

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

RECEIVED MAY 04 2015

*Planning Staff Use Only*

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

**LA 2015-1598**

CASE NO. \_\_\_\_\_

APPLICATION TYPE Conditional Use  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 8005 W Foothill Blvd Zip Code 91040  
 Legal Description: Lot FR 303-FR 306 Block None Tract TR 6443  
 Lot Dimensions 80' x 71' Lot Area (sq. ft.) 5,648.5 Total Project Size (sq. ft.) 1,615

**2. PROJECT DESCRIPTION**

Describe what is to be done: Add beer and wine sales to an existing restaurant.

Present Use: Restaurant Proposed Use: Restaurant

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

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input 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			
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 on-site sale and dispensing of beer and wine in conjunction with an existing 1,365 square foot restaurant having 35 seats indoor and 24 seats in a 250 square foot outdoor patio located within the property lines, with limited live entertainment, and with hours of operation from 9:00 a.m. to 2:00 a.m. daily.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.24-W,27  
A Conditional Use Permit to allow hours of operation from 9:00 a.m. to 2:00 a.m. daily in lieu of the 11:00 p.m. to 7:00 a.m. operating hours restrictions on a Commercial Corner property.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:  
None.

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Atwater Village Group Inc Company \_\_\_\_\_  
 Address: 3111 Glendale Blvd Unit C Telephone: ( 323 ) 810-5657 Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90039 E-mail: ahasroun@gmail.com

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Eddie Navarrette Company FE Design & Consulting  
 Address: 327 E 2nd St Suite 222 Telephone: ( 213 ) 687-6963 Fax: ( 213 ) 687-6926  
Los Angeles, CA Zip: 90012 E-mail: manny@fedesignandconsulting.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: ALI REZA TEHRANI

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
 (Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, 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.

see attached (Seal)  
 Signature

**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

## 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 March 26, 2015 before me, M. Stingl, notary public  
(insert name and title of the officer)

personally appeared Ali Reza Tehranian  
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 of 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 M. Stingl

(Seal)




[E-File Statements of Information](#)
[Business Programs](#)
[Filing & Authentication](#)
[Elections](#)
[Knowledge & Learning](#)

## Business Entities (BE)

### Online Services

- [E-File Statements of Information for Corporations](#)
- [Business Search](#)
- [Processing Times](#)
- [Disclosure Search](#)

### Main Page

### Service Options

### Name Availability

### Forms, Samples & Fees

### Statements of Information (annual/biennial reports)

### Filing Tips

### Information Requests (certificates, copies & status reports)

### Service of Process

### FAQs

### Contact Information

### Resources

- [Business Resources](#)
- [Tax Information](#)
- [Starting A Business](#)

### Customer Alerts

- [Business Identity Theft](#)
- [Misleading Business Solicitations](#)

## Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, April 21, 2015. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name	ATWATER VILLAGE GROUP, INC.
Entity Identifier	C3391221
Date Filed	06/20/2011
Status	ACTIVE
Jurisdiction	CALIFORNIA
Entity Address	3111 GLENDALE BLVD NO C
County, City, State, Zip	LOS ANGELES CA 90039
Agent for Service of Process	ALI TEHRANIAN
Agent Address	21520 YORBA LINDA BLVD NO G501
Agent City, State, Zip	YORBA LINDA CA 92887

\* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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## PLATTERS

Price Includes choice of 1 dipping sauce

TRADITIONAL PLATTER \$15

Bratwurst, Hungarian Kolbasa,  
Smoked Andouille, Belgian Fries

EXOTIC PLATTER \$20

Duck & Bacon, Wild Boar,  
Alligator, Belgian Fries

VEGAN PLATTER \$15

Beerbrat, Tofurky Kielbasa,  
Smoked Apple, Belgian Fries

## SALADS & OTHER STUFF

L&H SALAD \$5

Spring Greens, Bell Peppers,  
Garbanzo Beans, Blue Cheese

Price Includes choice of 1  
dressing (see options below),  
additional .50 each. Add Sausage  
at extra charge

DRESSING CHOICES \$20

Balsamic Vinaigrette, Raspberry  
Vinaigrette, Italian Dressing or  
Cusabi Ranch. \*30% off original  
price of sausage

NOT YO NACHOS \$5

Tortilla Chips, Nacho Cheese,

Tomatoes, Gorbanzo Beans,  
Jalapenos

## LINKS

Sausage/burger served on a toasted bolillo bun.  
Price includes Choice of 2 toppings. Additional toppings .50 each

THE BRIDGE BURGER Organic Grass-Fed Beef Burger Served Our Way with your choice of 3 Toppings	\$7.95	HOT & SPICY ITALIAN Pork, Paprika, Garlic, Spices	\$6.95
KIDS MEAL Debreziner and Small Fries (Toppings/Dipping Sauces .50 each)	\$7.75	SMOKED PORTUGUESE HAWAIIAN Pork, Paprika, Garlic, Spices	\$6.95
ATWATER KNACHWURST Beef, Pork, Veal and Spices	\$9.95	HICKORY SMOKED ALLIGATOR Alligator, Pork, Garlic, Paprika, Spices	\$9.95
SMOKED CHICKEN & MANGO W/ JALAPENO Sugar, Cilantro, Paprika	\$6.95	DEBREZINER Beef, Onions, Garlic, Spices	\$7.75
BUFFALO CHIPOTLE Buffalo, Pork, Veal and Spices	\$7.95	CHICKEN HABANERO & TEQUILA Sugar, Paprika, Hot Spices	\$7.75
SMOKED PORK W/ CHEESE Beef, Pork, Garlic, Cheddar Cheese, Spices	\$7.95	LAMB MARQUEZ Lamb, Beef, Spices	\$8.95
SMOKED ANDOUILLE Pork, Garlic, Paprika, spices	\$7.75	WILD BOAR & BACON Andouille Boar, Beef, Pork, Paprika, Spices	\$8.95
CHICKEN ORTEGA Chicken, Pepperjack Cheese, Jalapeno, Spices	\$8.95	SMOKED POLISH Beef, Pork, Garlic, Paprika, Spice	\$7.95
CAJUN ATOMIC	\$7.75	RATTLESNAKE W/ JALAPENO Rattlesnake, Rabbit, Jalapeno,	\$9.95

