APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT -
ALCOHOLIC BEVERAGES

APPLICANT: GOT KOSHER, INC.

PROPERTY: 8912-8914 WEST PICO BOULEVARD
LOS ANGELES, CA 90035

REFERENCE: PER LAMC 12.24-W, 1, CONDITIONAL USE PERMIT TO ALLOW THE
SALE AND SERVICE OF BEER AND WINE ONLY FOR ON-SITE
CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF AN
EXISTING 1,702 S.F. FULL-SERVICE RESTAURANT

ADDITIONAL FINDINGS

a. General Conditional Use

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.

Got Kosher is an existing restaurant situated along the Pico Boulevard corridor. This
restaurant is fitting in its commercial use of the site and is an addition to the Jewish
community that is prominent in the area. Got Kosher provides a selection of kosher
cuisine that patrons can enjoy with beer and wine. This specialty food provides a
convenience to the Jewish population that may follow strict dietary restrictions, and
therefore has limited restaurant food options. The operation of this cultural restaurant is
consistent with its surrounding land uses and provides a unique service that is both
beneficial and needed by the community.

ii. That the project’s location, size, height, operations and other significant
features will be compatible with and will not adversely affect or further degrade
the adjacent properties, the surrounding neighborhood, or the public, welfare, and
safety.

Got Kosher occupies an existing tenant space that adheres to the physical features of
the surrounding properties, including size, height, and operations. The restaurant is
within a largely commercial zone C4-1VL-O that follows the Neighborhood Office
Commercial Use as designated by the General Plan. Should this application be granted,
the property will continue to coexist with the other uses in the vicinity, while avoiding
any detrimental effects to nearby residential properties. As such, Got Kosher will not
adversely affect or further degrade the adjacent properties, the surrounding
neighborhood, or the public health, welfare and safety.

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 business substantially conforms to the purpose, intent and provisions of the General Plan. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby residential properties. Got Kosher is a beneficial addition to Pico Boulevard, which is a long commercial strip that consists of specialty restaurants, markets, and academic and religious institutions. Allowing the sale of beer and wine will not impose any detrimental effects on the neighborhood but rather provide a service for patrons to enjoy drinks with their meals. The restaurant will, in turn, thrive and bring more commercial activity to the corridor, which follows the goals of the General Plan.

b. Additional Findings

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

Got Kosher’s operational use is consistent with the designated neighborhood office commercial land use element. The restaurant will not adversely affect the welfare of the community because it will be operating at a professional standard. If permitted for the sale of beer and wine for on-site consumption, Got Kosher will follow all conditions and regulations to prevent issues with the public. Common concerns like traffic and noise will not be a problem, as this business will behave in a responsible and professional manner.

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

While there are six alcohol-serving establishments operating in proximity along Pico Boulevard, this is an important commercial and cultural corridor for this part of the city and it’s Jewish community. As such, the area can support multiple alcohol serving operations, especially for specialty restaurants. Got Kosher and other similar businesses serve the large number of those working, visiting and residing in the area.

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

Got Kosher operates on a commercially zoned property and is therefore a proper use in this location. While in proximity to nearby residential properties, the restaurant will be operated in a responsible manner so as to avoid detrimentally affecting the neighborhood.

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

a. What is the total square footage of the building or center the establishment is located in?

The square footage of the building is 3,906 sq.ft.

b. What is the total square footage of the space the establishment will occupy?

The establishment occupies 1,702 sq.ft. of the space.
c. What is the total occupancy load of the space as determined by the Fire Department.

Applicant is uncertain of total occupancy load.

d. What is the total number of seats that will be provided indoors? Outdoors?

The total number of seats provided indoors is 26. There are no outdoor seats.

e. If there is an outdoor area, will there be an option to consume alcohol outdoors?

There is no outdoor area proposed.

f. If there is an outdoor area, is it on private property or the public right of way, or both?

N/A

  i. If any outdoor area is on public right-of-way, has a revocable permit has been obtained?

