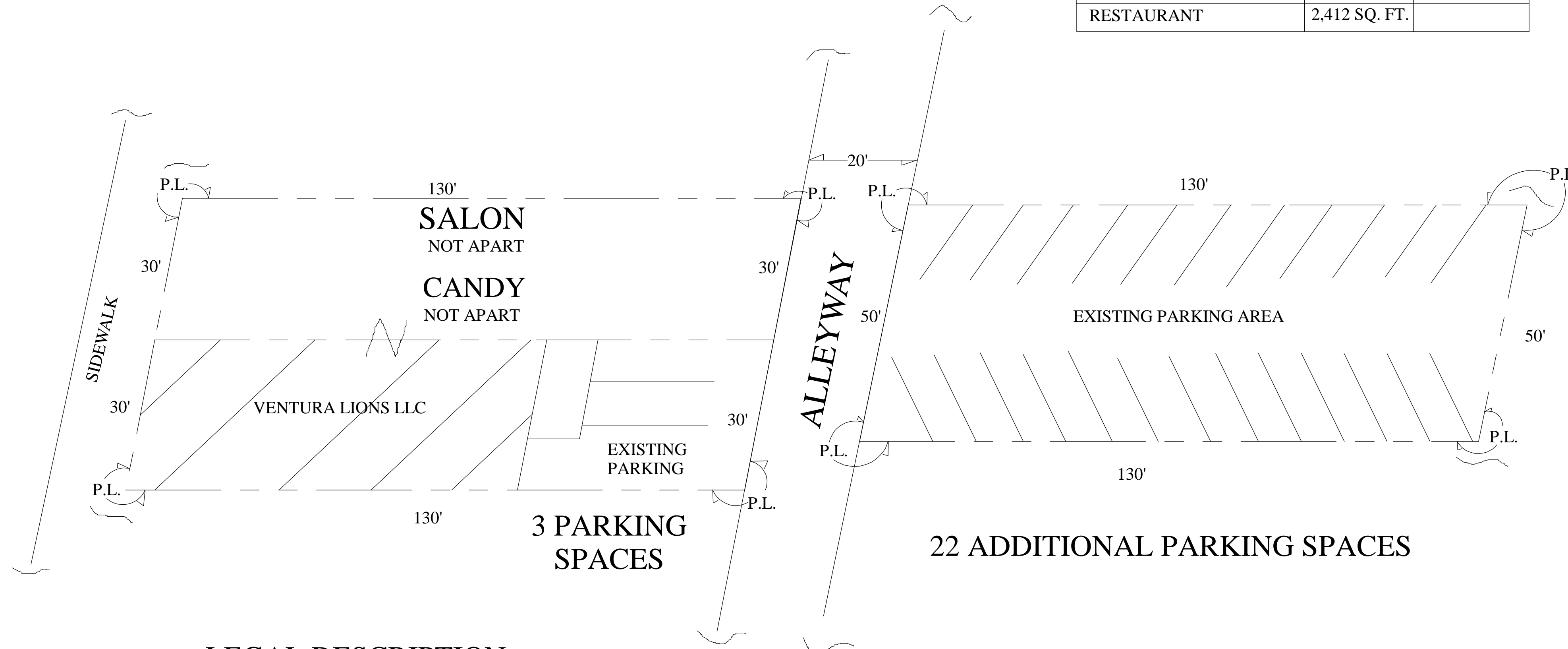
The applicant operates a restaurant in the neighborhood. The ABC license has a long history of operating at this location. The neighborhood consists of a strong commercial corridor that supports an eclectic mix of many retail uses, including many restaurants, making this area popular as a dining destination. Alcohol licenses are an important aspect to the convenience and necessity of patrons enjoying their cuisine, and it is not uncommon to find many ABC licenses in areas featuring this eclectic mix of fine dining establishments.

The applicant has invested heavily in this property and in this community. The applicant is hoping for a long and successful relationship to the community and their patrons. The applicant is also the property owner and has his business offices above the restaurant. The applicant is now in need for this important entitlement to not only survive and to being able to compete in this unstable economic times; but to also best serve the needs, conveniences, and demands of their clientele and patrons.

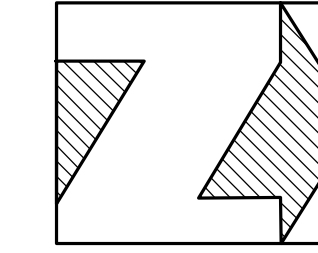
iii) Explain how the proposed approval of the application will not detrimentally affect nearby residential zones or uses.