Pork, Habanero, Red Pepper,  
Hot Spices

Spices

**CHICKEN APPLE**

\$7.75

Chicken, Apple, Cinnamon,  
Parsley, Spices

**DUCK & BACON W/**

\$8.95

**JALAPENO**

Duck, Bacon, Onions, Garlic,  
Spices

**HUNGARIAN KOLBASA**

\$7.95

Pork, Beef, Garlic, Spices

**BAVARIAN BRATWURST**

\$6.95

Pork, Beef, Onion, Spices

## VEGAN SAUSAGES

Price includes Choice of 2 toppings. Additional toppings .50 each

**VEGAN ITALIAN**

\$6.95

Eggplant Onions, Garlic

**BEERBRAT**

\$6.95

Organic Tofu, Ale, Onions, Spices

**SMOKED APPLE**

\$6.95

Apple, Potatoes, Hickory Smoked

**TOFURKY KIELBASA**

\$6.95

Tofu, Onion, Garlic, Paprika,  
Mustard

**SPICY PEPPER**

\$6.95

Chipotle, Chile de Arbol, Onions,  
Garlic

## TOPPINGS

SAUTEED ONIONS

## SAUCES

SPICY HAWAIIAN PLUM BBQ  
(VEGAN)

SAUERKRAUT	CHIPOTLE AIOLI
SPICY MIXED PICKLES	CUSABI RANCH (CUCUMBER AND WASABI)
DICED TOMATO	CURRY KETCHUP (VEGAN)
DICED ONIONS	HABANERO AOLI
ROMAINE LETTUCE	SPICY KETCHUP (VEGAN)
CHEDDAR CHEESE	DIJON MUSTARD (VEGAN)
DAIYA (VEGAN CHEDDAR CHEESE)	
SWEET PEPPERS	
BLUE CHEESE	
JALAPEÑO (EXTRA HOT)	

## NON ALCOHOLIC BEVERAGES

LURISIA BOTTLED WATER Still or sparkling	\$2.50	BUNDABERG SODAS GingerBeer, Blood Orange	\$4.00
DEATH VALLEY SODA Root Beer, Black Cherry, Cream Soda	\$3.00	THE REPUBLIC OF TEA Darjeelin Unsweetened, Sweet Black	\$5.00
HANK'S GOURMET SODA Vanilla Cream, Black Cherry	\$4.00	COLA Coca-Cola/Diet Coke/Mexican Coca-Cola	\$2.50
ABITA ROOT BEER	\$4.00	HONEST TEA Sweet Tea, Half & Half, Cranberry/Lemonade, Pomegranate, Orange Mango	\$3.00





## **FE DESIGN & CONSULTING**

### **Conditional Use Permit-Alcohol (CUB)**

#### **Additional Information/Findings**

#### **8005 W. Foothill Blvd.**

Atwater Village Group Inc (A) (O)  
3111 Glendale Blvd Unit C  
Los Angeles, CA 90039

FE Design and Consulting (R)  
327 E. 2<sup>nd</sup> St. #222  
Los Angeles, CA 90012

8005 W Foothill Blvd  
Sunland – Tujunga – Lake View Terrace –  
Shadow Hills – East LA Tuna Canyon  
Zone: C2-1VL  
M B 86-10  
C.D: 7  
Legal Description: Lot: FR 303-306 ARB:  
None  
Block: None  
Tract: TR 6443

#### **REQUEST**

A Conditional Use Permit to allow the on-site sale and dispensing of beer and wine in conjunction with an existing 1,365 square foot restaurant having 35 seats indoor and 24 seats in a 250 square foot outdoor patio located within the property lines, and with limited live entertainment, and with hours of operation from 9:00 a.m. to 2 a.m. daily.

A Conditional Use Permit to allow hours of operation from 9:00 a.m. to 2:00 a.m. daily in lieu of the 11:00 p.m. to 7:00 a.m. operating hours restrictions on a Commercial Corner property.

#### **BACKGROUND**

The subject property is a level, corner parcel of land consisting of four tied lots. In 1972, Affidavit 37683 authorized the tying of lots 303-306, thereby holding the property as one parcel. The lot line at the corner of Foothill and Woodward is rounded with a radius of 20'. The property has an approximate 80' frontage along Foothill Blvd and an approximate 71' frontage along Woodward Ave. A portion of the Lot FR 306 was taken from the property for City use by Ordinance 5546-401.

The property is developed with a 1,365 square foot restaurant with a 250 square foot outdoor patio. There is an on-site parking lot with 11 stalls. Building records indicate that since 1962, the subject property primarily has served as a restaurant: former uses include a donut-shop stand, hamburger



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stand, hot dog stand, café, and beer bar with one pool table. On August 8<sup>th</sup>, 1981, Certificate of Occupancy - 1981ST15302 – approved an addition to the existing restaurant and allowed the enclosure of a former patio area. This permit also required nine parking spaces to be provided. It is the most recent C of O on the property.

The applicants currently operate their 'Link N' Hops' restaurant in Atwater Village which also has an active ABC license. In August of 2014, the applicants purchased the property in order to establish a second location for their gourmet sausage eatery. Its unique sausage menu and diverse craft beer selection has made the gastropub a staple at its Atwater Village location. To enhance the patron experience, the new location will offer limited entertainment, including Trivia Nights and acoustic live music. The owners wish to replicate their success by offering Sunland residents quality fare and beverages in an enjoyable, lively atmosphere.

### **SURROUNDING PROPERTIES**

The abutting properties to the east, west, and south are all zoned C2-1VL and improved with commercial uses. Specifically, a liquor store resides to the west of the subject property; an office building, dental office, and machine shop occupy the eastern abutting properties; and a Verizon office building resides to the south.

The properties to the north are zoned R1-1-RFA and comprise single-family homes.

### **CIRCULATION**

Foothill Blvd. is designated as a Major Highway Class II with a variable width of 100' and improved with sidewalks and streetlights.

Woodward Ave is designated as a Collector Street with a variable width of 50' and partially approved with a sidewalk.

### **RELATED PRIOR CASES:**

Subject Property:

N/A.

Surrounding Property:



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Case No. ZA-1998-168-CUB: On June 15, 1998, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for off-site consumption, in conjunction with an existing department/variety store and having hours of operation from 8 a.m. to 10 p.m., seven days a week for 8040 Foothill Blvd.

### **BUILDING PERMITS:**

1/29/1969 - Building Permit - 1969VN39906 – Convert existing 12' x 34' patio roof to beer bar with one pool table, relocate kitchen, convert living room into office. Existing use: 32' x 52' Donut Shop-stand, New use: Café, Beer Bar & Dwelling.

3/10/1972 - Building Permit - 1972VN80953 – New construction of a new 15' x 25' hamburger stand.

3/17/1972 - Affidavit - AFF-37683– Tie the following lots; 303, 304, 305, 306. A Covenant and Agreement to hold property as one parcel.

6/7/1972 - Certificate of Occupancy - 1972VN80953 – 15' x 25' hamburger stand.

9/11/1972 - Certificate of Occupancy - 1972VN87006 – 12' x 16' aluminum patio cover addition to existing 15' x 25' hot dog stand.

5/15/1975 - Building Permit - 1975VN23234 – New 9' x 36' outdoor patio addition to existing take-out restaurant.

