

# Regional Planning Commission Transmittal Checklist

Hearing Date  
12/07/11  
Agenda Item No.  
7

**Project Number:** PROJECT NO. R2010-01891-(1)  
**Case(s):** CONDITIONAL USE PERMIT NO. 201000177  
**Planner:** Anita Gutierrez

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: *Anita Gutierrez*



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT NO. R2010-01891-(1)**  
**CONDITIONAL USE PERMIT NO. 201000177**

**PUBLIC HEARING DATE**  
 11/30/2011

**AGENDA ITEM**  
 7

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Teresa Salazar

**OWNER**

Teresa Salazar

**REPRESENTATIVE**

None

**PROJECT DESCRIPTION**

The applicant is requesting a Conditional Use Permit ("CUP") to authorize the sale of alcoholic beverages (beer and wine) for onsite consumption and live non-amplified entertainment in association with an existing restaurant.

**REQUIRED ENTITLEMENTS**

Pursuant to LA County Code Sections 22.56.195 and 22.28.260 a conditional use permit is required for alcoholic beverages and live entertainment, respectively. The applicant is requesting a conditional use permit to authorize the sale of alcoholic beverages (beer and wine) for onsite consumption and live non-amplified entertainment in association with an existing restaurant.

**LOCATION/ADDRESS**

4731 E. Olympic Boulevard, East Los Angeles

**SITE DESCRIPTION**

The site plan depicts a 0.10 acre lot developed with a 2,253 sq ft restaurant on the southern portion of the lot and a 2,279 sq ft single-family home on the northern portion of the property. No parking is provided.

**ACCESS**

Via Olympic Boulevard

**ZONED DISTRICT**

EASTSIDE UNIT NO. 1

**ASSESSORS PARCEL NUMBER**

5246-019-038

**COMMUNITY**

East Los Angeles

**SIZE**

0.05 Acres

**COMMUNITY STANDARDS DISTRICT**

East Los Angeles

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Restaurant	C-M (Commercial Manufacturing) Zone
North	Religious Facility/Residential	R-3 (Limited Multiple Residence) Zone
East	Commercial/Vacant Land	C-M (Commercial Manufacturing) Zone
South	Commercial/Residential	C-M (Commercial Manufacturing) Zone/R-3 (Limited Multiple Residence) Zone
West	Commercial/Residential	C-M (Commercial Manufacturing) Zone

