

CONDITIONAL USE PERMIT FINDINGS:

14831 BURBANK BLVD.;

a) 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.

The subject uses of a restaurant and that of a mini-shopping center featuring other retail uses are existing to this neighborhood. The location is located within a onestory retail building that is fully existing. The restaurant is not new to the community and is now applying for beer & wine sales and hours of operation beyond the 11 PM curfew. This service is both essential and beneficial to this community.

The primary use is that of a dining establishment with also a robust delivery service of all menu items as a convenience to patrons at their businesses and homes. The applicant operates many restaurants throughout Los Angeles; and some also feature Beer & Wine sales.

No changes to the location are proposed to either the interior or to the exterior of the building or the property. The applicant has been operating the families restaurants for many years and has received acclaims from around the world. Many clients have expressed their desire for him to provide beer & wine sales for their convenience and enjoyment at this location as well as delivery. He has even had to prevent patrons from bringing in their own bottles of beer & wine because is no longer acceptable to do this. He now has the opportunity to provide these amenities to his restaurant, thus providing a service that is both beneficial and convenient to the community. Her request is to extend her hours of operation on the property past the 11 PM curfew. On Sun-Thurs. until 12 AM; and until 2 AM Friday & Saturday. This will allow patrons a larger window of time

to enjoy the amenities that the restaurant has to offer; and to allow the restaurant longer delivery hours. This does not affect any residential uses whatsoever. We are located at the corner of two heavily developed commercial thoroughfares; Burbank Blvd. and Kester Ave. All restaurant activities are located within the restaurant. There are no outdoor uses whatsoever. There is no entertainment other than recorded background music.

b) THAT THE PROJECTS 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 restaurant and the one story commercial building and parking are existing. No improvements are contemplated. There are no sensitive uses nearby, and there is no direct access to any adjacent residential uses, whatsoever.

c) 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 request is within the boundaries and elements of the General Plan and the Specific Plan. No deviations are requested. This is a strong commercial property surrounded by other commercial property; all located along two strong commercial corridors. With the proper requests and entitlements in play; all aspects and elements to the specific plan will be met.

d) THAT BASED ON DATA PROVIDED BY THE CITY DEPT OF TRANSPORTATION OR BY A LICENSED TRAFFIC ENGINEER, THAT EGRESS TO AND FROM THE PROJECT WILL NOT CREATE A

TRAFFIC HAZARD OR CAUSE SIGNIFICANT TRAFFIC CONJESTION OR DISRUPTION OF VEHICULAR CIRCULATION ON ADJACENT STREETS.

The projects location is within an existing commercial shopping center that features separate businesses. The building center is now operating with several tenants, including the subject restaurant. The property is fully developed and all infrastructure is fully approved and developed. No new development is proposed. The restaurant opened in 2009 and was fully vetted and approved to operate by Building & Safety. This included review and approvals by all pertinent city wide agencies.

e) THAT THE 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.

There is no effect to the original development and the uses on the property are existing including that of the subject restaurant. The shopping center or one story building is existing. No new development or changes to the existing development are proposed. All parking is existing on the property and no changes are proposed or required.