7/3/1975 - Certificate of Occupancy - 1975VN23234 – 9' x 36' sun shelter addition (no dining) to existing 24' x 24' take out restaurant. 8 parking spaces provided, 2 spaces required.

11/18/1977 - Building Permit - 1977LA54983 – New 9' x 21' room addition for restroom (relocated), and add a 4' parapet to existing take-out restaurant.

2/7/1979 - Certificate of Occupancy - 1977LA54983 – 6' x 21'-6" addition to existing 146' x 32' hamburger stand.

1/28/1981 - Building Permit - 1981ST15302 – Remove existing patio and add 42'-9" x 23'-9" indoor dining area to existing restaurant.



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8/4/1981 - Certificate of Occupancy - 1981ST15302 – 42'-9" x 23'-9" addition to existing 24' x 52' restaurant. 9 parking spaces provided, 9 spaces required.

1/26/2015 - Building Permit - 15016-20000-01645 – T.I. to existing restaurant, toilet rooms and enclosing covered patio area.

### **GENERAL CONDITIONAL USE FINDINGS - CUB & CUZ**

**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.**

With the subject request, the applicants seek the ability to sell beer and wine in conjunction with a newly remodeled restaurant. Seating is limited to 35 indoor seats and 24 outdoor seats on patio area located within the property lines. Hours of operation will be from 9:00 a.m. to 2:00 a.m. daily. There are eleven on-site parking stalls provided and nine required by Certificate of Occupancy 1981ST15302.

The subject establishment will positively contribute to the character of the surrounding neighborhood in that it will provide a use that is essential to any vibrant community-centered commercial environment. The commercial area in question, and ones similar to it, are dependent on the preservation of the uses allowed them by-right as well as on their approved entitlements. The subject request is an attempt to accommodate the growth of a small business as an approval would build upon a long-standing use and would allow a more full and comprehensive menu to be offered by the new applicants. The Community Plan is in line with these aims in that it calls "to support and maintain the existing commercial environment along Foothill Boulevard and Commerce Avenue."<sup>1</sup>

The tenant improvement of the existing restaurant, and the addition of beer and wine sales, will revitalize the subject property, transforming it from a lackluster burger shop into a modern, neighborhood-serving eatery. Its gourmet menu featuring international fare and beverages will diversify the neighborhood's cuisine options, while the property's new aesthetic will enrich the Foothill Corridor's landscape. Further, as the property has housed various restaurants since 1962, the project adheres to long-standing the zoning precedent. The subject site also has adequate vehicular access and parking and it improves on an existing dining destination for the local residential community as well as employees and patrons of adjacent retail and commercial businesses.

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<sup>1</sup> "Commercial Issues." Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan." Page I-3. <http://cityplanning.lacity.org/complan/pdf/sldcptxt.pdf>



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**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 project's features are compatible with the surrounding area, as abutting properties to the east, west, and south are occupied by commercial businesses. As the subject site has housed myriad restaurants and food stands since 1962, the new project requires no change of use to said property. The property will not introduce a new building, expand the existing building, nor implement significant building alterations. Further, the new CUB will not disturb adjacent properties, which are primarily commercial in nature and reside on a major commercial and transportation artery. Similarly, circulation will not be impacted, as the property offers ample on-site parking. Further, those residents within the vicinity will benefit from increased access to exotic cuisine and live entertainment.

**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 within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan and is designated for Community Commercial uses. An approval of the subject case will satisfy the Plan's call for greater commercial opportunities, specifically by creating "pedestrian-friendly shopping areas through use of...convenient parking/access and maintaining retail frontage at ground level."<sup>2</sup> An ample outdoor patio will encourage local pedestrian activity while the restaurant's parking lot will facilitate access to those beyond walking distance. The subject site also is located in the Foothill Boulevard Specific Plan, a plan that boasts a major initiative to have "Foothill Boulevard function as a vibrant commercial area with multiple-family housing opportunities."<sup>3</sup> Link N Hops conforms to the intent of both plans as it is a neighborhood-serving restaurant that will imbue its surroundings with both a fresh atmosphere and aesthetic.

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<sup>2</sup> "Commercial Opportunities." Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan." Page I-3. <http://cityplanning.lacity.org/complan/pdf/sldcptxt.pdf>

<sup>3</sup> "Community Background: Plan Area." Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan." Page I-2. <http://cityplanning.lacity.org/complan/pdf/sldcptxt.pdf>



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### **ADDITIONAL FINDINGS - CUB**

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

The proposed alcoholic beverage use will not affect the welfare of the community as the subject site is conveniently located on a major thoroughfare and surrounded by commercial uses. Residents in close proximity benefit from having quality fare and beverages well within reach. Further, 11 on-site parking stalls will mitigate potential circulation issues for nearby residents. Several operational conditions are volunteered in this application to ensure that operation of an ABC license will be done in a manner that is compatible with the surrounding area. Therefore, it can be reasonably assumed that the welfare of the community will not be adversely impacted.

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

There are four on-site and six off-site ABC licenses currently operating within Census Tract 1031.02. An approval of the subject request will not create an undue concentration because public convenience will be served by the restaurant. The property has been used as a restaurant for several decades and it is located on a major commercial thoroughfare. Area residents will have access to a type of restaurant that is not common in the plan area and having beer and wine service as part of the menu has become an expected amenity, especially when in conjunction with the type of restaurant that the applicant wishes to operate.

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

There are several operational conditions that will ensure the requested use is conducted in a way that is compatible with nearby residential uses. The establishment will operate as a bona fide restaurant with beer and wine sales as an ancillary amenity only. There will be a fully compliant kitchen open during all hours of operation, no liquor sales, and beer and wine will not exceed 50% of total gross sales. In addition, the applicants and their staff will monitor all areas of the establishment in order to deter any unsavory activity. All employees involved in the sale of alcoholic beverages will attend STAR training and a certificate or similar document of proof will be kept on site at all times. Security cameras and sufficient night lighting are maintained on the property in order to create an environment conducive to a responsible establishment.



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### **ADDITIONAL FINDINGS – CUZ**

**d. That based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The underlying use of the property is not changing or expanding, therefore no traffic studies are required.

**e. That project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The property is an existing Commercial Corner property, therefore it will not create or add to a detrimental concentration of these properties.

**f. Are you going to develop any or all of the following Yes/No**

- 1) A drive-thru fast food establishment? No
- 2) A business open any time between 11 p.m. and 7 a.m.? Yes, hence the subject request.
- 3) A multi-residential use? No
- 4) An amusement enterprise as enumerated in Sec. 12.14 A of the Los Angeles Municipal Code? No
- 5) An automobile laundry or washrack? No
- 6) A commercial swimming pool? No

**g. How many parking spaces are being provided?**

Eleven parking stalls are provided on-site; however, only nine are required.

**h. What is the Height and number of stories of the Project?**

The building is one-story and approximately 15 feet in height.

