

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

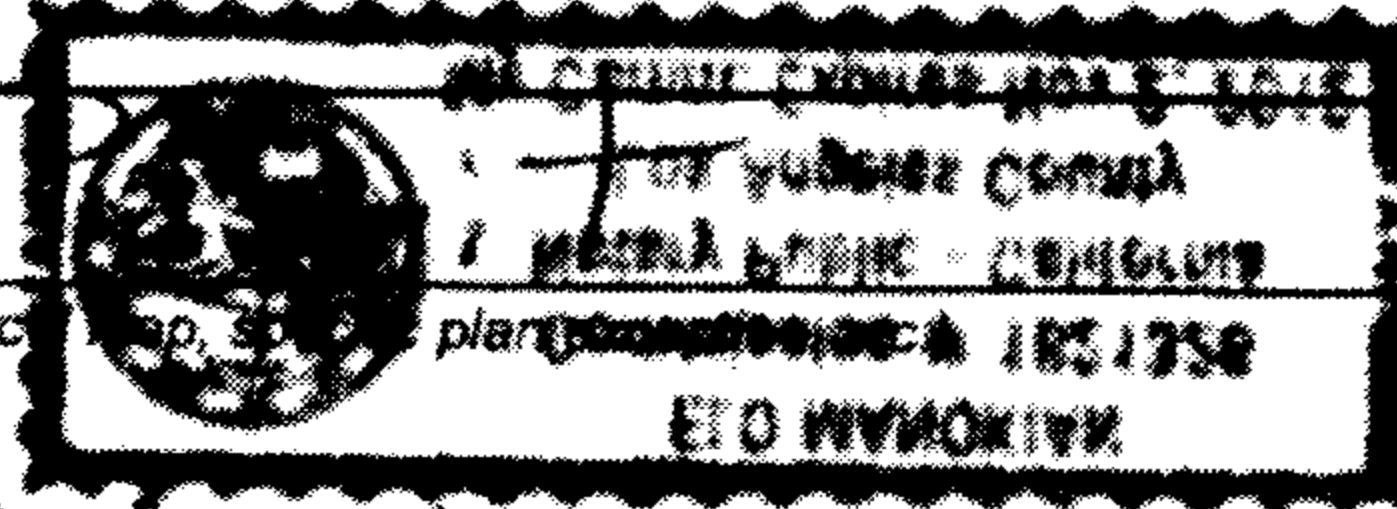
*Planning Staff Use Only*

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval*
		Date

\* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. **ZA 2009 746**

APPLICATION TYPE Conditional Use  
(zone change, variance, conditional use, tract/parcel)



**1. PROJECT LOCATION AND SIZE**

Street Address of Project 3133-3133 1/2 Glendale Bl. Zip Code 90036  
 Legal Description: Lot 33-36 Block A Tract 5006  
 Lot Dimensions Irr. Lot Area (sq. ft.) \_\_\_\_\_ Total Project Size (sq. ft.) \_\_\_\_\_

**2. PROJECT DESCRIPTION**

Describe what is to be done: Conditional Use request to permit on-site beer & wine sales & consumption in conjunction w/ existing restaurant service.

Present Use: Restaurant Proposed Use: Restaurant  
 Plan Check No. (if available) N/A Date Filed: \_\_\_\_\_

- Check all that apply:
- |  |  |                                      |                                     |
|--|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Alterations | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial    | <input type="checkbox"/> Residential |                                     |
- Additions to the building:
- |                               |                                |                                 |                                    |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|
| <input type="checkbox"/> Rear | <input type="checkbox"/> Front | <input type="checkbox"/> Height | <input type="checkbox"/> Side Yard |
|-------------------------------|--------------------------------|---------------------------------|------------------------------------|

**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

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

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:

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**SIGNATURES** of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**4. OWNER/APPLICANT INFORMATION**

Applicant's name VIET TRAN Company VIE7Noodle BAR  
 Address: 3133 1/2 GLENDALE BLVD Telephone: (818) 3957217 Fax: (323) 906 1676  
LOS ANGELES Zip: 90036 E-mail: TRANANVIET@yahoo.com

Property owner's name (if different from applicant) R E VENTURES LLC  
 Address: 801 S. CHEVY CHASE DR #90 Telephone: (818) 900-9991 Fax: (818) 688-3449  
GLENDALE CA Zip: 91205 E-mail: \_\_\_\_\_

