

ARC Land Use & Entitlements,, Inc.

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July 24, 2014

Department of City Planning
6262 Van Nuys Blvd.
Suite 251
Van Nuys, CA 91401

**Re: 7755 Sepulveda Blvd., Unit 1-A
Conditional Use for the sale/dispensing and on-site consumption of Alcoholic Beverages, within an existing restaurant space, and patio.**

Findings for Approval of a Conditional Use Permit:

- 1. The proposed location will be desirable to the public convenience or welfare.**

The subject site is location along the Westerly side of Sepulveda Blvd., between Saticoy St. and Stagg St.. The subject site is approximately 28,714 sq. ft and is improved with an existing restaurant space, approximately 1,670 sq. ft. and sits approximately 41 patrons. There are no significant environmental resources observed on the project site.

The applicant is requesting a conditional use permit for sale/dispensing, as well as on-site consumption of alcoholic beverages with the existing restaurant space, and patio. The location of the restaurant is adjacent to the Van Nuys Area, It will desirable for the public convenience. The proposed restaurant/conditional use permit request will not adversely affect the welfare of the community. It will help create jobs by hiring new employees and will contribute to the community with much needed tax revenues to the City.

- 2. That the proposed project is in property relation to the adjacent uses or the development of the community.**

The subject site is location along the Westerly side of Sepulveda Blvd., between Saticoy St. and Stagg St. Adjacent Uses include Commercial Use, Manufacturing and a Residential area. Manufacturing zone/use directly to the East side of the property, along Sepulveda Blvd. to the North and South. Commercial Uses to the North and South of the subject site, along the Westerly side of Sepulveda Blvd.

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There are single family and multi-family uses to the West of the property. The subject location is in proper relation to the adjacent uses of the community. The request for sales and on-site consumption of alcoholic beverages would not be in conflict with the other commercial neighbors and their patrons.

3. **That the proposed project will not be materially detrimental to the character of development in the immediate neighborhood.**

The local community is in support of the project. The restaurant will serve the needs of the nearby commercial and residential uses as well as other residents of the community. The proposed restaurant would provide a full line of Peruvian food, with a complete sit down dining, operating for lunch and dinner. The subject site provides more than adequate parking for the use of the restaurant space. The location of the entrance of the parking is on the Sepulveda Blvd. side of the subject site, as well as Street parking available on Stagg St., which will minimize any traffic impacts on Sepulveda Blvd. The proposed restaurant shall also employ various personnel; which will bring very much needed jobs to the neighborhood.

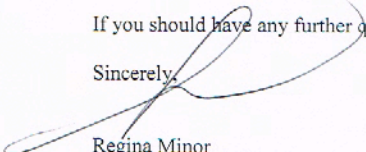
4. **The proposed location will be in harmony with the various elements and objectives of the General Plan.**

There are various elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. Majority of the policies derived from the elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for the entitlement described, the project/Conditional Use Permit, does not propose to deviate from any of the requirements of the Code. The Van Nuys Community Plan designates the property for General Commercial land uses subject to the corresponding C2 zone.

The issue of alcoholic beverages is not specifically addressed by the General Plan. Conditional authorization for the sale beer and wine on-site allowed through the approval of the Zoning Administrator subject to findings of the request.

If you should have any further questions and/or comments, please call me.

Sincerely,



Regina Minor