**i. List all the uses to be included in the development their hours of operation, square footage and the percentage of the total development to be occupied by each:**



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<u>Name</u>	<u>Use</u>	<u>Hours</u>	<u>Sq Ft</u>	<u>%</u>
Link N Hops	Restaurant	9am to 2am Daily	1,365	

**j. Describe any security measures that will be taken to prevent loitering, theft, vandalism, etc.**

All staff will attend STAR training, security cameras will be installed, and night lighting will be sufficient enough to clearly observe all areas under the control of the applicants.

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

Not applicable.

### 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?**

The building is 1,365 square feet.

**b. What is the total square footage of the space the establishment will occupy?**

Same as above.

**c. What is the total occupancy load of the space as determined by the Fire Department?**

The occupant load for the remodel has not been determined as of yet; however, the 1981 CofO stated 40.

**d. What is the total number of seats that will be provided indoors? Outdoors?**

35 Indoors and 24 outdoors.

**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?**





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Private property.

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? If yes, how much is enclosed? Outdoors?

No.

**h. Parking**

i. How many parking spaces are available on the site?

There are eleven parking spaces on-site.

ii. Are they shared or designated for the subject use?

Designated for the subject use.

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? 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.**

N/A



## **FE DESIGN & CONSULTING**

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? Will the service be for a charge?

N/A

i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?

See attached radius maps.

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.

### 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 and Proposed Hours of Alcohol Sales?

Hours of operation and alcohol sales are from 9:00 a.m. to 2:00 a.m. daily.

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

Yes. The applicants wished to have Trivia Nights and acoustic performers.

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?

There will be no age requirement for entry, as the establishment will operate as a restaurant.



## **FE DESIGN & CONSULTING**

**d. Will there be any accessory retail uses on the site? What will be sold?**

Yes. Hats, shirts and glassware.

**e. Security**

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

There will be approximately 5 employees on-site at any given time. The applicant, owner, and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.

All employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter from the Police Department to the Zoning Administrator as evidence of compliance. In the event there is a change in the licensee, within one year of such change, this training program shall be required for all staff.

**ii. Will security guards be provided on-site?**

As this is a full service bona-fide restaurant, no security will be hired. Restaurant staff will be sufficient to handle any security concerns. The site will also have a security camera system to monitor the premises. The videos from these cameras will be available to LAPD upon request.

**1. If yes, how many and when?**

N/A

**iii. Has LAPD issued any citations or violations? If yes, please provide copies.**

N/A.

**f. Alcohol**



## **FE DESIGN & CONSULTING**

**i. Will there be beer & wine only, or a full-line of alcoholic beverages available?**

Beer and wine.

**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?**

Only the outdoor patio.

**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. The kitchen of the restaurant shall comply with the definition in Section 91.0403 of the Los Angeles Municipal Code. The premises shall be maintained as a bona-fide eating place, in conformance with section 23038 of the California Business and Professions Code, with an operational kitchen, and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.

**2. Will alcohol be sold without a food order?**

While the majority of customer will come in to order a meal, occasionally requests will be honored for customers to have only a drink.

**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.**



## **FE DESIGN & CONSULTING**

The menu is attached.

### **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.

N/A.

**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.

N/A.

**3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?**

Yes. There will be discounted food, beer and wine from 4:00 p.m. to 7:00 p.m.

### **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)?**

N/A.

**viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements**



## **FE DESIGN & CONSULTING**

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

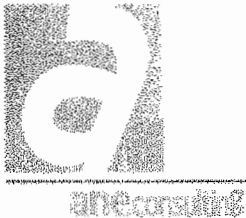
a. Is this application a request for on-site or off-site sales of alcoholic beverages?

On-Site.

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

Yes.

4/27/15 MD



**Perjury Statement**

I hereby certify that the information contained herein is true and correct and in accordance with the records in the City Clerk's and the City Planning Department Offices of the City of Los Angeles

I further certify that to the best of my knowledge and under the penalty of perjury the attached ownership list correctly shows the latest names and addresses on the city Clerk's records and the Los Angeles County Tax Assessor's role as of: March 29<sup>th</sup>, 2015

Date:

Furthermore, I hereby certify that the attached occupant list was attained by an actual physical inspection of the property and is correct to the best of my knowledge and ability.

Fernando J. Diaz

March 29<sup>th</sup>, 2015

Date:

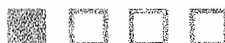
In certain instances I was unable to notify all occupants; if this applies to this project, the information will either be provided in a separate sheet with a list indicating which occupants I was not able to notify and the reason or a label will be provided with the wording "Please Post". I understand that the Department of City Planning will determine if reasonable attempts were made to secure the addresses.

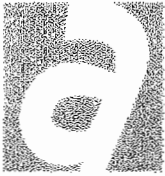
- White Client
- Blue BTC, Inc
- Purple Certified Neighborhood Council
- Yellow Council District Office, when applicable (CD 11 & 12)
- Gold Adjacent Labels
- Pink City of Los Angeles, Original

Site Address: 8005 Foothill Blvd Total Notification: 196

**Caution: This Map Must Be Filed Within (90) Days From The Date On The Map**

\\CLOUD\Ane\Projects\2715025 - 8005 Foothill Blvd\Planning\Radius Map\City of LA Certification.docx





aneconsulting

1 of 1

**Sensitive Land Use List**

N/A

**Alcohol Establishments**

***Within 500-feet***

<u>Establishment Name:</u>	<u>Address:</u>	<u>Type of License:</u>
Super Store #24 Liquor	8021 Foothill Blvd	<b>Full Line / Off-Site</b>

***Within 501 feet to 600 feet***

<u>Establishment Name:</u>	<u>Address:</u>	<u>Type of License:</u>
Corsica Deli	8111 Foothill Blvd	<b>Beer &amp; Wine / Off-Site</b>
Mi Casita Restaurant	8069 Foothill Blvd	<b>Full Line / On-Site</b>

***Within 601 feet to 1,000 feet***

<u>Establishment Name:</u>	<u>Address:</u>	<u>Type of License:</u>
N/A	N/A	<b>N/A</b>

\\CLOUD\Ane\Projects\2715025 - 8005 Foothill Blvd\Planning\Radius Map\Sensitive Use List.docx

Ane Consulting, Inc.  
845 W. Ninth Street, #110-141  
Downtown Los Angeles  
California 90015-1640

tel: 213.627.7046  
info@aneconsult.com

aneconsult.com







FE DESIGN & CONSULTING

24 1/2" X 36" (600mm X 915mm) SCALE

**PROJECT INFORMATION**

**SITE ADDRESS** : 8005 W/FOOTHILL BLVD.  
**ZIP CODE** : 91040  
**PIN NUMBER** : 2048193 130  
**LOT/PARCEL AREA (CALCULATED)** : 5,648 S.F. (50 FT)  
**THOMAS BROTHERS GRID** : PAGE 503 - GRID 143  
**ASSESSOR PARCEL NO. (APN)** : 2556020017  
**TRACT** : TR 6443  
**MAP REFERENCE** : M.B. 86-10  
**LOT** : NONE  
**ARB. LOT CUT REFERENCE)** : FR 303-FR 306  
**MAP SHEET** : NONE  
**MAP SHEET** : 2048193  
**MAP SHEET** : 2074193