Contact person for project information Kevin Franklin Company ABC, Inc.  
 Address: 30408 Olympic St Telephone: (213) 706-6997 Fax: (213) 617-0418  
Castaic CA Zip: 91384 E-mail: \_\_\_\_\_

**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.

X Signature: [Handwritten Signature]

Subscribed and sworn before me this (date): 1-20-09

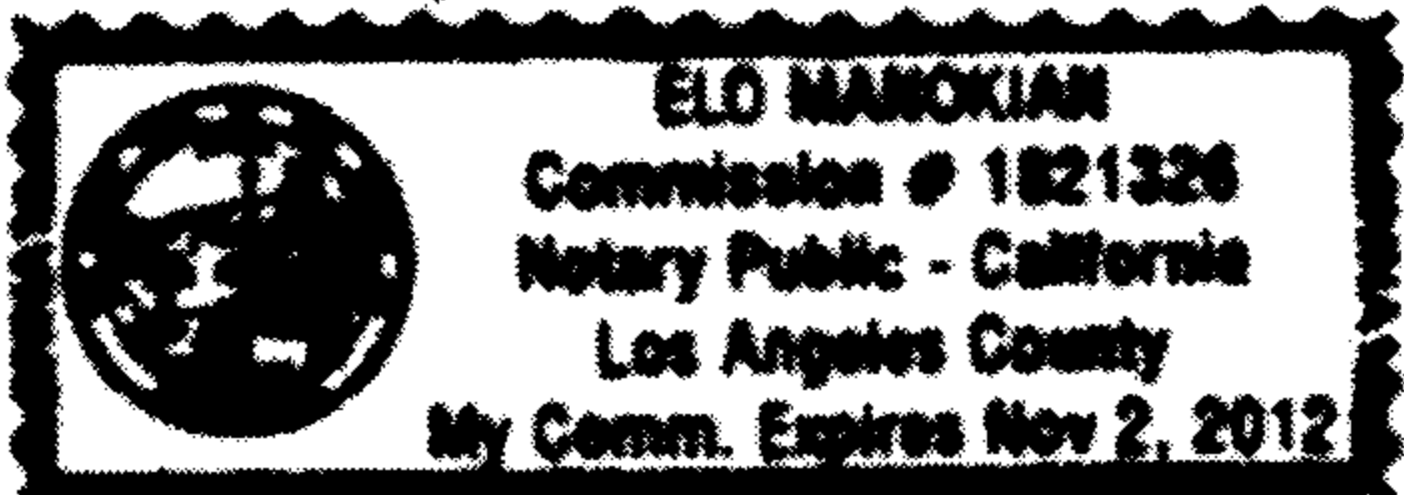
Print: Ace Tavarian

In the County of Los Angeles, State of California

Date: 1-20-09

X Notary Public [Handwritten Signature]

Stamp:



**6. ADDITIONAL INFORMATION/FINDINGS** See Attached

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*

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

# OPERATING AGREEMENT

OF

R.E. VENTURES, LLC

A CALIFORNIA LIMITED LIABILITY COMPANY

The undersigned Members of the R.E. VENTURES, LLC do hereby enter into this Operating Agreement effective \_\_\_\_\_.

## I. FORMATION OF LIMITED COMPANY

Pursuant to the Beverly-Killea Limited Liability Company Act, ARA TAVITLAN, M.D., as organizer, has formed a California limited liability company under the laws of the State of California by filing, effective \_\_\_\_\_, of the Articles for R.E. VENTURES, LLC, a California Limited Liability Company. The business of Company shall be conducted under the provisions of such Articles until such time as the Members shall file amendments to the Articles in accordance with applicable law and the terms for amendment under said Articles.

## II. OFFICE

The principal office of the Company shall be located at 221 E. Glenoaks Boulevard, Glendale, California 91207. The Company may have such other offices as the Members may designate or as the business of the Company may require. The registered office of the Company required by the Beverly-Killea Limited Liability Company Act to be maintained in the State of California may be, but need not be, identical with the principal office, and may be changed from time to time by the Members.

## III. USE OF FULL LEGAL NAME REQUIRED

The phrase "R.E. VENTURES, LLC" shall always appear as a part of the name of Company on all correspondence, stationery, checks, invoices, any and all documents and papers executed by Company and as otherwise required by the Act.