    N/A

g. Are you adding floor area?

No, no floor area is being added.

h. Parking

  i. How many parking spaces are available on the site?

    There are two designated parking spaces available on the site.

  ii. Are they shared or designated for the subject use?

    Designated for the subject use.

  iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?

    N/A

  iv. Have any arrangements been made to provide parking off-site?

    Two off-site parking locations have been secured via Lease Agreement. 8 spaces are provided at Express Auto Shop at 8927 West Pico Boulevard, and an additional 10 spaces are located at the Jewish Family Service of Los Angeles at 8838 West Pico Boulevard.

      1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?
Parking is secured via Lease Agreement in Lieu of Covenant.

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

A map with the off-site parking locations is included on the site plan submitted with this application. See attached.

3. Will valet service be available? Will the service be for a charge?

No, valet service is not proposed at this time.

i. Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?

There are five sensitive uses within 600 feet from the site:

- Cap It Hebrew Learning Center, 8835 West Pico Boulevard
- Bais Bezalel Synagogue, 8850 West Pico Boulevard
- Yeshivat Ohr-Chanoch, 8906 West Pico Boulevard
- Shaare Torah, 8963 West Pico Boulevard
- Bais Chana Chabad High School, 9017 West Pico Boulevard

There are six sensitive uses between 600 feet and 1,000 feet from the site:

- Congregation Ohel Moshe, 8765 West Pico Boulevard
- Chabad Persian Youth Center, 9022 West Pico Boulevard
- Tomchei Shabbos Shul, 9041 West Pico Boulevard
- Bais Chaya Mushka Chabad School, 9051 West Pico Boulevard
- Emunah Hebrew Academy, 1445 South Robertson Boulevard
- Link Kollel & Shul Torah, 1453 South Robertson Boulevard

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined by LAMC 12.70 B17?

N/A

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishment be open?

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b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc.?

There will be no entertainment offered. Pre-recorded music may be played, but always at reasonable and suitable levels. A television may be placed in the restaurant at a future time.

c. Will there be minimum age requirements or entry? If yes, what is the minimum age requirement and how will it be enforced?

There will be no minimum age requirements for entry, but alcohol service will only be provided only to those patrons 21 years or older. All patrons ordering beer or wine will be required to show valid identification.

d. Will there be any accessory retail uses on the site?

Meals will be sold to go, however no alcohol will be offered for off-site consumption.

e. Security

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

There will be 2-10 employees on site at any given moment. Number of employees on site will be influenced in part by time of day, season and anticipated foot traffic.

ii. Will security guards be provided on-site?

No security will be provided.

iii. Has LAPD issued any citations or violations?

No, the LAPD has not issued any citations or violations.

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?

Beer & wine only.

ii. Will “fortified” wine (greater than 16% alcohol) be sold?

Specialty wines with greater than 16% alcohol may be sold.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?
iv. Will there be signs visible from the exterior that advertise the availability of alcohol?

Some signage may be placed on the building advertising a particular special. The operator will abide by all regulations established by the Dept. of ABC.

v. Food

1. Will there be a kitchen on the site?

Yes, there will be a kitchen on the site.

2. Will alcohol be sold without a food order?

Yes, alcohol will be sold without a food order.

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

As the main business operation is that of a full-service restaurant, the sale of alcohol will not exceed the sale of food items on a quarterly basis.

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

Please see attached food menu.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?

There will be no bar or lounge area within the restaurant.

2. Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)?

No, off-site sales of alcohol will be provided.

3. Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?

Applicant is requesting the ability to offer Happy Hour.

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

No, no cups, glasses or other containers will be sold on the premises.
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?

On-site sales of alcohol will be served in single servings. Off-site sales of alcohol will not be provided.

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements – [http://abc.ca.gov](http://abc.ca.gov)

**CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

a. Is this application a request for on-site or off-site sales of alcoholic beverages?

This application is a request for on-site sales of beer and wine only in conjunction with an existing full-service restaurant.

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

   The establishment is a bona-fide eating place.