**JURISDICTIONAL**

**COMMUNITY PLAN AREA** : SUNLAND - TULINGA-LAKE VIEW  
**AREA PLANNING COMMISSION** : TERRACE - SHADOW HILLS - EAST LA  
**NEIGHBORHOOD COUNCIL** : TUNA CANYON  
**COUNCIL DISTRICT** : NORTH VALLEY  
**CENSUS TRACT #** : SUNLAND - TULINGA  
**LADRS DISTRICT OFFICE** : OD 7 - FELIPE RUIZTES  
 : 1031 02  
 : VAN NUYS

**PLANNING & ZONING**

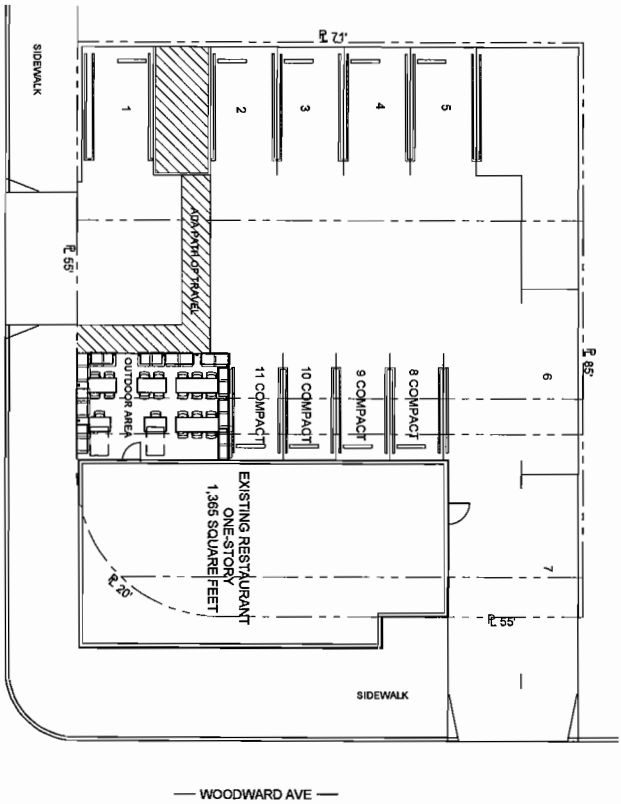
**SPECIAL NOTES** : NONE  
**ZONING** : C2-1VL  
**ZONING INFORMATION (Z)** : NONE  
**GENERAL PLAN LAND USE** : COMMUNITY COMMERCIAL  
**GENERAL PLAN FOOTNOTES(S)** : YES  
**HILL SIDE AREA (ZONING CODE)** : NO  
**BASELINE HILLSIDE ORDINANCE** : NO  
**BASELINE MANSIONIZATION ORDINANCE** : NO  
**SPECIFIC PLAN AREA** : FOOTHILL BOULEVARD CORRIDOR  
**HISTORIC PRESERVATION REVIEW** : NO  
**POD - PEDESTRIAN ORIENTED DISTRICTS** : NONE  
**CCO - COMMUNITY DESIGN OVERLAY** : NONE  
**NSO - NEIGHBORHOOD STABILIZATION OVERLAY** : NONE  
**STREETScape** : NO  
**STREET DISTRICT** : NO  
**SIGN DISTRICT** : NONE  
**ADAPTIVE REUSE INCENTIVE AREA** : NONE  
**CRA - COMMUNITY REDEVELOPMENT AGENCY** : NONE  
**CENTRAL CITY PARKING DOWNTOWN/PARKING** : NO  
**BUILDING LINE** : NONE  
**500 FT SCHOOL ZONE** : NO  
**500 FT PARK ZONE ACTIVE:** : NO

**PROJECT DETAILS**

**PROJECT DESCRIPTION:**  
 ADD BEER AND WINE SALES TO AN EXISTING RESTAURANT

**TYPE OF USE** : RESTAURANT  
**TYPE OF ALCOHOL** : TYPE 41  
**HOURS OF OPERATION** : 9 AM. TO 2 AM. DAILY  
**TOTAL AREA** : 1,365 S.F. INTERIOR PLUS 250 S.F. PATIO LOCATED WITHIN PROPERTY

**SEATING** : 35 INDOOR, 24 OUTDOOR  
**LIVE ENTERTAINMENT** : YES  
**DANCING** : NO  
**PARKING** : 9 REQUIRED, 11 PROVIDED



SITE PLAN  
 2024 1-30

**PROJECT INFO.**

**LINK N HOPS**  
 8005 W Foothill Blvd  
 LOS ANGELES, CA 91040

**SUBMITTAL**

REV	DATE	DESCRIPTION
1	11-23-23	

**SITE PLAN**

**COVER**



FE DESIGN & CONSULTING

PROJECT INFO.