The applicant is a responsible neighbor and addresses any concerns relating to the residential neighbors immediately. The use is a fully existing and operating restaurant facility. The applicant is investing further into this property and his business. The location has existed many years as a restaurant. The applicant has enjoyed bringing their popular and successful restaurant to this immediate neighborhood. All activity is on the interior of the establishment and the outdoor patio along Ventura Blvd. The nearest residential tenant is north of this property and cannot be addressed directly from this location. There is no dancing. The location does not allow any direct access to any residential areas or any residential property.

VENTURA BLVD.



SUMMARY TABLE	
INTERIOR DINING	507 SQ. FT.
INTERIOR SEATS	58
PATIO DINING	231 SQ. FT.
PATIO SEATS	14
TOTAL SEATS	72
ALCOHOL STORAGE	20 SQ. FT.
BEER & WINE STORAGE	60 SQ. FT.
STORAGE	194 SQ. FT.
KITCHEN	726 SQ. FT.
RESTAURANT	2,412 SQ. FT.



LEGAL DESCRIPTION:

APN: 2265005009
TRACT: TR 6852
BLOCK: A
LOT: 17

LEGAL DESCRIPTION:

APN: 2265005014
TRACT: TR 6852
BLOCK: A
LOT: 23

PLANS BY:
PATRICK PANZARELLO
PO BOX 1085
SUN VALLEY, CA 91353
(818) 310-8589
PatrickPanzarello@gmail.com

VENTURA LIONS LLC
14611 1/2 VENTURA BLVD., SHERMAN OAKS, CA 91403

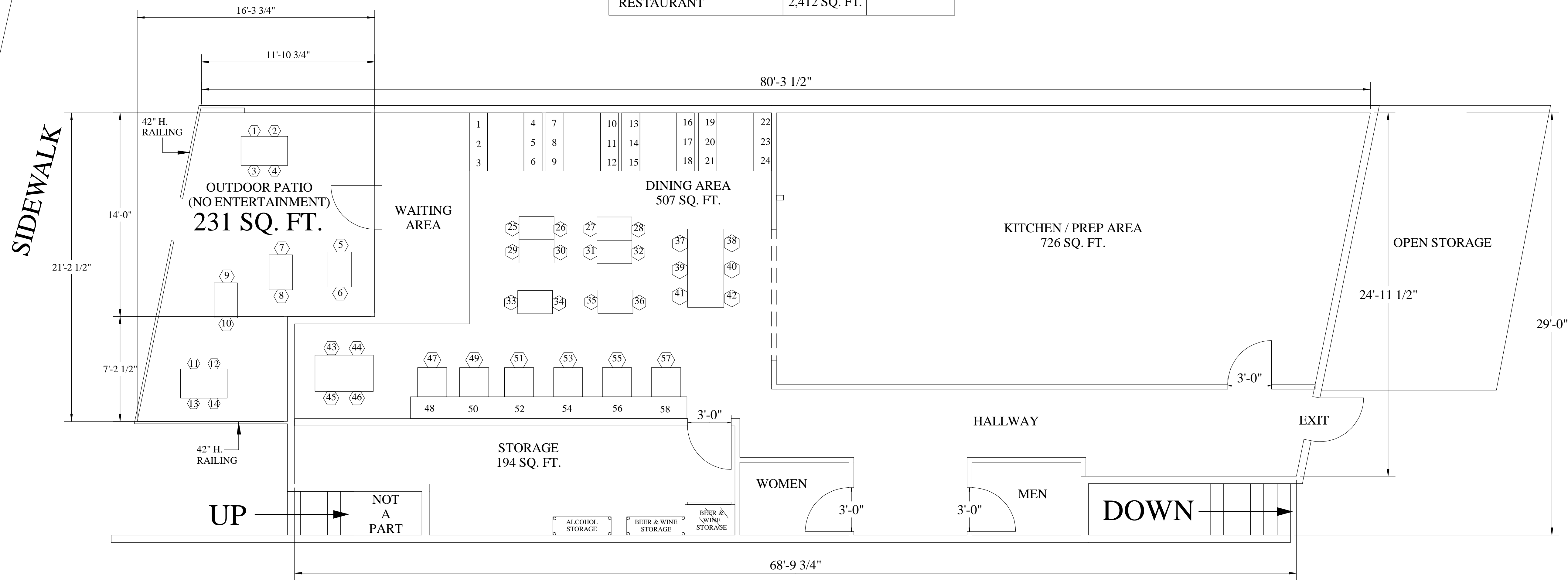
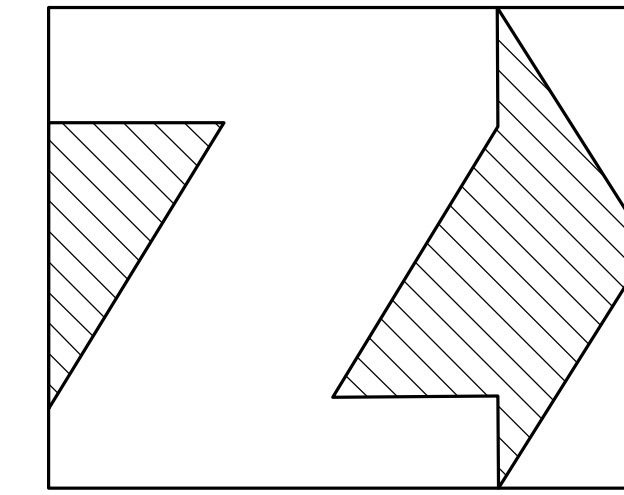
APPLICANT: VENTURA LIONS LLC
(310) 488 - 6000

