

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

| | | |
|-----------------------------|--------------------------------|-------------------------------|
| ENV No. | Existing Zone <u>C4-2D-O</u> | District Map <u>132 B 153</u> |
| APC <u>West Los Angeles</u> | Community Plan <u>Westwood</u> | Council District <u>5</u> |
| Census Tract <u>2652.02</u> | APN <u>4363-021-018</u> | Case Filed With [DSC Staff] |
| | | Date |

CASE No. _____

APPLICATION TYPE Conditional Use Permit for on-site sale of full alcohol
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1100 S. Glendon Avenue, Suite 100 Zip Code 90024

Legal Description: Lot 6 Block 15 Tract TR 9768

Lot Dimensions triangle 316 x 200 Lot Area (sq. ft.) 59,273 Total Project Size (sq. ft.) 10,318

2. PROJECT DESCRIPTION

Describe what is to be done: Continued on-site sale of full alcohol in conjunction with an existing, full service restaurant (Napa Valley Grille). The interior dining area has 10,318 square feet with 362 seats. The patio is 1,275 square feet and will have 83 seats. Total seating is 445 seats. Hours of operation remain as is.

Present Use: Restaurant (Napa Valley Grille) Proposed Use: Restaurant (Napa Valley Grille)

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

| | | | |
|--|--|---|---|
| <input type="checkbox"/> New Construction | <input 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 | <input type="checkbox"/> Side Yard |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

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
To allow the on-site sale of full alcohol in conjunction with an existing, 445 seat, full service restaurant. Hours of operation are Monday thru Friday, 11:30 am to 12 am, Saturday 11 am to 12 am and Sunday 11 am to 11 pm.
This application is to capture an increase in seating with no other changes in the operation of the restaurant.

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:

4. OWNER/APPLICANT INFORMATION

Applicant's name Steve Vrabel Company Tavistock Restaurants
 Address: 6475 Christie Avenue, Suite 300 Telephone: (954) 868-1553 Fax: (954) 301-2623
Emeryville, CA Zip: 94608 E-mail: stevevrabel@tavistockrestaurants.com

Property owner's name (if different from applicant) Trizec Westwood Center, LLC
 Address: 1100 Glendon Avenue Telephone: (310) 446-2220 Fax: () _____
Los Angeles Zip: 90024 E-mail: elizabeth_salazar@equityoffice.com

Contact person for project information Terri Dickerhoff Company CGR Development
 Address: 1120 Manzanita Street Telephone: (213) 422-1450 Fax: (323) 662-3262
Los Angeles, CA Zip: 90029 E-mail: cgrdev@sbcglobal.net

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: Brendan McCracken
March 19, 2014 ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On March 19, 2014 before me, Manli Bargh Sharghi
(Insert Name of Notary Public and Title)

personally appeared Brendan Michael McCracken who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 of 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)



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

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|-------------|---|------|
| Base Fee | Reviewed and Accepted by [Project Planner] | Date |
| Receipt No. | Deemed Complete by [Project Planner] | Date |