**GENERAL PLAN/COMMUNITY PLAN**

East Los Angeles Community Plan

**LAND USE DESIGNATION**

CM- Commercial Manufacturing

**MAXIMUM DENSITY**

**ENVIRONMENTAL DETERMINATION**

Class 1 Categorical Exemption-Existing Facilities

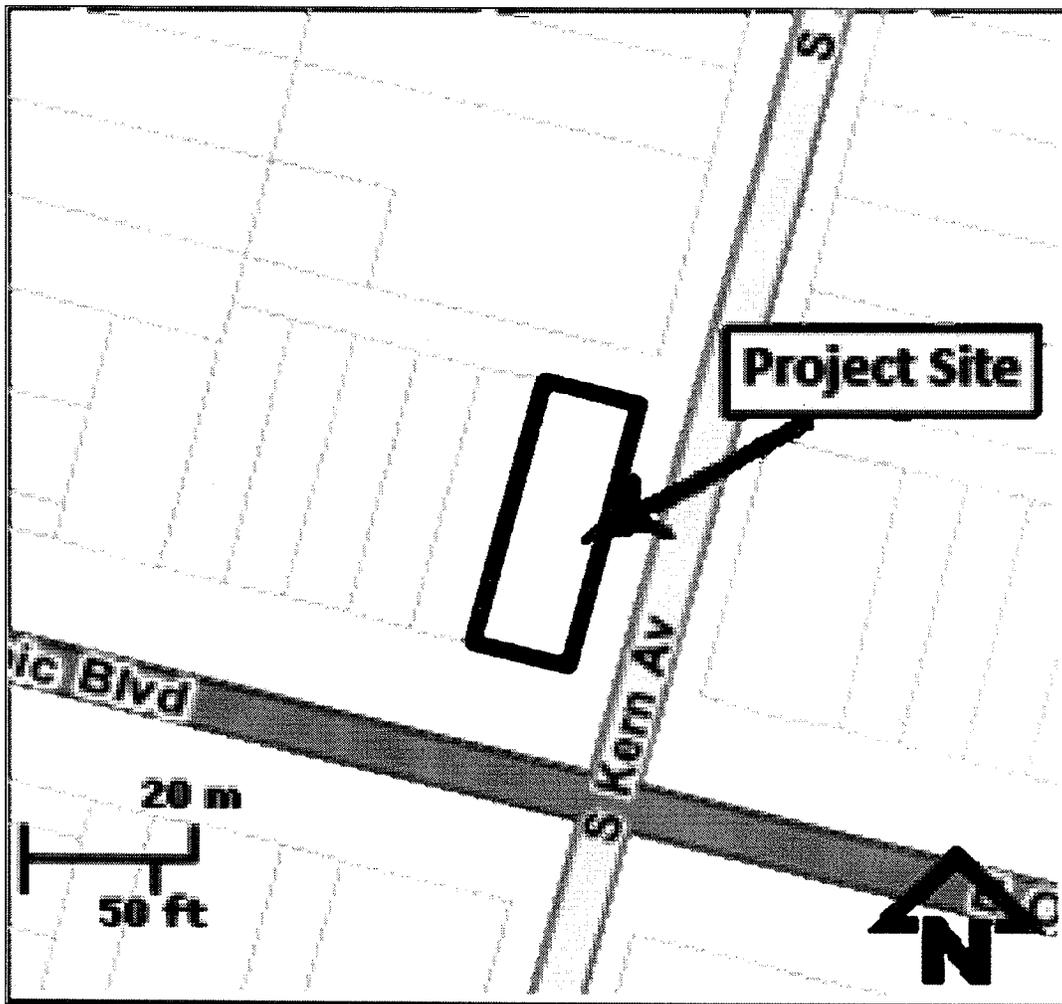
**RPC LAST MEETING ACTION SUMMARY**

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: Anita Gutierrez		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

\*(O) = Opponents (F) = In Favor



**STAFF ANALYSIS**  
**PROJECT NUMBER R2010-01891-(1)**  
**CONDITIONAL USE PERMIT NUMBER 201000177**

**PROJECT DESCRIPTION**

The project is a request for a Conditional Use Permit ("CUP") to authorize the on-site sale of beer and wine and live non-amplified entertainment in association with an existing restaurant (Mi India Bonita).

**REQUIRED ENTITLEMENTS**

Pursuant to LA County Code Sections 22.56.195 and 22.28.260 a "CUP" is required for the sale of alcoholic beverages and live entertainment, respectively. The applicant is requesting a CUP to authorize the sale of alcoholic beverages (beer and wine) for onsite consumption and live non-amplified entertainment in association with an existing restaurant.

**LOCATION**

4731 E. Olympic Boulevard, East Los Angeles

**SITE PLAN DESCRIPTION**

The site plan depicts an existing 2,253 square foot restaurant on the southern portion of the property and a 2,279 square foot single-family home on the north portion of the property. No parking is provided.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PREVIOUS CASES/ZONING HISTORY**

According to Los Angeles County Assessor records the building currently used as a restaurant was established in 1934 as a retail store. In 1946 the use changed to a restaurant use with necessary building permits from the Los Angeles County Department of Public Works, Building and Safety Division.