LINK N HOPS

8005 W FOOTHILL BLVD  
LOS ANGELES, CA 91040

SUBMITAL

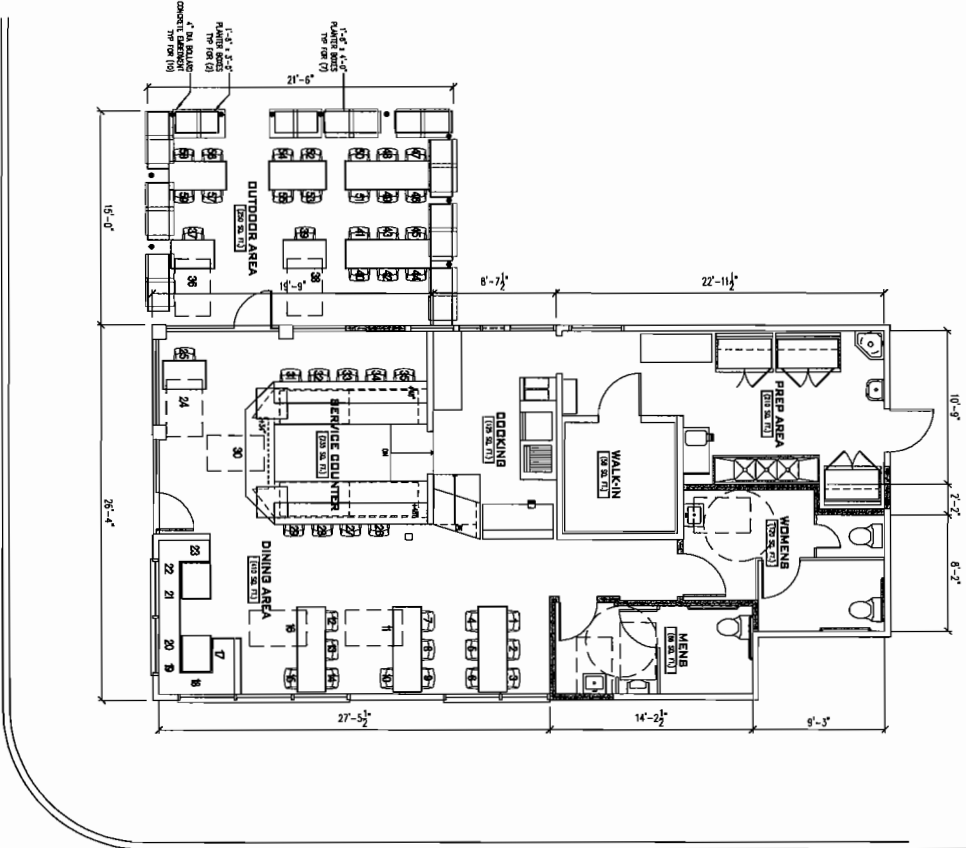
REV#	DATE	DESCRIPTION
4-21-15		

NOTES:

FLOOR PLAN

SHEET NO.

A-01



WOODWARD AVE

FOOTHILL BLVD

FLOOR PLAN

SCALE: 1/4" = 1'-0"  
INTERIOR: 1,366 SQUARE FEET WITH 35 SEATS  
EXTERIOR PATIO: 250 SQUARE FEET WITH 24 SEATS

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 7
--	-----------------------

PROJECT TITLE * LINK N HOPS	LOG REFERENCE ENV
--------------------------------	----------------------

PROJECT LOCATION  
\* 8005 W FOOTHILL BLVD.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
\*

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
\*

CONTACT PERSON * JADE WOLLMAN	AREA CODE * 213	TELEPHONE NUMBER * 687-6963	EXT.
----------------------------------	--------------------	--------------------------------	------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 5 Category 34 (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall., skating rink or bowling alley permit from the Los Angeles Police Commission.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
-----------	-------	------

FEE:	RECEIPT NO.	REC'D. BY	DATE
------	-------------	-----------	------

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03

IF FILED BY THE APPLICANT:

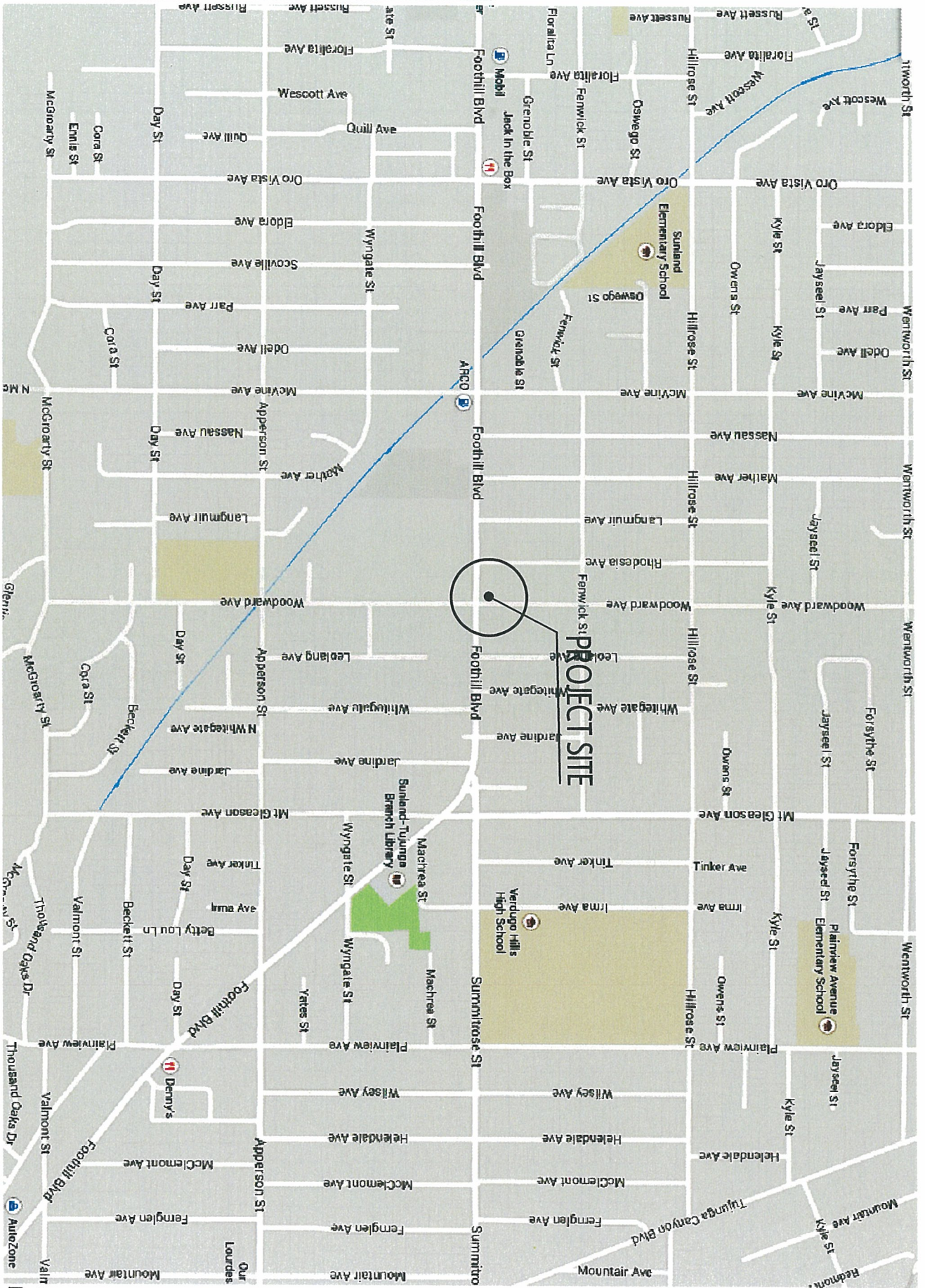
\* Jade Wollman  
NAME (PRINTED)

