

FINDINGS: 14831 BURBANK BLVD.;

i. 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 location is an existing and operating full service restaurant. This location became a restaurant in 2009. The restaurant is a pizza restaurant serving pastas, sandwiches, and salads as well. The applicant and his family own and operate other pizza restaurants throughout the Hollywood and Los Angeles area. Their Wood Handcraft Pizza Restaurant on Sunset Blvd. in Silverlake also features a Beer & Wine license.

The current use is a full service restaurant with 21 interior seats. There is no outdoor dining proposed. The restaurant delivers all food and beverage items for the convenience of their patrons. There is no live entertainment, nor any dancing. The applicant has a long term lease on the premises, and promises to operate his restaurant with beer & wine sales in a responsible manner in regards to his neighbors and to the community.

The restaurant is an existing entity and no new construction is proposed.. No changes to the exterior of the building are proposed.

This restaurant is important to this neighborhood that is need of rejuvenation and renewed interest by investors, developers, and entrepreneurs. Burbank Blvd. is a strong commercial corridor featuring a multitude of eclectic uses as it traverses the entire San Fernando Valley. This provides a place to meet before or after participating in other activities offered in this area. This particular restaurant provides a strong service to the community and is an existing and convenient destination for the community to enjoy this type of cuisine. Alcohol sales are an important aspect to the restaurant and it is essential for the overall enjoyment of patrons taking advantage of this amenity. The applicant wishes to operate from 10 AM until 12 AM Sun-Thurs., and from 10 AM until 2 AM Friday & Saturday.

ii 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.

This is an existing development as a restaurant and shopping center that is located on the Northeast corner of two busy crossroads; Burbank Blvd. and Kester Ave. No new construction is proposed that would affect the existing exterior of the free standing building or affect any adjoining properties. The restaurant features abundant off-street parking that is shared by all tenants on the property. The use as a restaurant is long existing on the property and no changes are proposed for the property and no changes are proposed

for the exterior of the restaurant.

The neighborhood is mixed commercial and residential zoned properties located behind the commercial uses along both Burbank Blvd. and Kester Ave.

iii. That the project substantially conforms with the purpose, intent and provisions of the general plan, the applicable community plan, and any applicable specific plan.

This is currently a restaurant use operating in a C1.5-1VL zone. Code allows for this type of operation with proper entitlements in place. No physical changes to the building or the property are proposed. No deviations to parking are proposed. The location is an existing and operating restaurant that also is requesting to operate with on-sale beer & wine sales. The request is to allow the applicant to apply for a type-41 ABC license. We are also requesting extension of our operating hours past the 11 Pm Cinderella clause regarding corner mini shopping malls. No other amenities or changes in the operation are proposed. By allowing this entitlement, we are placing the operation under conditions that ensure a responsible operation that protects the community from irresponsible behavior and operation. We are also placing the property in a system that will require periodic oversight and review with termination clauses to the permitted use; along with revenue that will pay the city reimbursement for that oversight that is not in place now.

No deviations to the objectives and/or the elements of the General Plan or the Specific Plan are proposed or expected.

ADDITIONAL FINDINGS:

i) Explain how the proposed use will not adversely affect the welfare of the pertinent community.

This is an existing developed property that features multiple uses; with one of those uses a restaurant. The restaurant has had a long operating history in this neighborhood (8 Years). The applicant does not intend to offer fortified wines with his beer and wine beverages. The applicant does not intend to advertise the availability of alcohol sales in his windows. The location features abundant off-street parking. The applicant maintains the area free of graffiti and trash. The applicant is asking for beer & wine sales only for this particular location. The location does not now operate with conditions; where as now, the community has the opportunity to apply conditions to ensure the responsible operation and its affects to the community at large. This will also allow a termination of the special use if it is not renewed in a timely manner and brought

back once again for community review and approval.

ii) Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The applicant operates a full service restaurant in the neighborhood. The neighborhood consists of a strong commercial corridor that supports an eclectic mix of many retail uses, including many restaurants making this area popular as a dining destination. Alcohol license are an important aspect to the convenience and necessity of patrons enjoying their cuisine, and it is not uncommon to find many ABC licenses in areas featuring this eclectic mix of fine dining establishments.

The applicant has invested heavily in this property and in this community. The applicant is hoping for a long and successful relationship to the community and her patrons. The applicant is now in need for this important entitlement to not only survive and to being able to compete in this unstable economic times; but to also best serve the needs, conveniences, and demands of her clientele and patrons.

iii) Explain how the proposed approval of the application will not detrimentally affect nearby residential zones or uses.

The applicant is a responsible neighbor and addresses any concerns relating to the residential neighbors immediately. The use is fully existing and the applicant has invested heavily in this retail location that formerly was closed and defunct. The location has now been operating over seven years and is implementing his popular and successful restaurant concept to this immediate neighborhood. The property has off-street parking for customer convenience. This will help reduce the need for street parking that could affect the parking congestion. There is no live entertainment that might otherwise affect residential uses. ALL activity is on the interior of the establishment. The location does not allow any direct access to any residential areas or property.