**STAFF EVALUATION**

**General Plan Consistency**

The project site is within the East Los Angeles Community Plan area and is designated as Commercial Manufacturing, which is described as areas containing business mixed

with small warehousing, light manufacturing, assembly plants, wholesaling and other uses that do not generate large amounts of traffic, noise, congestion or odors. The primary restaurant use does not conflict with the plan category.

### **Zoning Ordinance and Development Standards Compliance**

The subject property is located within the C-M (Commercial Manufacturing) Zone and is within the East Los Angeles Community Standards District. The following development standards apply:

#### **Parking**

The LA County zoning ordinance did not address parking or storage of automobile vehicles in commercial zones prior to 1941. According to the Assessor's records the building now used as a restaurant was built in 1934 as a commercial use, prior to parking requirements. According to building records, the restaurant use was established in 1946 and would have been considered non-conforming due to parking standards as no parking was required at the time the building was built.

#### **Neighborhood Impact/Land Use Compatibility**

The subject property is located with 600 feet of three religious facilities and is adjacent to residential properties to the North, including a single-family home that is located on the same lot as the restaurant. While a local serving restaurant is a compatible use within this neighborhood, there are concerns over increased traffic and parking issues for Kern Avenue which is a residential street. The proposed alcohol sales and live entertainment would also include longer operating hours for the restaurant which anticipates drawing in more people. However, the restaurant has no on-site parking and existing patrons park on the street. The current operating hours are 8am- 5pm Monday through Saturday, if approved for the sale of alcohol and live entertainment the hours would be 8am -5pm Mon-Thurs, 8am-10pm Friday and Saturday and 8am-4pm on Sundays with entertainment on Sundays from 10am-4pm. Additionally, the applicant proposes occasional special events at the restaurant. The live entertainment proposed would be either a five piece mariachi group or mariachi trio. There is a single-family home also on the parcel, located directly behind the restaurant and there is a church located directly behind the subject property which could result in traffic issues on a residential street.

### **Burden of Proof**

The applicant is required to substantiate all facts identified by Sections 22.56.195 and 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has not met the burden of proof. The burden of proof states that only one religious facility is located within 500 feet of the subject property, however there are three. Additionally, the burden of proof states that the restaurant if sufficiently buffered from residential, however the site is directly adjacent to a residential neighborhood and a single-family home is located on the same property as the restaurant.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

**Public Health**— In a letter dated March 30, 2011 the Public Health Department recommended conditions pertaining to lavatories and noise control be included with the permit if approved.

**Sheriff Department** – In a letter dated September 14, 2011 the Sheriff Department commented on the number of existing alcohol licenses in the policing area of Unincorporated East Los Angeles.

### **OTHER DEPARTMENTS**

#### **Department of Alcoholic Beverage Control**

The Department of Alcoholic Beverage Control (ABC) reports that there is not currently an over-concentration of licenses within the Census tract. Four (4) on-sale licenses are allowed and two (2) exist. The two existing restaurants selling beer and wine for on-site consumption are Alcopulco Mexitessen and La Foca Restaurants.

There are two (2) establishments selling alcoholic beverages within 600 feet of the subject property; Alvarez Market (directly across the street) and Frankies Market (560 feet away on Olympic), both selling beer and wine for off-site consumption. There are three sensitive uses located within 600 feet of the subject property; three religious facilities.

### **PUBLIC COMMENTS**

No public comments have yet been received on this project.

### **FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

### **STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

The unincorporated community of East Los Angeles consists of 7.89 square miles with one hundred sixty-eight (168) retail liquor licenses, a high number of alcohol licenses relative to the geographic size of the community. Therefore, the addition of new alcohol licenses in the community must be considered carefully.

The proposed alcohol sales at the subject property would affect a place used exclusively for religious worship as there is a church located directly behind the restaurant. The restaurant proposes to expand their hours of operation causing increased traffic and noise on Sundays, which would affect the church as well as the residents along Kern Avenue as there is no off-street parking.