\* Jabell  
SIGNATURE

\* 4/24/15  
DATE



# VICINITY MAP



**PROJECT SITE**

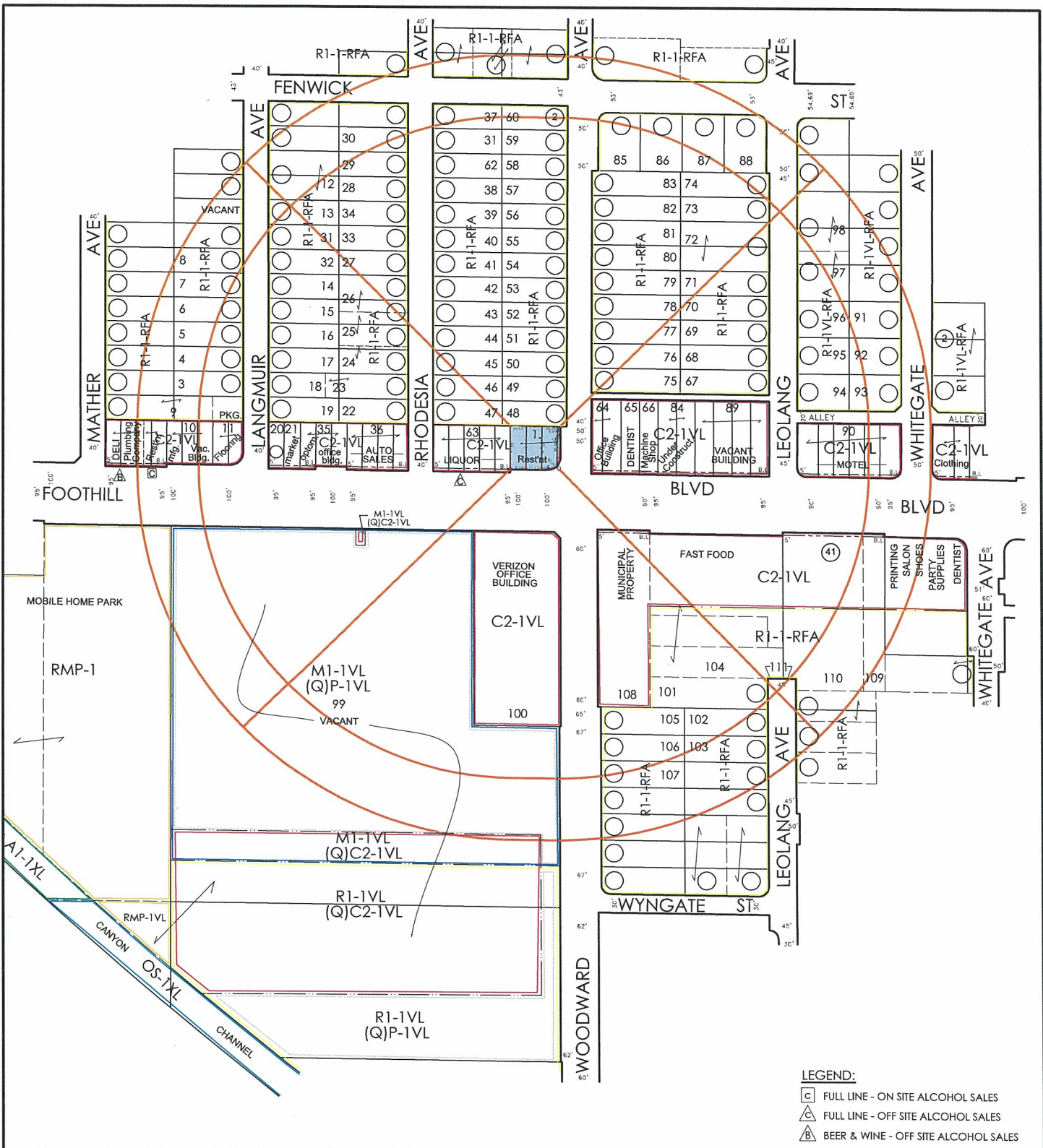
Project Address:  
**8005 FOOTHILL BLVD**  
 Los Angeles, California 91040



Ane Consulting  
 Tel: 213.627.7046  
 e: info@aneconsult.com  
 aconsult.com







- LEGEND:**
- C FULL LINE - ON SITE ALCOHOL SALES
  - A FULL LINE - OFF SITE ALCOHOL SALES
  - B BEER & WINE - OFF SITE ALCOHOL SALES

# CONDITIONAL USE - ZA/C.U.B



planning  
entitlements+  
expediting

Ane Consulting, Inc  
645 West Ninth Street, Space #110-141  
Los Angeles, California 90015-1640  
tel: (213) 627-7046  
info@aneconsult.com

www.aneconsult.com

**THOMAS BROTHERS**

PAGE: 503 GRID: H3

CD: 7

CASE:

DATE: 03.29.2015

Update: \_\_\_\_\_

**LEGAL DESCRIPTION:**

CT: 1031.02

SCALE: 1" = 100'

D.M: 2048193, 207A195

Job No: 2715025

LOT: POR'S 303-306

PA: SUNLAND - TUJUNGA - LAKE  
VIEW TERRACE - SHADOW  
HILLS - E. LA TUNA CANYON

207A193

TRACT: 6443  
M.B 86-10  
"SEE APP'S"