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

   a. Issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or

   b. If issuance would result in, or add to an undue concentration of licenses.

b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the licenses is required for public convenience or necessity.
February 3, 2015

To: The South Robertson Community Council

Dear Sir or Madam:

I am writing this letter in support of Got Kosher’s application for a LA City Beer & Wine License.

Got Kosher? is an excellent neighbor to our synagogue. We have both a respectful and friendly relationship with the owners and the staff. Their space is always clean and well-kept, and they even trim the ficus tree that we share out front.

Indeed, Got Kosher? is an integral member of our local Jewish community. The restaurant offers us Glatt kosher food that is both delicious and healthy. Their challah is a mainstay for many, many Shabbat tables for my community. They often donate their leftover sandwiches to the local food bank.

We look forward to many years of sharing community (and good food and challah) with them.

Respectfully,

Rav Yosef
MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No: ENV-2002-6129-EIR
Existing Zone: C4-1VL-O
District Map: 132B169

APC: Central
Community Plan: Wilshire
Council District: 5

Census Tract: 2170.01
APN: 4305-014-012
Case Filed With: [DSC Staff]

CASE NO. ____________________________
APPLICATION TYPE: Conditional Use Permit - Beer and Wine (CUB), Zone Variance - Off-Site Parking
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE
Street Address of Project: 8912-8914 W. Pico Blvd., Los Angeles, CA
ZIP Code: 90035
Legal Description: Lot 18 Block None Tract TR 6800
Lot Dimensions: Irregular
Lot Area (sq. ft.): 6,478.2
Total Project Size (sq. ft.): 1,702

2. PROJECT DESCRIPTION
Sale of beer and wine only for on-site consumption in conjunction with the operation of an existing 1,702 s.f. full-service restaurant with seating for 26 patrons. Hours of operation and beer/wine sales 10am to 11pm Saturday-Thursday, 8am-11pm Friday. Off-site parking provided via Lease Agreement, bicycle parking provided.

Present Use: Full-service restaurant
Proposed Use: Full-service restaurant

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

Check all that apply:  □ New Construction  □ Change of Use  □ Alterations  □ Demolition
□ Commercial  □ Industrial  □ Residential  □ Tier 1 LA Green Code

Additions to the building:  □ Rear  □ Front  □ Height  □ 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: 12.24 - W,1
Per LAMC Section 12.24-W,1, Conditional Use Permit to allow the sale of beer and wine only for on-site consumption in conjunction with the operation of an existing 1,702 s.f. full-service restaurant with seating for 26 patrons. Hours of operation and beer and wine sales 10am to 11pm Saturday-Thursday, 8am to 11pm Friday.

Code Section from which relief is requested: 12.21-A, 4(g)
Per LAMC 12.27, A Zone Variance to allow required automobile parking to be provided off-site within 750 feet, secured via Lease Agreement in Lieu of Covenant.

List related or pending case numbers relating to this site: ____________________________
4. OWNER/APPLICANT INFORMATION

Applicant's name: Evelyn Baran
Company: Got Kosher, Inc.
Address: 8914 W. Pico Blvd.
Los Angeles, CA
Telephone: 310-858-1920
Fax: 310-858-1109
E-mail: info@gotkosherinc.com

Property owner’s name (if different from applicant): CHMAGA, LLC, c/o Kenneth Romain
Address: 1581 Loch Ness Dr.
Fallbrook, CA
Telephone: 
Fax: 
E-mail:

Contact person for project information: Brett Engstrom
Company: Art Rodriguez and Associates
Address: 709 E. Colorado Blvd., Suite 200
Pasadena, CA
Telephone: 626-683-9777
Fax: 626-683-9991
E-mail: brett4artrodriguez@yahoo.com

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: [Signature]
Print: [Print Name]

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On September 3, 2014 before me, Blanca M. Vivas Notary Public, personally appeared Evelyn Baran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/their authorized capacity(ies), and that by his/their signature(s) on the instrument the person(s), or the entity upon behalf on 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.