Additionally, the applicant proposes non-amplified live entertainment as an accessory use to the restaurant, however given that the property is non-conforming due to parking standards and no on-site parking is being provided, the addition of live entertainment would create an added burden to the residents on Kern, by intensifying the restaurant use and creating parking problems on a residential street. The addition of live entertainment would not be a compatible use with the surrounding neighborhood.

Staff recommends Denial of project number R2010-01891 and RCUP 201000177.

#### **SUGGESTED APPROVAL MOTIONS**

I move that the Regional Planning Commission close the public hearing and deny conditional use permit number 2010 00177, with the attached findings.

Prepared by Anita Gutierrez, Zoning Permits East Section

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

#### **Attachments:**

Draft Findings of Denial

Applicant's Burden of Proof statement

Site Photographs

Site Plan

Land Use Map

# **FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2010-01891-(1)  
CONDITIONAL USE PERMIT NUMBER 201000177**

## **REQUEST**

The applicant is requesting a Conditional Use Permit ("CUP") to authorize the on-site sale of beer and wine and live non-amplified entertainment in association with an existing restaurant (Mi India Bonita).

**REGIONAL PLANNING COMMISSION HEARING DATE: December 7, 2011**

## **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION**

### **FINDINGS**

1. The project is located at 4731 E. Olympic Boulevard, East Los Angeles in the unincorporated area of Los Angeles County
2. The applicant is requesting a CUP to authorize the sale of alcoholic beverages (beer and wine) for onsite consumption and live non-amplified entertainment in association with an existing restaurant.
3. The project site is within the East Los Angeles Community Plan area and is designated as Commercial Manufacturing, which is described as areas containing business mixed with small warehousing, light manufacturing, assembly plants, wholesaling and other uses that do not generate large amounts of traffic, noises, congestion or odors. The primary restaurant use does not conflict with the plan category.
4. The subject property is located within the C-M (Commercial Manufacturing) Zone and is within the East Los Angeles Community Standards District. The development standards for parking are as follows: The Los Angeles County zoning ordinance did not address parking or storage of automobile vehicles in commercial zones prior to 1941. According to the Assessor's records the building now used as a restaurant was built in 1934 as a commercial use, prior to parking requirements. According to building records, the restaurant use was established in 1946 and would have been considered non-conforming due to parking standards as no parking was required at the time the building was built.
5. The subject property is located with 600 feet of three religious facilities and is adjacent to residential properties to the North, including a single-family home that is located on the same lot as the restaurant. While a local serving restaurant is a compatible use within this neighborhood, there are concerns over increased traffic and parking issues for Kern Avenue which is a residential street. The proposed

alcohol sales and live entertainment would also include longer operating hours for the restaurant which anticipates drawing in more people. However, the restaurant has no on-site parking and existing patrons' park on the street. The current operating hours are 8am- 5pm Monday through Saturday, if approved for the sale of alcohol and live entertainment the hours would be 8am -5pm Mon-Thurs, 8am-10pm Friday and Saturday and 8am-4pm on Sundays with entertainment on Sundays from 10am-4pm. Additionally, the applicant proposes occasional special events at the restaurant. The live entertainment proposed would be either a five piece mariachi group or mariachi trio. There is a single-family home also on the parcel, located directly behind the restaurant and there is a church located directly behind the subject property which could result in traffic and noise issues on a residential street.

6. There are two (2) establishments selling alcoholic beverages within 600 feet of the subject property; Alvarez Market (directly across the street) and Frankies Market (560 feet away on Olympic), both selling beer and wine for off-site consumption. There are three sensitive uses located within 600 feet of the subject property; three religious facilities.
7. Additionally, the applicant proposes non-amplified live entertainment as an accessory use to the restaurant, however given that the property is non-conforming due to parking standards and no on-site parking is being provided, the addition of live entertainment would create an added burden to the residents on Kern, by intensifying the restaurant use and creating parking problems on a residential street. The addition of live entertainment would not be a compatible use with surrounding neighborhood.
8. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
9. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment, or valuation of property of other persons