USES: FIELD

NET AC: .129 ±

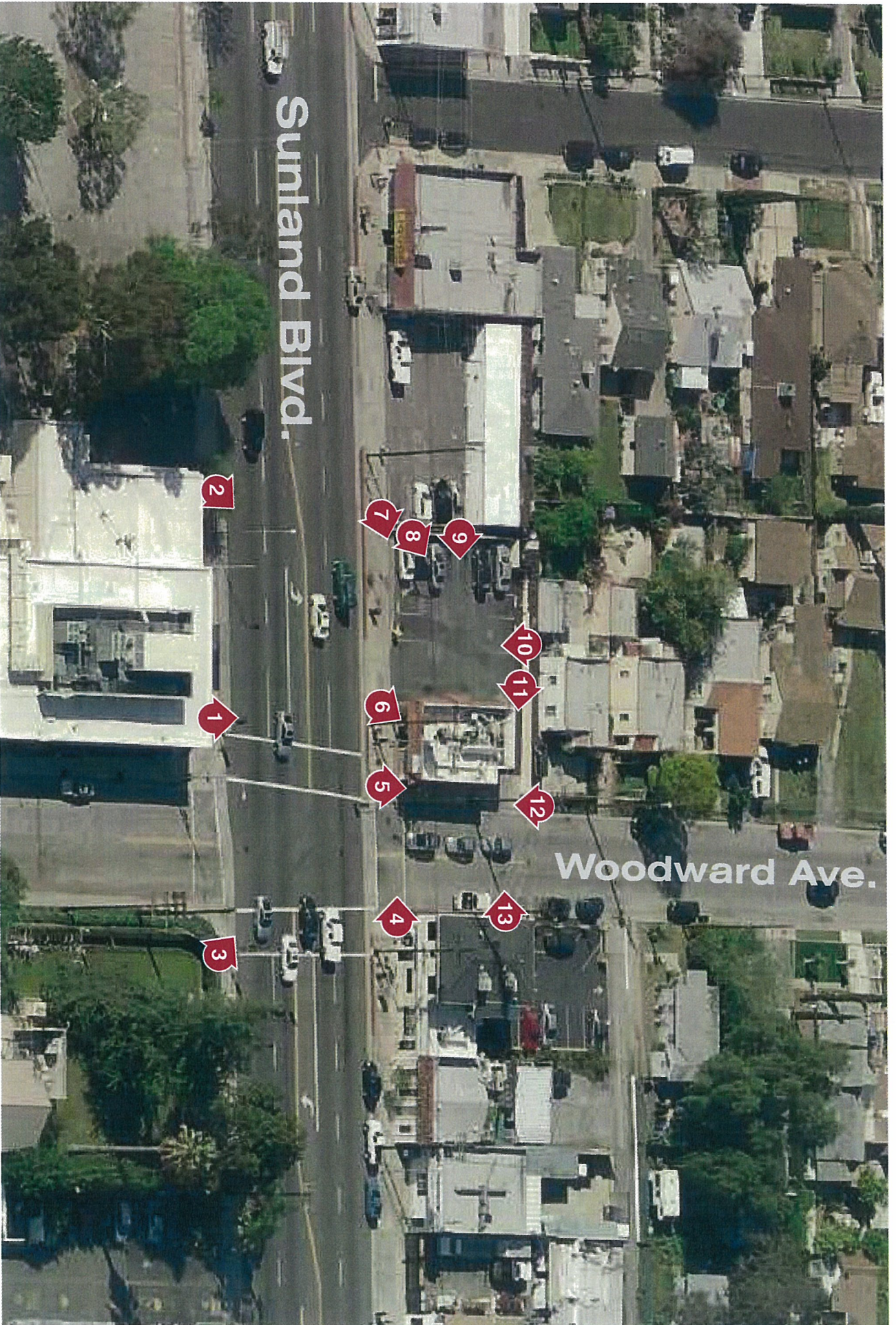
CONTACT: F.E DESIGN & CONSULTING

PHONE: (213) 687-6963



we make it happen





# PHOTO KEY

Link N Hops  
8005 Foothill Blvd, Sunland-Tujunga, CA 91040



**FE DESIGN & CONSULTING**

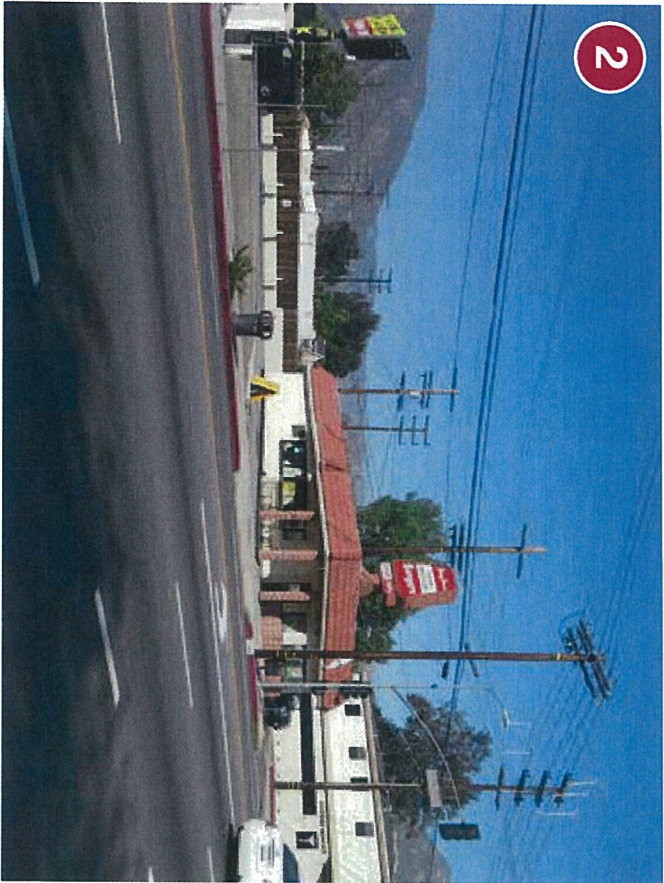






1

Sunland Blvd, facing subject site. Direction: North



2

Sunland Blvd, facing subject site. Direction: North



3

Sunland Blvd, facing subject site. Direction: North





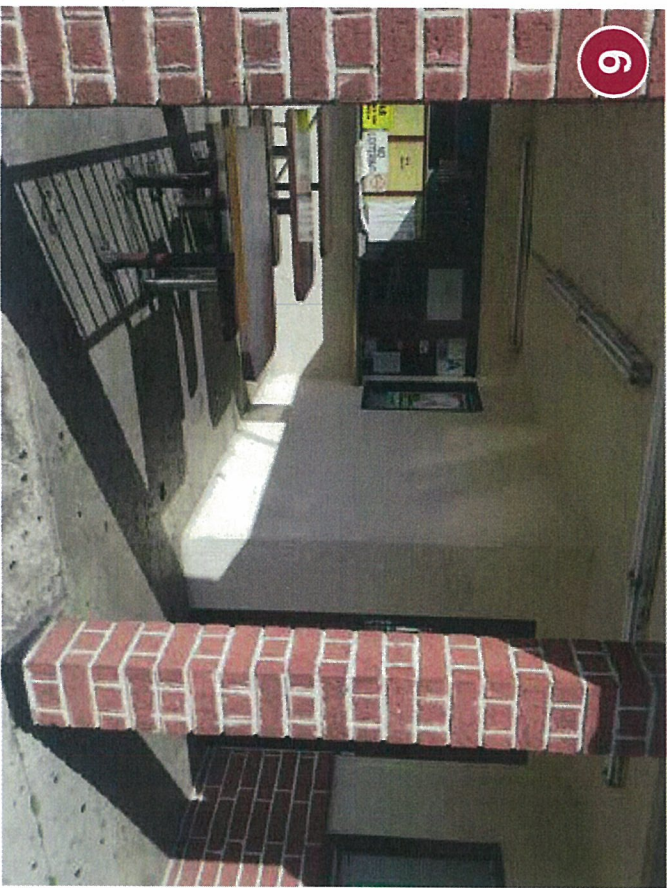
4

Sunland Blvd, across street facing subject site. Direction: West



5

Woodward Ave, on sidewalk along subject site. Direction: North



6

Sunland Blvd, facing outdoor eating area. Direction: North



7

Sunland Blvd, on sidewalk along subject site. Direction: East





**Sunland Blvd, facing parking lot, adjacent to subject site. Direction: North**



**Parking Lot, facing side of subject site. Direction: East**



**Parking Lot, at lot facing street. Direction: South**



**Parking Lot, facing driveway of subject site. Direction: East**





**Woodward Ave, on sidewalk along subject site. Direction: South**



**Woodward Ave, across street facing subject site. Direction: West**