BLANCA M. VIVAS
Notary Public - California
My Comm. Expires Aug 16, 2018

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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CP-7771 (09/09/2011)
PARKING LEASE AGREEMENT

AGREEMENT, made this 2nd day of May 2014, by and between Jewish Family Service of Los Angeles ("Owner") and Kosher Foods Unlimited, Inc., dba Got Kosher? ("Operator").

WHEREAS, Owner is the Agent for the Property known as Pico-Robertson Family Resource Center, located at 8838 W. Pico Blvd., Los Angeles 90035 ("Owner's Premises").

WHEREAS, Operator is the operator of a restaurant located nearby and wishes to provide valet parking services for its business patrons utilizing OWNER'S PREMISES during certain times of certain days.

THEREFORE, the parties agree as follows:

OWNER agrees to provide OPERATOR with ten (10) parking spaces on OWNER'S PREMISES for the business patrons of Got Kosher? Café, 6PM-11PM daily. OPERATOR shall provide one (1) valet attendant who will be present and provide parking management at all times that OPERATOR is using the provided parking spaces.

OPERATOR shall carry necessary and appropriate liability insurance and shall provide OWNER with a certificate of insurance naming OWNER as an additional insured.

OPERATOR shall indemnify OWNER for any and all liabilities, claims, demands or other losses, including attorney's fees, resulting from or attributable to its or its patrons' use of OWNER'S PREMISES as a result of this Agreement, unless such liability, claim, demand or loss is due to the gross negligence of OWNER.

OPERATOR shall conform to all rules and regulations of OWNER'S PREMISES.

This Agreement shall be effective as of the date of execution by both parties, and will continue for one (1) year. The Agreement will automatically renew for another one (1) year if not cancelled by either party upon thirty (30) days prior with written notice.
This Agreement constitutes the full and complete understanding of the Parties. This Agreement shall not be changed except in a writing signed by both Parties. This Agreement shall be construed and is enforceable in accordance with the laws of the State of California.

ACCEPTED and agreed as of the above written date:

By: __________________________
Alain Cohen, Kosher Foods Unlimited, Inc.

By: __________________________
For Jewish Family Service of Los Angeles
PARKING AGREEMENT
AGREEMENT, made this \underline{24} day of April 2014, by and between
Express Auto Shop ("Owner") and Kosher Foods Unlimited, Inc., dba
Got Kosher? ("Operator").

WHEREAS, Owner is the Agent for the Property known as Express
Auto Shop, located at 8927 W. Pico Blvd, Los Angeles, CA 90035
("Premises"). WHEREAS, Operator will provide valet parking
services and parking management on the Premises for its business
patrons.
THEREFORE, the parties agree as follows:

OPERATOR agrees to provide valet parking of eight (8) spaces for
Got Kosher? Café seven (7) days a week, for lunch and dinner hours.
One (1) valet attendant will be present at all times. Operator shall
carry necessary and appropriate liability insurance. Operator will pay
Owner $300 per month in exchange for the parking agreement.

The foregoing notwithstanding, OWNER reserves the right to monitor
the valet parking service during the above listed authorized times.
OPERATOR shall conform to all rules and regulations of the
premises.

This Agreement shall be effective as of the date of execution by both
parties, and will continue for one (1) year. The Agreement will
automatically renew for another one (1) year if not cancelled by either
party upon thirty (30) days prior with written notice.

This Agreement constitutes the full and complete understanding of
the Parties. This Agreement shall not be changed except in a writing
signed by both Parties. This Agreement shall be construed and is
enforceable in accordance with the laws of the State of California.

ACCEPTED and agreed as of the above written date:

By: \underline{\text{Signature}} \hspace{1cm} By: \underline{\text{Signature}}
Alain Cohen \hspace{1cm} Sam Saberi
Kosher Foods Unlimited, Inc. Express Auto Shop
APPLICATION TO THE ZONING ADMINISTRATOR FOR ZONE VARIANCE TO ALLOW OFF-SITE PARKING

APPLICANT: Got Kosher, Inc

PROPERTY: 8912-8914 West Pico Boulevard
Los Angeles, CA 90035

REFERENCE: Zone Variance to allow off-site parking spaces to supplement on-site parking at an existing full service restaurant. Parking will be secured via Lease Agreement in Lieu of Covenant.