## IV. PURPOSE

This Limited Liability Company is organized for all lawful purposes under the laws of the State of California and is intended to involve all Members in the ownership and management of the business and to hold, purchase, manage, operate

and to own and sell real and personal property or such other purposes as authorized in the Articles of Organization.

## V. DURATION OF THE COMPANY

The Company shall commence upon the filing of its Articles of Organization with the Secretary of State for the State of California and shall continue for the term provided for in the Articles unless (a) extended by the Members (by amendment of the Articles), (b) sooner dissolved by the Members, or (c) dissolved by a statutory event of dissolution. The right to continue after a statutory event of dissolution is reserved in the Articles.

## VI. CAPITAL CONTRIBUTIONS

The Members agree for themselves and their successors, assigns and heirs, that their participation is considered a long-term investment, and that any return of capital prior to the termination and winding up of the Company is in the sole discretion of the Members, by decision of a majority of the Members. The undersigned Members agree to share in all post formation profits and surplus of the Company pro-rata according to their share of ownership in the Company, which ownership shall be represented in units ("Membership Units"). Membership Units shall be granted to each of the Members of this Company in exchange for his or her agreed upon capital contributions (made up of cash) as represented as follows:


<u>Member's Name</u>	<u>Member's Address</u>	<u>Capital Contribution</u> (Agreed Upon Amount)	<u>Membership Units</u>
ARA TAVITIAN, M.D.	221 E. Glenoaks Suite 130 Glendale, CA 91207	\$ _____	1,000
AVEDIS TAVITIAN, M.D.	221 E. Glenoaks Suite 130 Glendale, CA 91207	\$ _____	1,000

## VII. ADDITIONAL CAPITAL CONTRIBUTIONS

The Members may, but are not required to, contribute any additional capital deemed necessary by the Members, by decision of a majority in interest, for the operation of the Company, provided, however, that in the event that any Member deems it advisable to refuse or fails to contribute their proportionate share of any or all of the additional capital requested, by the majority in interest, then other Members or any one of them may contribute the additional capital not paid in by such refusing Members, and shall receive therefore an increase in the proportionate share of the ownership or interest in the entire Company in direct proportion to the said additional capital contributed as compared to all capital contributed (which interest shall likewise be

IN WITNESS WHEREOF, the parties have hereunto set their hands effective the day and first above written. This Operating Agreement may be executed in counterparts with each counterpart constituting one and the same instrument.

MEMBERS:

  
\_\_\_\_\_  
Ara Tavitian, M.D.

  
\_\_\_\_\_  
Avedis Tavitian, M.D.

CONDITIONAL USE PERMIT – ALCOHOL (CUB)

ADDITIONAL INFORMATION / FINDINGS

3133-31331/2 GLENDALE BLVD..

3a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

*The applicant is requesting Conditional Use approval to permit the on-site sales and consumption of beer and wine in conjunction with the operation of an existing 1,900 sq. ft. restaurant ; accommodating a total of 56 seats ; with hours of operation from 11am to midnight daily; in the [Q]C4-1XL zone. The subject premise is located in an existing, fully improved commercial shopping center that was established according to all applicable development standards.*

b. Why does the applicant believe the location of the project will be desirable to the public convenience and welfare.

*The subject property is located along the primary commercial corridor of Glendale Blvd. in the Atwater Village district, which for years has served as a destination point for retail food and beverage uses. The subject use has been, and will continue to provide this public convenience. The applicants are merely requesting that they be given the opportunity to offer full service to customers with the inclusion of beer and wine service.*

c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

*The subject use is an existing commercial use located in the [Q]C4-1XL commercial zone, and has a commercial land use designation in the Community Plan.*

d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

*No. Approval of the Conditional Use will allow the subject use to offer full service to customers, thereby adding to the economic growth and stability of both the business and the community.*

- e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

No. The Glendale Blvd. strip in the Atwater Village commercial district acts as a destination point for local residents, workers and visitors. Full service food establishments are natural land uses for the area. An approval in this case will allow the subject use to operate on par with similar uses in the neighborhood.

- f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

No. The subject use is located in a commercial retail structure and is oriented towards the major traffic arterial Glendale Blvd. The subject use is designed with an existing rear wall located adjacent to an existing alley, that adequately buffers the subject use from any nearby residentially zoned properties.

- g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?

Proposed hours of operation are 11am to midnight daily. Hours of alcohol sales to coincide with hours of operation.

- h. What is the occupancy load as determined by the Fire Dept.(number of patrons)? What is the proposed seating in all areas?