SITE PLAN
1/16" = 1'

6/1/22

A-1

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2,412 SQ. FT. RESTAURANT

58 INTERIOR SEATS
14 EXTERIOR SEATS

72 TOTAL SEATS

FLOOR PLAN
1/4" = 1'

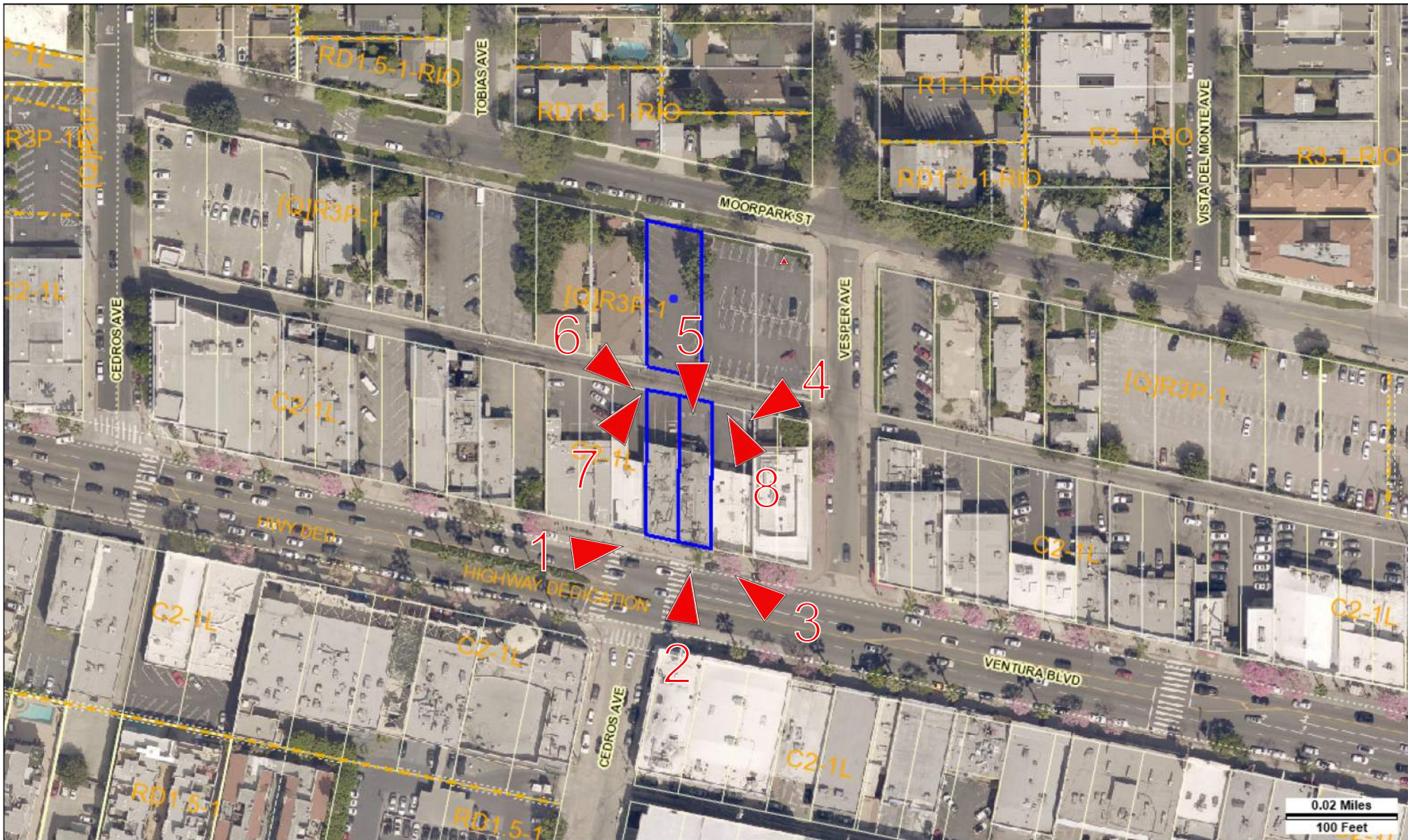
PLANS BY:
PATRICK E. PANZARELLO
CONSULTING SERVICES
PO BOX 1085
SUN VALLEY, CA. 91353
(818) 310-8589
PatrickPanzarello@gmail.com