ADDITIONAL INFORMATION/FINDINGS: Please answer the following questions on the form or on additional sheets.

In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to following requirements:

a. The strict application of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

The property housing Got Kosher is zoned C4-1VL-O (commercial) and dedicated Neighborhood Office Commercial under the General Plan Land Use categories. The parcel is developed with an existing commercial building. The use of the space as a restaurant is appropriate regarding the location and surrounding neighborhood office/commercial uses. In addition to the Zoning Variance, a Conditional Use Permit for continued on-site consumption of beer and wine is being applied for with the City of Los Angeles.

When the building was constructed, parking regulations for the area were much less stringent than current standards. An existing building covers the majority of the parcel, leaving limited room for on-site parking. With such limited space, allowing additional on-site parking is not feasible without partial demolition and redevelopment of the existing building. Strict application of the current parking requirements would severely restrict the possible uses of this existing commercial space, causing unnecessary hardships on both the property owner and prospective tenants of the property.

The applicant has secured 18 off-site parking spaces within 750 feet of the restaurant. Got Kosher has entered a parking lease agreement with Express Auto Shop to provide 8 spaces located at 8927 W. Pico Blvd., Los Angeles, CA 90035, located approximately 180 feet from the restaurant. A second parking lease agreement with Jewish Family Service of Los Angeles will provide 10 spaces at 8838 W. Pico Blvd., Los Angeles, CA 90035, approximately 417 feet from the restaurant. These off-site parking locations are the basis of the Zone Variance application filed to allow parking secured via Lease Agreements in Lieu of Covenant.
Based on the foregoing, the strict application of the zoning ordinance would result in practical difficulties and unnecessary hardships by denying the existing restaurant to continue operations in this location and would be inconsistent with the general purpose and intent of the zoning regulations.

b. **There are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The currently operating restaurant is located within an existing neighborhood office commercial building. The building itself occupies the vast majority of the parcel upon which it lies, leaving no room for expansion to offer code required parking. Therefore, current LAMC parking requirements can only be satisfied with nearby off-site parking and bicycle parking.

When the building was first erected, any applicable parking requirements were much less demanding. The surrounding area and commercial uses were developed without significant parking requirements placed on their development, making it difficult for new operations to satisfy current code requirements. The restaurant has the opportunity to satisfy its parking requirements with a suitable and viable alternative through parking locations that are secured via a Lease Agreement in Lieu of Covenant.

Based on the foregoing, unique circumstances applicable to the subject property make it an acceptable candidate for the granting of a zone variance.

c. **Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

Got Kosher is located within an existing commercial building that was constructed in the early 1920s-30s. As it stands, the property does not offer sufficient space to satisfy current parking requirements. By granting this parking variance, the Zoning Administrator is allowing an acceptable use of the property to continue. The denial of this request would cause practical difficulties and unnecessary hardships by severely limiting the suitable use of this commercially zoned property. This denial would not only affect Got Kosher, possible future tenants and the property owners, but also the surrounding neighborhood by denying them an otherwise suitable business and service due to certain parking concerns. A reasonable request for parking reconsiderations is necessary for the preservation and enjoyment of the substantial property involved in this matter.

Based on the foregoing, the approval of this zone variance request is necessary for the preservation of a substantial property right that due to special circumstances and practical difficulties is unobtainable otherwise.

d. **The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The granting of the variance will not be materially detrimental to public welfare or property but instead assist the applicants in gaining approval of a Conditional
Use Permit to allow an existing and vibrant business to continue in this commercial location. The restaurant will continue to benefit the community through the generation of additional business dollars, as well as tax revenue for the City. In addition, the approval of the requested CUP and accompanying parking variance would benefit the surrounding neighborhood by allowing this quality dining option to those working and living in the area to continue.

