

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

*Planning Staff Use Only*

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Case Filed With [DSC Staff]
		Date

CASE NO. ZA 2013-1204

APPLICATION TYPE CUB/ZV/CU  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 10955-10959 Kinross Avenue and 1085-1099 Gayley Avenue Zip Code 90024  
 Legal Description: Lot 1,2, & portion of 3 Block 7 Tract 10600  
 Lot Dimensions 110 x 118.47 Lot Area (sq. ft.) 13,001.53 Total Project Size (sq. ft.) 12,415.42

**2. PROJECT DESCRIPTION**

Describe what is to be done: Re-establish a restaurant use at a former restaurant site with an addition of 428 sq. ft. of interior space.

Present Use: Restaurant/Closed over 1 year Proposed Use: Restaurant

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

- Check all that apply:
- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> New Construction      | <input checked="" type="checkbox"/> Change of Use | <input checked="" 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               |
| No. of residential units:                      | Existing _____                                    | To be demolished _____                          |   |

For information regarding the Public Hearing date, or the name & phone no. of the Zoning Investigator assigned to this case call (213) 978-1318

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: N/A Code Section which authorizes relief: 12.24, W-1  
Conditional Use to permit the addition of a full line of alcohol in conjunction with expansion of an existing restaurant to approx. 3,110 sq. ft. with 108 dining seats and 15 bar seats a total of 123 seats.

Code Section from which relief is requested: 12.22-A, 23 Code Section which authorizes relief: 12.24-W, 27  
Conditional Use for the relief from Commerical Corner/Mini Shopping requirements to permit hours of operation Fri-Sun from 7am to 1am and Mon-Thurs from 7am to 12 midnight. Furthermore, the project is requesting relief:  
1) all landscaping requirements,

Code Section from which relief is requested: 12.21-A, 4 Code Section which authorizes relief: 12.27  
Zone Variance to permit zero in conjunction with this project in lieu of the "5 " Parking spaces required by Building & Safety for the approx. 428 square foot expansion.

List related or pending case numbers relating to this site:  
DIR 2012-3064(DRB)(SPP) - In Process, DIR 2006-10309(DRB)(SPP), DIR 2003-2236(DRB)(SPP)