A total of 56 seats.

- i. Is parking available on the site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?

Four on-site.

- j. Is there to be entertainment such as a piano bar ,juke box, dancing, live entertainment, movies, etc.?

No.

- k. Is a full line of alcoholic beverages to be served or just beer and wine?

Beer and wine.

- l. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (off-site only)

*Not applicable*

- m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities. (on-site only)

*No separate cocktail lounge is proposed.*

- n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Dept.(ABC) in the last 365 days and if so, for what reasons?

*No violations.*

- o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?

*No video games proposed.*

- p. Will you have signs visible on the outside which advertise the availability of alcohol?

*No exterior ads relating to the availability of alcohol are proposed.*

- q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in Section 12.03 of the Los Angeles Municipal Code?

*Alcohol to be sold in conjunction with food orders. Full kitchen on-site.*

- r. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter(750 ml)?

*Not applicable; this is an on-sale use.*

- s. Will "fortified" wine (greater than 16% alcohol) be sold?

*No.*

t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?

No.

u. Will discount alcoholic drinks or a 'Happy Hour' be offered at any time?

Yes. 4pm to 7pm Mondays thru Fridays.

v. Will security guards be provided and if so, when and how many?

No.

w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

No alcohol will be allowed to be consumed on any adjacent property under the control of the applicant.

x. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

No.

y. Provide a copy of the proposed menu if food is to be served.

See attached.

z. How many employees will you have on the site at any given time?

Three per shift.

aa. What security measures will be taken including: Posting of rules, security guards, etc?

Standard posting of rules; on-site security provided by property managers.

bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?

No minimum age requirement.

**cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where?**

*None.*

**dd. For massage parlor or sexual encounter establishment applicants:**

*Not applicable*

**ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?**

*Not applicable*



**California Department of Alcoholic Beverage Control  
For the County of LOS ANGELES - (Retail Licenses)  
and Census Tract = 1883**

Report as of 2/19/2009

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	37433	ACT	41	10/1/1975	12/31/2009	SIZZLER USA RESTAURANTS INC 2920 LOS FELIZ BLVD LOS ANGELES, CA 90039  Census Tract: 1883.	SIZZLER 226	6101 W CENTINELA AVE CULVER CITY, CA 90230-6359	1933
2)	90702	ACT	47	7/25/1980	2/28/2009	LAWRYS RESTAURANTS INC 2980 LOS FELIZ BLVD LOS ANGELES, CA 90039  Census Tract: 1883.	TAM OSHANTER INN	234 E COLORADO BLVD PASADENA, CA 91101-2211	1933
3)	90702	ACT	58	5/30/2002	2/28/2009	LAWRYS RESTAURANTS INC 2980 LOS FELIZ BLVD LOS ANGELES, CA 90039  Census Tract: 1883.	TAM OSHANTER INN	234 E COLORADO BLVD PASADENA, CA 91101-2211	1933
4)	251169	ACT	21	2/15/1991	6/30/2009	SARKISSIAN ANOUCHE 3006 LOS FELIZ BLVD LOS ANGELES, CA 90039  Census Tract: 1883.	LOS FELIZ LIQUOR		1933
5)	347735	ACT	48	2/19/1999	1/31/2010	BIGFOOT LODGE LLC THE 3172 LOS FELIZ BLVD LOS ANGELES, CA 90039  Census Tract: 1883.	BIGFOOT LODGE THE		1933
6)	347735	ACT	58	9/4/2002	1/31/2010	BIGFOOT LODGE LLC THE 3172 LOS FELIZ BLVD LOS ANGELES, CA 90039  Census Tract: 1883.	BIGFOOT LODGE THE		1933
7)	408171	ACT	41	4/7/2004	3/31/2009	ALBERT ALEXANDER LUIS 3175 GLENDALE BLVD LOS ANGELES, CA 90039  Census Tract: 1883.	BARACOA CUBAN CAFE		1933
8)	428394	ACT	47	8/9/2005	2/28/2009	HOCKEMA DAVID FRANKLIN 3100 LOS FELIZ BLVD LOS ANGELES, CA 90039  Census Tract: 1883.	ROOST THE		1933
9)	429857	ACT	47	12/20/2005	11/30/2009	3000 LOS FELIZ LLC 3000 LOS FELIZ BLVD LOS ANGELES, CA 90039-1505  Census Tract: 1883.	GRIFFIN THE		1933
10)	429857	ACT	58	12/20/2005	11/30/2009	3000 LOS FELIZ LLC 3000 LOS FELIZ BLVD LOS ANGELES, CA 90039-1505	GRIFFIN THE		1933