- located in the vicinity of the site, and will jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is not adequate in size and shape to accommodate the parking and loading facilities, prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
  - D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
  - E. The requested use at the proposed location will adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius;
  - F. The requested use at the proposed location is not sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;
  - G. The requested use at the proposed location will result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;
  - H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and
  - I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

#### **REGIONAL PLANNING COMMISSION ACTION**

1. In view of the findings of fact and conclusions presented above, Conditional Use Permit number 201000177 is denied.

c: Each Commissioner, Zoning Enforcement, Building and Safety

#### **VOTE**

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MM:AG  
11/14/2011



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**KENNETH MURRAY, REHS**  
Director of Environmental Protection Bureau

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**KEN HABARADAS, M.S., REHS**  
Environmental Health Staff Specialist  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016



**BOARD OF SUPERVISORS**

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Fifth District

March 30, 2011

**TO:** Phillip Estes, AICP  
Zoning Permits North Section  
Department of Regional Planning

**FROM:** Ken Habaradas, M.S., REHS   
Environmental Health Division  
Department of Public Health

**SUBJECT: PROJECT NO. R2010-01891**  
**CUP 2010 00177**  
**LOCATION: 4729 E. OLYMPIC BLVD., EAST LOS ANGELES**

- Environmental Health recommends approval of this CUP.
- Environmental Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The CUP is to authorize the sale of alcoholic beverages for onsite consumption and non-amplified entertainment in association with an existing restaurant located in the C-M zone, East Los Angeles CSD.

The Department recommends approval of this CUP with the following conditions:

1. The project shall comply with Section 11.38.570 (D) of the Los Angeles County Code, Title 11, which requires that all food establishment proposing the sale of alcohol for onsite consumption to have separate toilets and lavatories for the persons of each sex. In addition, Section 11.38.570 (D) requires that the men's restroom be provided with urinal(s). The applicant shall obtain approval from this Department's Plan Check Program prior to selling alcohol for onsite consumption.
2. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Chapter 12.08 of the Los Angeles County Code, Title 12.

If you should have any questions regarding the above conditions, please contact me at (626) 430-5382.



County of Los Angeles  
Sheriff's Department Headquarters  
4700 Ramona Boulevard  
Monterey Park, California 91754-2169



LEROY D. BACA, SHERIFF

September 14, 2011

Ms. Anita Gutierrez  
Regional Planner, Zoning Permits East Section  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Re: Conditional use Permit Application for the Sales of Alcoholic Beverages  
"MI INDIA BONITA RESTAURANT"  
4729-31 East Olympic Boulevard, Los Angeles CA 90022

Dear Anita Gutierrez

It is my understanding owner(s) of the Mi India Bonita Restaurant have applied for a Conditional Use Permit and ABC license for their business located at 4729-31 East Olympic Boulevard, Los Angeles. While I am not advocating my support or opposition to their request for such a permit, it is my responsibility to provide the necessary factual information for those who will make that decision.

The location is currently open, and based on calls for service, it appears there has been only one call for service for the last five years regarding a burglary to the business. This call was back in 2009.

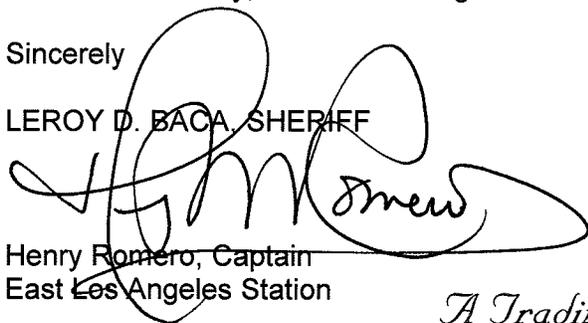
Currently, the policing area of unincorporated East Los Angeles consist of 7.89 square miles. It is comprised of twenty-seven census tracts with one hundred sixty-eight retail liquor licenses. This is not including the 7.00 square miles of the City of Commerce which also has three census tracts with twenty-five retail liquor licenses, the City of Maywood which is 1.18 square miles with seven census tracks and forty-five retail liquor licenses and the City of Cudahy which is 1.22 square miles, 6 census tracks and twenty-one retail liquor licenses.