VENTURA LIONS LLC
14611 1/2 VENTURA BLVD., SHERMAN OAKS, CA 91403

APPLICANT: VENTURA LIONS LLC
(310) 488 - 6000

7/ 29/ 22

A - 2



Address: 14614 W MOORPARK ST

APN: 2265005027

PIN #: 166-5A151 49

Tract: TR 6852

Block: A

Lot: 23

Arb: None

Zoning: [Q]R3P-1

General Plan: Community Commercial

PHOTO KEY



#1 NORTHEAST VIEW



#2 NORTH VIEW



#3 NORTHWEST VIEW



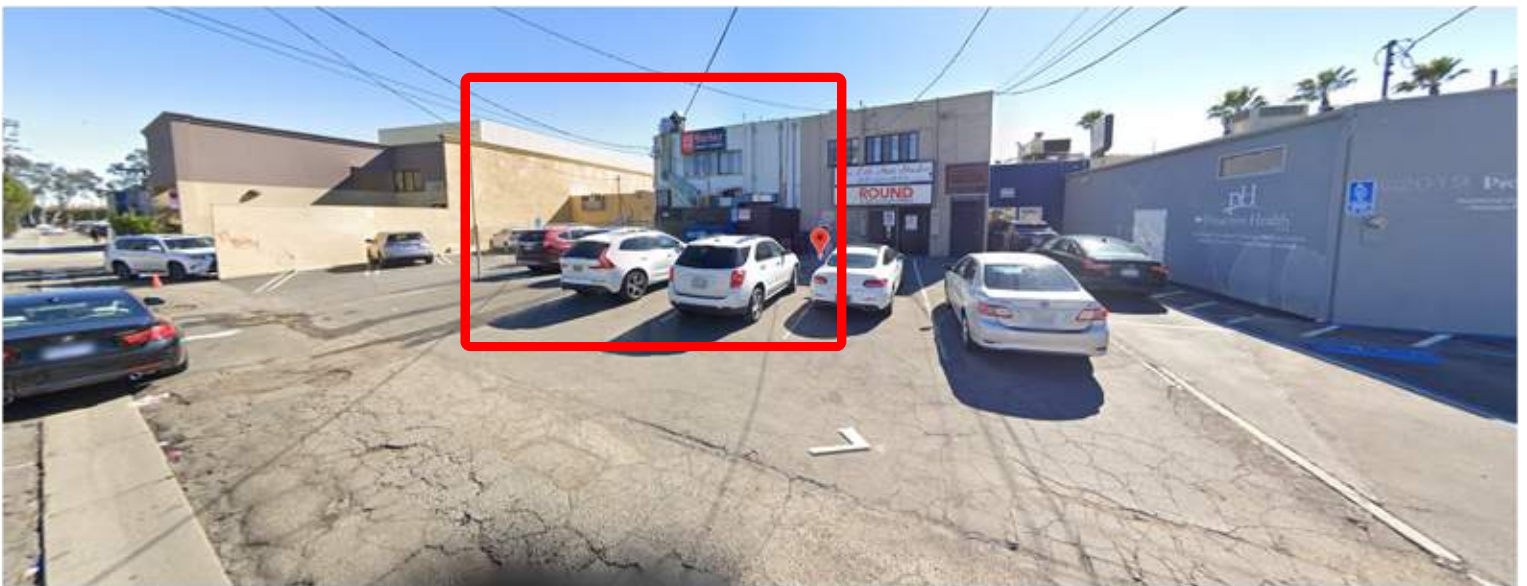
#4 SOUTHWEST VIEW



#5 SOUTH VIEW



#6 SOUTHEAST VIEW



#7 NORTHEAST PARKING VIEW



#8 NORTHWEST PARKING VIEW