						Census Tract: 1883.			
11)	441360	ACT	41	8/4/2006	7/31/2009	CORINAS KITCHEN INC 3219 GLENDALE BLVD LOS ANGELES, CA 90039	CANELE		1933
						Census Tract: 1883.			
12)	441453	ACT	41	11/16/2006	6/30/2009	SUN HAI INN CORP 3176 LOS FELIZ BLVD LOS ANGELES, CA 90039	SUN HAI INN		1933
						Census Tract: 1883.			
13)	455944	ACT	20	12/3/2007	11/30/2009	BURBANK INVESTMENT GROUP INC 3111 GLENDALE BLVD LOS ANGELES, CA 90039- 1805	55 DEGREE WINE		1933
						Census Tract: 1883.			
14)	455944	ACT	42	12/3/2007	11/30/2009	BURBANK INVESTMENT GROUP INC 3111 GLENDALE BLVD LOS ANGELES, CA 90039- 1805	55 DEGREE WINE		1933
						Census Tract: 1883.			

--- End of Report ---

For a definition of codes, view our glossary

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

**CERTIFICATE OF OCCUPANCY**

**OWNER:** R E VENTURES LLC

801 SCHEVY CHASE DR NO 20  
GLENDALE CA 91205

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	Issued-Valid	DATE
BY:	MICHAEL E MARTIN	03/01/2008

**SITE IDENTIFICATION**  
ADDRESS: 3133 1/2 N GLENDALE BLVD 90039

TRACT	BLOCK	LOT(S)	ARB. CO. MAP REF #	PARCEL PIN	APN
TR 5006	A	33	M B 54-94-97	154-5A207 326	5435-027-018

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT:** CONVERT A 16'5" X 59'2" PORTION OF AN (E) MEDICAL OFFICE SPACE TO RESTAURANT (HOURS OF OPERATION: 7:00 AM TO 11:00 PM)

USE	PRIMARY	OTHER
	Restaurant	(-) None

**PERMITS:** 07016-10000-05507 | DEPT. OF BUILDING AND SAFETY

STRUCTURAL INVENTORY	CHANGED	TOTAL
ITEM DESCRIPTION		
Floor Area (ZC)	0 Sqft	
B Occ. Group	0 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	



