



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-1516

**PROJECT NUMBER 97-147-(5)**  
**Conditional Use Permit No. 200800118**

**PUBLIC HEARING DATE**  
 1/6/2010

**AGENDA ITEM**  
 TBD

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**  
 Russell Investments, LLC

**OWNER**  
 Lawrence R. Moss

**REPRESENTATIVE**  
 Robert Russell

**PROJECT DESCRIPTION**

The applicant is requesting approval of Conditional Use Permit No. 200800118 to authorize the continued sale of a full line of alcoholic beverages for on-site consumption at an existing 2,998 sq. ft. restaurant/bar. The applicant is also requesting approval to allow live entertainment. The restaurant has an occupant load of 135 persons and currently operates from 10 am to 11 pm daily.

**REQUIRED ENTITLEMENTS**

Conditional Use Permit to authorize the sale of beer, wine, and distilled spirits for on-site consumption and live entertainment in the C-2-BE (Neighborhood Commercial, Billboard Exclusion) zone of the Montrose Zoned District.

**LOCATION/ADDRESS**

Oceanview Bar and Grill, 3826 Ocean View Boulevard, Montrose

**SITE DESCRIPTION**

The site plan depicts a 2,998 sq. ft. restaurant/bar, Oceanview Bar and Grill, located within a larger 7,285 sq. ft. existing commercial building. The site plan depicts 12 parking spaces for the commercial building, four of which are allocated to the subject restaurant.

**ACCESS**  
 Florencita Drive and Ocean View Blvd

**ZONED DISTRICT**  
 Montrose

**ASSESSORS PARCEL NUMBER**  
 5807-009-016

**COMMUNITY**  
 La Crescenta-Montrose

**SIZE**  
 0.3 acre

**COMMUNITY STANDARDS DISTRICT**  
 La Crescenta-Montrose CSD

**EXISTING LAND USE**

**EXISTING ZONING**

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
<b>Project Site</b>	Restaurant, Retail Commercial	C-2-BE (Neighborhood Commercial, Billboard Exclusion)
<b>North</b>	Offices, Parking Lot, Vacant land, and Multi-Family Residences	C-2-BE, R-3 (Limited Multiple Residence)
<b>East</b>	Parking Lot, Commercial, and Multi-Family Residences	C-2-BE, C-3-BE (Unlimited Commercial, Billboard Exclusion), R-3, City of Glendale
<b>South</b>	Commercial	C-2-BE, City of Glendale
<b>West</b>	Commercial, Single- and Multi-Family Residences	C-2-BE, R-3, City of Glendale

**GENERAL PLAN/COMMUNITY PLAN**  
 Los Angeles Countywide General Plan

**LAND USE DESIGNATION**  
 C (Major Commercial)

**MAXIMUM DENSITY**  
 N/A

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption - Existing Facilities

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

**STAFF CONTACT PERSON:**

RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING

**STAFF RECOMMENDATION (PRIOR TO HEARING):**

<b>SPEAKERS*</b> (O) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0
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\*(O) = Opponents (F) = In Favor