If the business is granted a C.U.P., we would hope they continue to be a responsible business and do not allow excessive consumption of alcohol at their location and/or allow "drunks" to congregate outside their business.

If you have any questions or wish to discuss this matter further, you may contact me or Deputy Scott S. Hennessy, at East Los Angeles Station, at (323) 264-4151.

Sincerely

LEROY D. BACA, SHERIFF



Henry Romero, Captain  
East Los Angeles Station

SEP 19 2011

*A Tradition of Service*

10-01891



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



# ALCOHOLIC BEVERAGE SALES BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.195, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

*There is only one church at 4800 E Olympic Blvd 90022.  
Approx. 450 feet away from the Restaurant*

B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

*The Restaurant is sufficiently buffered in relation to  
any Residential Area. is located at the corner of  
Olympic and Kern. Which are Commercial Areas.  
And located in a Major Thorough Bhd. "Olympic".*

C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

*There is no over concentration of Alcohol Licenses within  
the 500' Radius. Only (1) Establishment, "Alvarez Market"  
Restaurant. 1) 4737 E. Olympic Alvarez Market (Not a Restaurant)*

D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

*We are a Full Service Bonafide Restaurant, and the  
Beer and Wine will only be sold with a food order. we  
have no pit BAR. And proper I.D. will be required.  
We conduct our Business as a Family Restaurant.*

E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

*This property has been here since 1923. And the Restaurant  
has been operating as a food Establishment since  
1978. With no Detrimental Incidents.*



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



### CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

*It will not affect none of the above.*

*The Restaurant has been established since 1978*

*and has never had any problems. The immediate*

*community responds that way and they are*

*happy with our food and service and the way*

*we conduct our facility. We are a family restaurant.*

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

*Existing Building since 1923. Operated as a Restaurant since 1978.*

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

*Existing Restaurant since 1978. We have never had any parking issues. Because there is plenty of*

*parking spaces on both sides of the street "Renn Ave"*

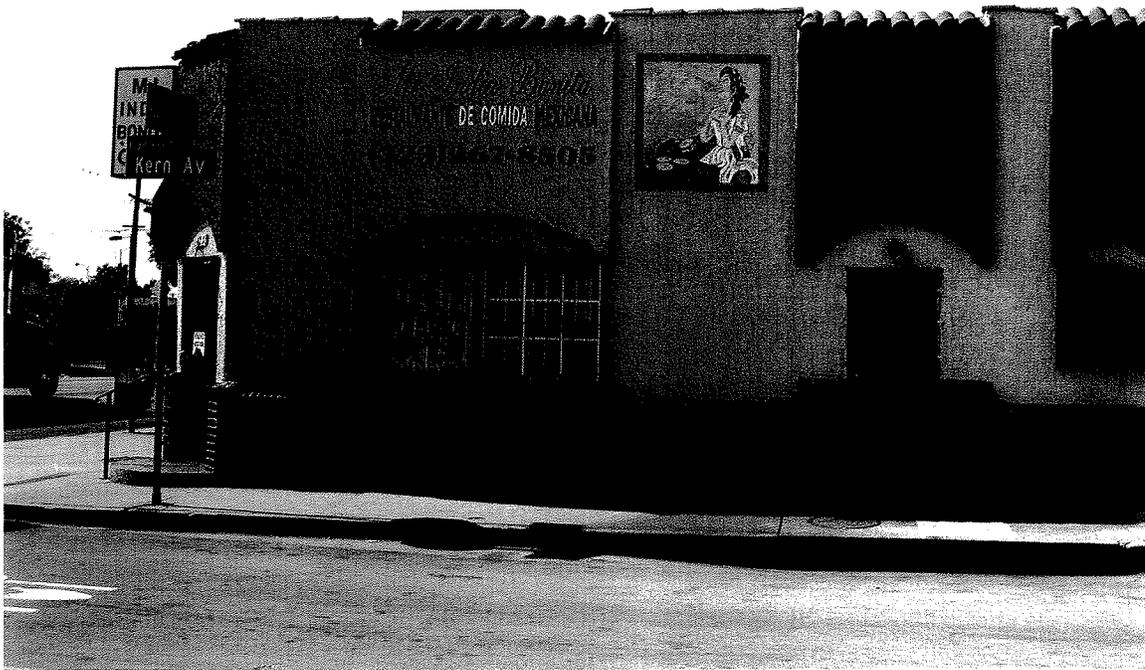
*with no time limit. Also. One hour parking on*