**DEPARTMENT OF BUILDING AND SAFETY**

**APPROVAL**

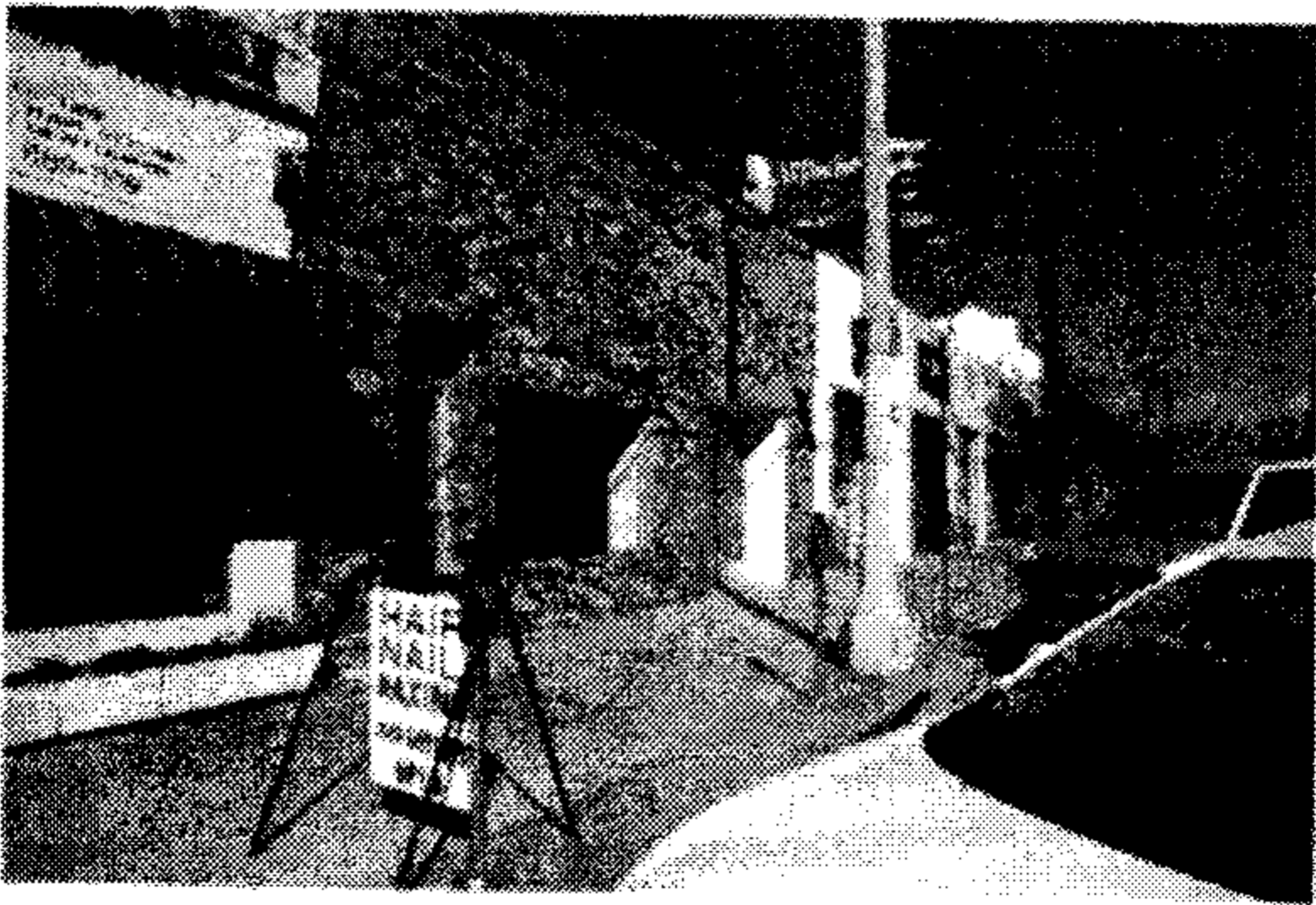
CERTIFICATE NUMBER: 51491  
 BRANCH OFFICE: LA  
 COUNCIL DISTRICT: 13  
 INSPECTION DISTRICT: BIGIM2  
 BUREAU: INSPECTN  
 DIVISION: BLDGINSP  
 STATUS: CoO Issued  
 STATUS BY: MICHAEL E MARTIN  
 STATUS DATE: 03/01/2008

