



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

R2014-02292-(5)

**HEARING DATE**

February 3, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201400102  
 Environmental Assessment No. 201400179

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Ritz Center Inc. / Jae Seob Kim

**MAP/EXHIBIT DATE**

September 22, 2014

**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit (CUP) to authorize the sale of beer and wine for on-site consumption (Type 41) within an existing restaurant. The "Tofu Love Restaurant" is located within a commercial plaza in the southeastern tenant space.

**LOCATION**

3115 Foothill Boulevard, Unit "O," La Crescenta

**ACCESS**

Foothill Boulevard

**ASSESSORS PARCEL NUMBER(S)**

5802-010-005 and 5802-010-006

**SITE AREA**

1.11 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Montrose

**LAND USE DESIGNATION**

C – Major Commercial

**ZONE**

C-1 (Restricted Business)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

La Crescenta-Montrose, Foothill Blvd. West Town Area

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.195 (Alcoholic Beverage Control Burden of Proof Requirements)

**CASE PLANNER:**

Kristina Kulczycki

**PHONE NUMBER:**

(213) 974 - 6435

**E-MAIL ADDRESS:**

kkulczycki@planning.lacounty.gov