*Olympic Blvd. Our proposed sales of Beer & Wine will*

*be a commodity great the Mayor same of income*

*80% food and 20% alcohol plus.*

*It is a family oriented restaurant with no fixed bar. And alcohol will only be sold with food to eat.*



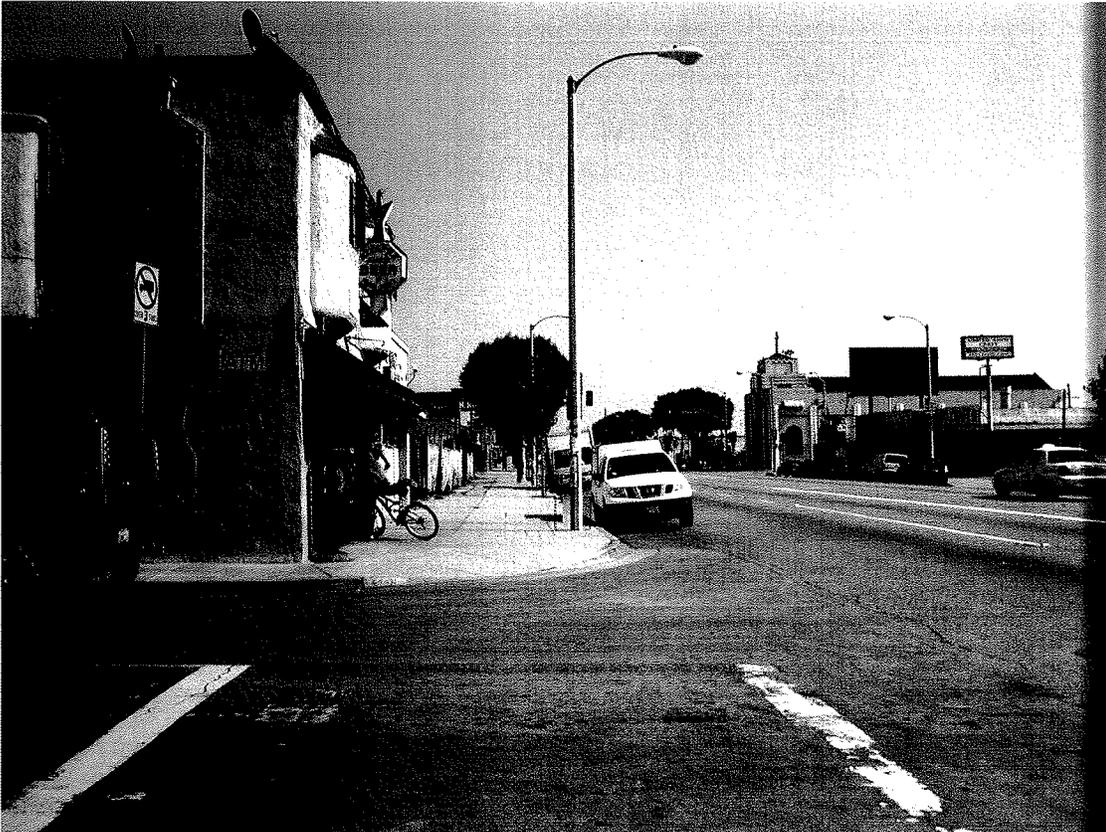
Restaurant at  
corner of  
Olympic Blvd.  
and Kern Ave.