*Michael E. Martin*

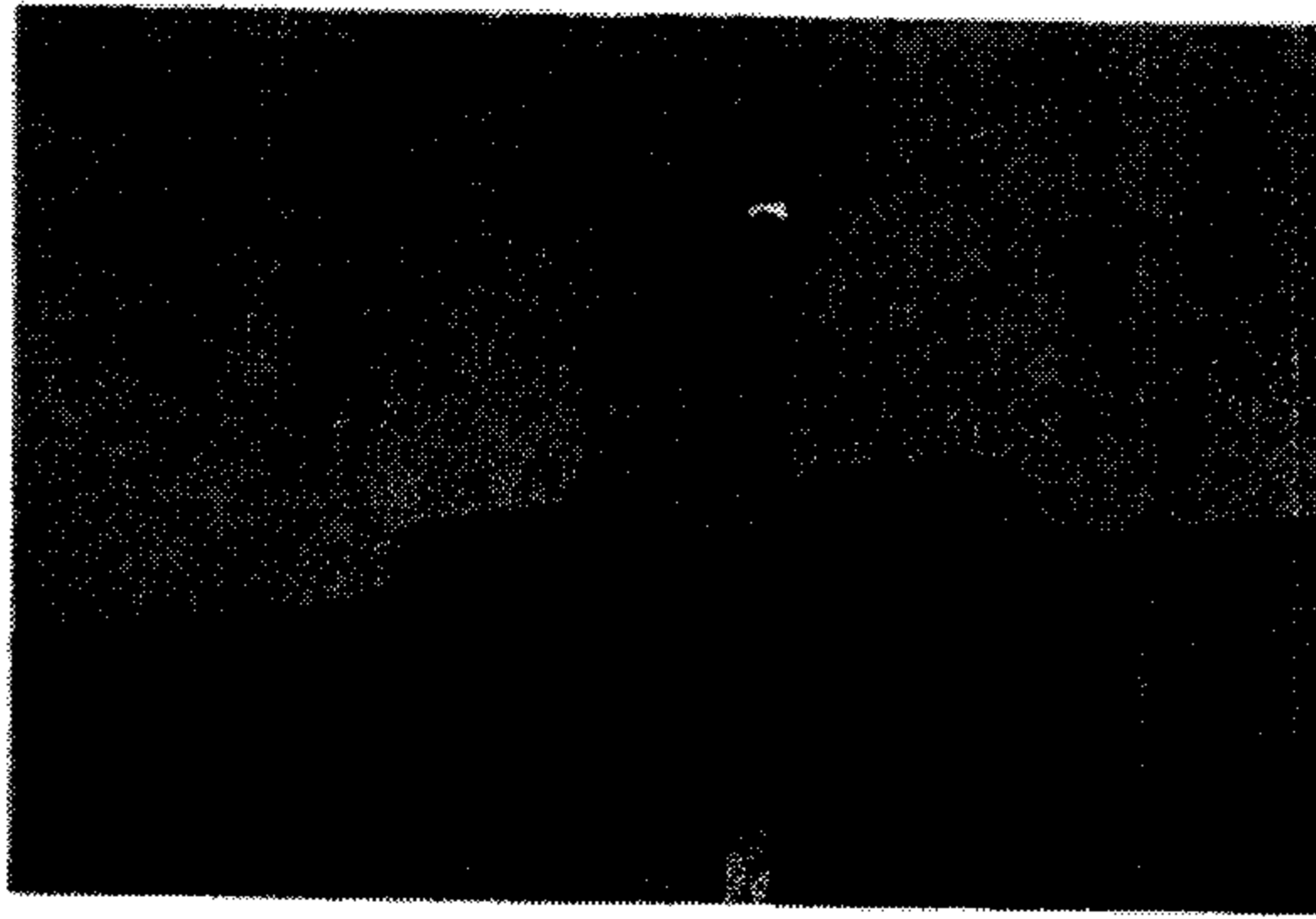
APPROVED BY: MICHAEL E MARTIN  
 EXPIRATION DATE:

PERMIT DETAIL			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
07016-10000-05507	3133 1/2 N Glendale Blvd	CHANGE OF USE FROM MEDICAL OFFICE SPACE TO RESTAURANT (A= 165' X 992' = 995 SF). HOURS OF OPERATION: 7 AM TO 10PM	CalO Issued - 03/01/2008 MICHAEL E MARTIN
PARCEL INFORMATION			
Area Planning Commission: East Los Angeles Certified Neighborhood Council: Atwater Village District Map: 154-SA207 Near Source Zone Distance: 0	LADBS Branch Office: LA Community Plan Area: Northeast Los Angeles Energy Zone: 9 Thomas Brothers Map Grid: 894-D2	Council District: 13 Census Tract: 1883.00 Fire District: 2 Zone: [O]C4-1XL	
PARCEL DOCUMENT			
Affidavit (AFF) AFF-2404 City Planning Cases (CPC) CPC-1989-177-IPRO Ordinance (ORD) ORD-168351-SA168 Ordinance (ORD) ORD-173676 Zoning Information File (ZI) ZI-2282 Atwater Village Pedestrian Oriented Dist	Affidavit (AFF) AFF-842 City Planning Cases (CPC) CPC-1994-190-POD Ordinance (ORD) ORD-17216 Pedestrian Oriented District (POD) Atwater Village Pedestrian Oriented District	City Planning Cases (CPC) CPC-1986-826 City Planning Cases (CPC) CPC-22400 Ordinance (ORD) ORD-17366-SA435 Zoning Information File (ZI) ZI-2282	
CHECKLIST ITEMS			
Attachment - Plot Plan			
PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
<u>OWNER(S)</u>			
R E Ventures Llc	801 Chevy Chase Dr NO 20	GLENDALE CA 91205	
<u>TENANT</u>			
<u>APPLICANT</u>			
Drp , Inc -	119 S Atlantic Blvd #228	MONTEREY PARK, CA 91754	(626) 570-9978
BUILDING RELOCATED FROM:			
CONTRACTOR, ARCHITECT & ENGINEER INFORMATION			
NAME	ADDRESS	CLASS, LICENSE #	PHONE #
(E) Chen, Yuchen Jason	20601 Alda Ct	NA C40169	
(O) , Owner-BUILDER		NA 0	
SITE IDENTIFICATION ALL			
ADDRESS: 3133 1/2 N GLENDALE BLVD 90039			
LEGAL DESCRIPTION - ALL			
TRACT	BLOCK	LOT(S)	ARB CO MAP REF # PARCEL PIN APN
TR 5006	A	33	MB 54-94/97 154-SA207 326 5435-027-018

