

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. 2008-2912 CE	Existing Zone [2] C2-1-CDO	District Map 111 B145
APC WLA	Community Plan Venice	Council District 11
Census Tract 2731.00	APN 4243 030 004	Staff Approval * LISA COOLE
		Date 7/16/08

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. ZA 2008 2911 CUE ZV

APPLICATION TYPE Conditional Use Exception - Alcoholic Beverage, Variance for Reduced and Off-Site Parking (zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 712 S. Lincoln Blvd., Venice, CA Zip Code 90291

Legal Description: Lot FR 4 Block None Tract TR 7038

Lot Dimensions Approx. 50' x 60' Lot Area (sq. ft.) Approx. 3,000 sq.ft. Total Project Size (sq. ft.) Approx. 1,625 sq.ft.

2. PROJECT DESCRIPTION

Describe what is to be done: Sale and service of beer and wine for on-site consumption in conjunction with the operation of a new full-service restaurant, having 48 seats. Proposed Hours of operation and alcohol service are from 8am to 12am seven days a week. Variance to allow a reduced parking count with off-site parking on an adjacent lot secured via Covenant.

Present Use: Vacant/Liquor Store Proposed Use: Restaurant

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	Demolition
<input checked="" type="checkbox"/> Commercial	Industrial	Residential	

Additions to the building: Rear Front Height Side Yard

3. ACTION(S) REQUESTED

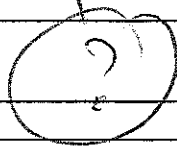
Describe the requested entitlement which either authorizes actions OR grants a variance: Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24X2, Conditional Use Exception to allow the sale of beer and wine for on-site consumption in a new restaurant.

SEATING FOR APPROXIMATELY 48 PATRONS, PROPOSED HOURS OF OPERATION AND ALCOHOL SERVICE 8:00AM TO 12:00 MIDNIGHT, SEVEN DAYS A WEEK.

Code Section from which relief is requested: 12.21-A, 4(c)(g) Code Section which authorizes relief: 12.27 A VARIANCE FROM SECT. 12.21-A, 4(c)(g) OF THE LAMC TO ALLOW REDUCED 8 PARKING SPACES IN LIEU OF THE REQUIRED 10 PARKING SPACES TO BE PROVIDED OFF-SITE BY COVENANT.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:



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 sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name VITTORIO VIOTTI Company PONTE MILVIO, Inc.
 Address: 712 S. Lincoln Blvd. Telephone: (909) 314-3222 Fax ()
Venice, CA Zip: 90291 E-mail: _____

Property Owner's Name (if different than applicant) Maher & Laila Melika
 Address: 2541 Granville Ave. Telephone: () Fax ()
Los Angeles, CA Zip: 90064 E-mail: _____

Contact Person for project information Brett Engstrom, Art Rodriguez and Associates
 Address: 709 E. Colorado Blvd., Suite 200 Telephone: (626) 683-9777 Fax: (626) 683-9991
Pasadena, CA Zip: 91101 E-mail: brett4artrodriguez@yahoo.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.

Signature: [Handwritten Signature]
 Print: Vittorio Viotti
 Date: 07/02/08

Subscribed and sworn before me this (date): 7/2/08

In the County of Los Angeles State of California

Notary Public [Handwritten Signature]

Stamp: 

7. 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 hand-out 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.

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Base Fee	Reviewed and Accepted by <u>LESA COOLCE</u>	Date <u>7/16/08</u>
Receipt No. <u>277792</u>	Deemed Complete by	Date