The restaurant operation itself will abide by all applicable regulations placed on it by the City of Los Angeles and the State of California. The parking and bicycle variances will not be materially detrimental to the public welfare in that the parking requirements of the proposed restaurant will be satisfied off-site in a reasonable and suitable location.

Based on the foregoing, the granting of such variance will not be materially detrimental to the public welfare or injurious to the property in the vicinity in which the property is located.

e. The granting of such variance will not adversely affect any element of the General Plan.

The restaurant is located on a property that is zoned C4-1VL-O (commercial) and dedicated Neighborhood Office Commercial under the General Plan Land Use categories. The parcel is developed with a commercial building. The restaurant itself is a proper use in this location and compatible with the surrounding neighborhood office commercial uses. Pico Boulevard is a commercial corridor that provides a variety of commercial services to the public including the Got Kosher? Restaurant. The operating restaurant and accompanying zone variances will not adversely affect any element of the General Plan, and is the intended type of use for the area.

Based on the foregoing, the granting of such variance will not adversely affect any element of the General Plan.
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<p>| Recordation: M B 76-14 Parcel ID Number; (PIN): 132B169 900 |
| <strong>Engineering District:</strong>    | Central / Downtown |
| <strong>Permit will be issued to:</strong> | Applicant, Owner, Lessee |
| <strong>Applicant's Name:</strong>       | Kosher Foods Unlimited, Inc. |
| <strong>Restaurant Name (if applicable):</strong> |            |
| <strong>Applicant's Address:</strong>    | 8914 W Pico Blvd |
| <strong>Applicant Email:</strong>        | <a href="mailto:efb707@gmail.com">efb707@gmail.com</a> |
| <strong>Applicant's Phone:</strong>      | (310) 858-3123 |
| <strong>Owner's Name:</strong>           | CHMAGA, LLC c/o Ken Romain |
| <strong>Owner's Address:</strong>        | 2660 Townsgate Rd, Suite 610 |
| <strong>Owner's Phone:</strong>          | (818) 991-4880 |
| <strong>City Bus. Lic. No.</strong>      |            |
| <strong>Description of Encroachment:</strong> | Application for an R-Permit to allow for sidewalk dining. The space requested will have 16 seats, be approximately 160 square feet in area, and will be enclosed by a 30 inch high removable railing. There will be 7 feet of clearance between the removable railing and the nearest sidewalk fixture. Service of beer and wine is requested within the sidewalk dining area. A conditional use permit for alcohol has been applied for with the Department of City Planning (Case No. ZA-2014-3298-CUB-ZV). |
| <strong>Reason for Encroachment:</strong> | To allow for sidewalk dining in front of an existing 1,702 square foot restaurant. |
| <strong>Permit Fee</strong>              | $1,800.00 |
| <strong>Fee Waived</strong>              | No |
| <strong>Fee Discount</strong>            | $0.00 |
| <strong>Net Fee</strong>                 | $1,800.00 |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Fee (includes 7% surcharge)</td>
<td>$1,926.00</td>
</tr>
<tr>
<td>Total of Payments Received at Counter</td>
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</tr>
<tr>
<td>Total of Payments Received Online (Credit Card)</td>
<td>$1,926.00</td>
</tr>
<tr>
<td>Payment Received at the Counter on:</td>
<td></td>
</tr>
<tr>
<td>Permit Number</td>
<td>Permit Number will be automatically assigned when permit is issued.</td>
</tr>
</tbody>
</table>
Got Kosher?
8914 W Pico Blvd
Los Angeles, CA 90035
At Livonia Ave
310 858-1920

