

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

*Planning Staff Use Only*

ENV No. ENV 2012-2168 EAF	Existing Zone C1-1	District Map 109-5A141
APC West Los Angeles	Community Plan Venice	Council District 11
Census Tract 2734.02	APN 4286030012	Case Filed With [DSC Staff]
		Date

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

APPLICATION TYPE Conditional Use Permit - Alcoholic Beverages (CUB)

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

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 5-7 Dudley Ave., Venice, CA Zip Code 90291

Legal Description: Lot 227 Block BLK 3 Tract GOLDEN BAY TRACT

Lot Dimensions 122' x 55' Lot Area (sq. ft.) 6,679.3 Total Project Size (sq. ft.) 1,664

**2. PROJECT DESCRIPTION**

Describe what is to be done: Upgrade of alcohol sales from beer and wine only to a full-line of alcohol for on-site consumption in an existing 1,664 s.f. full-service restaurant. Seating will remain at 40, hours of operation and alcohol sales will remain 11:30am to 10:30pm, Sun. - Thurs., 11:30am to 11:00pm, Friday and Saturday.

Present Use: Full-service restaurant Proposed Use: Full-service 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 checked="" 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  
Per LAMC, CUP to allow upgrade of alcohol sales from beer and wine only to a full-line alcohol for on-site consumption at an existing 1,664 s.f. restaurant. Seating will remain at 40, hours of operation and alcohol sales will remain 11:30am to 10:30pm Sunday through Thursday, 11:30am to 11:00pm Friday and Saturday.

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

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

List related or pending case numbers relating to this site:  
ZA 2009-2087 CUB, ENV 2009-2859 CE

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Vittorio Viotti Company Parvus, LLC  
 Address: 5 Dudley Ave. Telephone: ( 310 ) 314-3222 Fax: ( )  
Venice, CA Zip: 90291 E-mail: vittorio@piccolovenice.com

Property owner's name (if different from applicant) Northwestern Engineering Company  
 Address: 314 Founders Park Drive Telephone: ( 323 ) 930-9700 Fax: ( 323 ) 930-9797  
Rapid City, SD Zip: 57701 E-mail: nweng@ca.rr.com

Contact person for project information Brett Engstrom Company 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.
- 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: [Handwritten Signature] Print: JAMES D. ADELSTEIN

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of LOS ANGELES

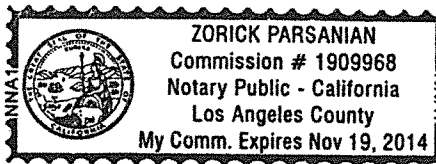
On MAY 28<sup>th</sup> 2013 before me, ZORICK PARSANIAN (Notary Public)  
 (Insert Name of Notary Public and Title)

personally appeared JAMES D. ADELSTEIN, 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.

[Handwritten Signature] (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