Single-family  
home, directly  
behind the  
restaurant to  
the North.



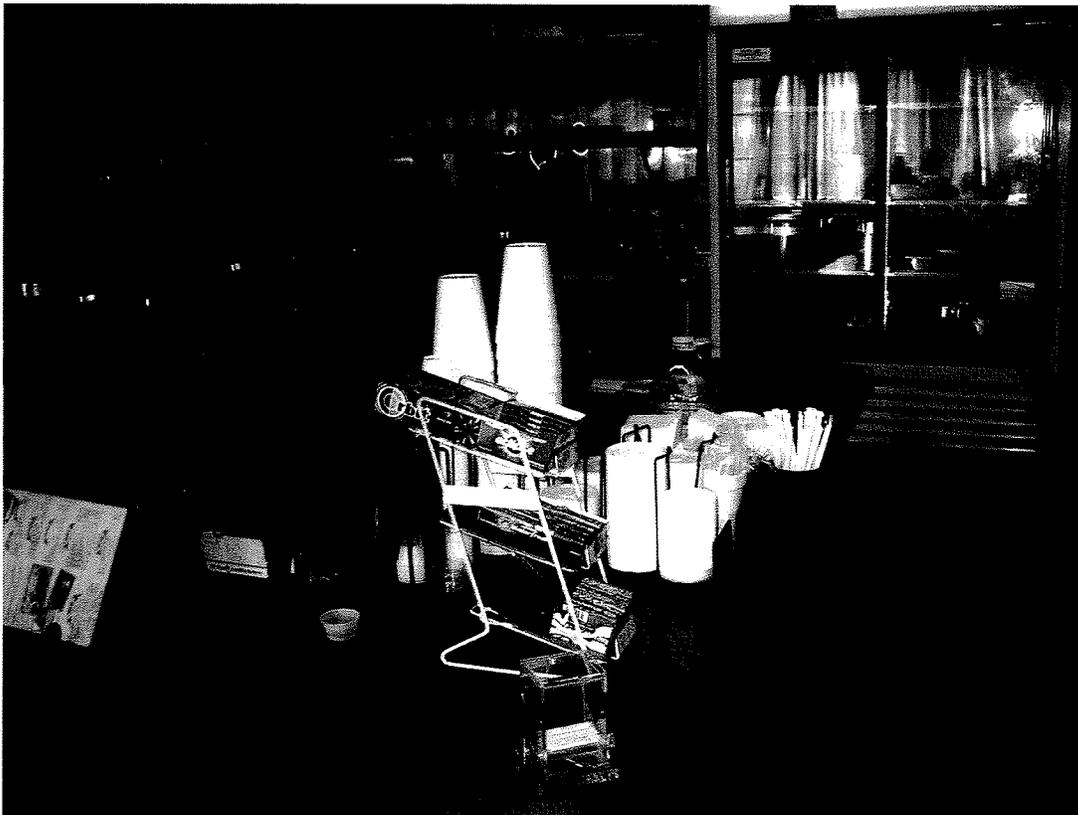
View of Kern Street facing North from corner of Kern Ave. and Olympic Blvd.



View of Olympic Blvd. facing East. The yellow building on the left is a liquor store, selling beer and wine for off-site consumption.



Church located on Kern Ave. behind subject property to the North.



View inside restaurant. The cooler in background is where alcohol would be kept.



# Department of Regional Planning

Printed: Nov 22, 2011

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