**Soupe Du Jour**
*Cup / Pt. Available Until 5pm.*
- Vegetarian Soup: 2.99 4.99
- Non-Vegetarian: 3.99 5.99

**Salads - Lunch**
Salade De Saison *(vg)*, non-dairy mozzarella cheese, grated carrot, mushrooms, grape tomatoes, corn, red cabbage and sweet apple on a bed of kale and romaine lettuce with parmesan pink peppercorn ranch dressing. served with a pretzel roll. 8.99
- Salade Chinoise *(vg)*, mandarin oranges, slivered almonds, crispy noodles, red cabbage, grated carrot and grape tomatoes on a bed of romaine lettuce with tangy ginger-sesame oil dressing. served with a pretzel roll. 9.99
- Paleo-Mediterranean Salad thinly sliced grilled grass fed rib eye steak with grilled red pepper, tomatoes, carrots, red cabbage and toasted almonds on a bed of romaine lettuce and kale with lemon extra virgin olive oil dressing, served with a pretzel roll. 14.99
- Mediterranean Plate smoky babaganoush, spicy eggplant, hummus, tapenade, harissa, and israeli salad. comes with a pita or pretzel roll and four falafels. 13.99

**Paninis**
- Served On Grilled La Brea Bakery Country White Bread.
- Eggplant, Basil And Tomato Panini *(v)*, with sun-dried tomato spread, non-dairy basil pesto and kalamata olives. 8.99
- House-Cured Turkey Panini with cranberry mayo and grilled potato. 10.99
- Curry Chicken Panini with grilled onions and mango chutney mayo. 10.99
- Kosher Ruben house-cured pastrami, house-cured turkey breast, non-dairy mozzarella cheese, house made russian dressing and sauerkraut. 15.99

**Sandwiches**
- Killer Veggie Burger with chipotle aioli and roasted tomato salsa on a pretzel or whole-wheat bun. 8.99

**House Specialties - Lunch**
Available Until 5pm. With Your Choice Of House Salad Or Got Kosher? Fresh-Cut French Fries.
- Alain’s Tunisian Tuna Sandwich olive oil-packed tuna, Israeli salad, potato, hard-boiled egg, preserved lemon, olives and capers on a soft bun dressed with mehchouia and harissa. 10.99
- Fish Sandwich sautéed tilapia on soft bun with harissa and coleslaw. 12.99

**Desserts**
- Amazing Pareve Cheesecake 4.00
- Caramelized Apple Tarte Tatin 5.00
- Coconut Chocolate Plan 5.00
- Tunisian Pastries 6.00

**Beverages**
- “Lavazza” Espresso 2.50
- Fair Trade Coffee 2.50
- Cappuccino *(df)* 3.50
- Latte *(df)* 3.50
- Hot Tea green tea, orange, green and white, black, decaf chamomile 4.00
- Cold Tea lemon, lemonade, green tea, tropical, lemon verbena 2.50
- House Tea: tisane mint tea, decaf lemon verbana 4.50
- Lemonade mint lemon, sparkling mint limonitz, strawberry lemonitz, ginger lemoniz 3.00
- Water san benedetto water, ty nant water, evian water 4.00
- San Pellegrino *(500ml)* 3.00 *(1lt)* 6.00
- Arrowhead Water *(500ml)* 3.00
- San Pellegrino Juice arranciar, lemonata, arranciarita rosa, pompelmo 3.00
- Perrier Flavor Water lime, lemon 3.50
- Vintage Soda: dr. brown’s cream soda, dr. brown’s diet cream soda, dr. brown’s black cherry, dr. brown’s diet black cherry, stewart’s orange cream soda, stewart’s diet orange cream soda, root beer, olde brooklyn 3.00
- Perrier Water *(330ml)* 3.00
- Mexican Coke 3.00
- Mexican Fanta 3.00
- Organic Juice cranberry juice, apple juice, orange-mango, lemonade & tea 3.50
- Juice apple fizzi lizzy, tangerine passion fruit fizzi lizzy, regular orange ‘n cream soda, diet orange ‘n cream soda, langs orange juice, regular martellini apple juice, martellini sparkling apple juice 3.00
- Soda coke, diet coke, sprite 2.00