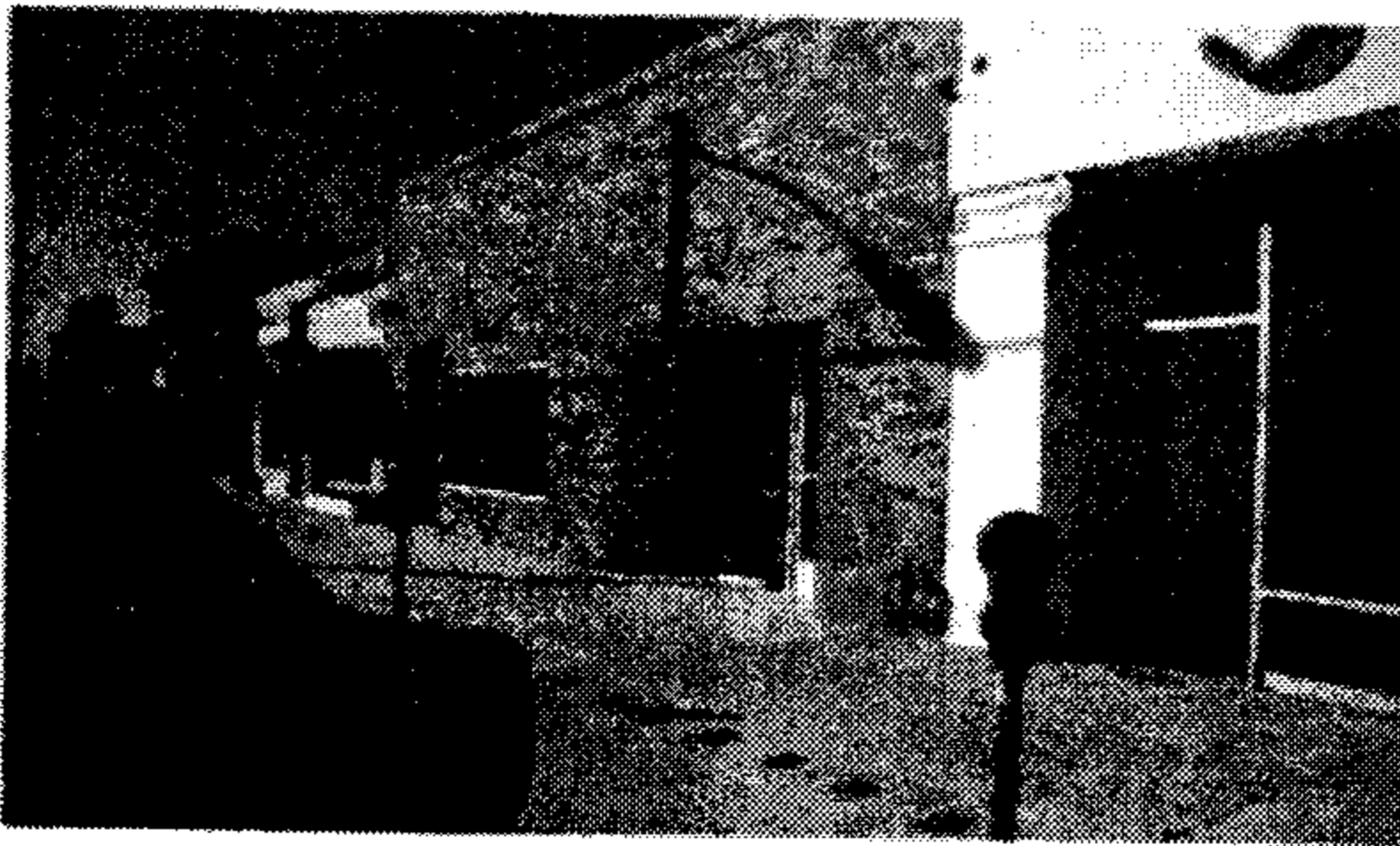
1. Front Left of Viet noodle bar



5. Public Parking



2. Front Right



6. 30 spaces



3. Public parking across the street.



7. From public parking to restaurant.



4. Back