**Dinner**
Available 5pm-9pm.

**Starters**
Avocado Eggrolls *(v)*, with cashew tamarind sauce. *(4pcs)* 5.00
Got Kosher?
8914 W Pico Blvd
Los Angeles, CA 90035
At Livonia Ave

Banatage potato croquette with ground beef and egg ................................................................. 5.00
Breik A L’Oeuf Et Au Thon egg, parsley, capers and tuna ..................................................... 6.00
Breik Aux Pommes De Terre potato, parsley and hard-boiled egg ........................................ 4.50
O’Stillia traditional chicken and almond pastr y ....................................................................... 8.00
Cigare À La Viande cigar-shaped beef turnover seasoned with cumin and harissa (2pcs) 8.50
Fricasse mini-tunisian sandwich in a fried roll ......................................................................... 4.50
Kemia five appetizer salads (serves 2-4) 10.00
Merguez Sausage With Harissa (2pcs) 8.00
Pates A La Boutargue pasta with boutargue (tunisian caviar) ............................................. 14.00

Small Plates
Available After 5pm.
Couscous Bowl grain, vegetables and kebab ............................................................................ 9.99
Fish & Fries steamed or sautéed tilapia 12.99
Small Chakhoucha one egg and one pita ... 8.99
Mechouia Au Thon tomato and pepper relish cooked “a la plancha” with hard-boiled egg, tuna fish and capers. served with a pita ................................................................. 7.99

Salads
Served With A Pretzel Roll And Soup. Dressings Served On The Side.
Salade De Saison (vg). smoked non-dairy mozzarella “cheese” grated carrot, mushrooms, grape tomatoes, corn, red cabbage and sweet apple on a bed of kale and romaine lettuce and pareve pink peppercorn ranch dressing .......................................................... 9.99
Salade Chinoise (vg). mandarin oranges, slivered almonds, crispy noodles, red cabbage, grated carrot and grape tomatoes on a bed of romaine lettuce with tangy ginger-sesame oil dressing ............................................................. 10.99
Paleo-Mediterranean Salad thinly-sliced, grilled grass-fed rib-eye steak, with grilled red pepper, tomatoes, carrots, red cabbage and toasted almonds, on a bed of romaine lettuce and kale. lemon-extr virgin olive oil dressing .............................................................................................................. 16.99
Salad Niçoise olive oil-packed tuna, hard-boiled egg, potato, green beans, grape tomatoes, kalamata olives and capers on a bed of romaine lettuce, with traditional lemon-red wine vinaigrette dressing .......................................................... 12.99
Mediterranean Plate (vg). our famous smoky babaganoush, spicy eggplant, hummus, tapenade, harissa, israeli salad, four falafels and a pita or pretzel roll ............................................................................. 14.99

House Specialties
Choose Two: Soup, House Salad (Dressing On Side) Or Fresh-Cut French Fries.
Schwar-Guez gk? unique take on schwarma: ground beef seasoned with our merguez sauce and grilled on a schwarma pit. served with shredded cabbage, tomatoes, onions, creamy lemon-garlic sauce and pita .................................................................................................................. 10.99
Grilled Chicken Sandwich on strato roll with avocado, lettuce, tomato and chipotle aioli ................................................................................................................................. 11.99
Schnitzel On A Pretzel crisp and tender chicken breast with caper remoulade sauce, lettuce, tomato and pickles on pretzel french roll served open-face .............................................................................................. 11.99
Housemade 100% Beef Hamburger with rosemary aioli, balsamic glazed red onion, lettuce and oven-roasted tomato, served on a whole wheat pretzel bun. 12.99
Pulled Beef Brisket Kansas-Style Sandwich our favorite bbq beef sandwich with house-made coleslaw on a pretzel bun. served open-face ........................................................................................................ 14.99
Pulled Beef Brisket Memphis-Style bbq beef sandwich with coleslaw on a strato bun. 14.99
Assiette Tunisienne a “deconstructed” tunisian sandwich on a plate: oil packed tuna, potato, soft-boiled egg, olives, mechouia (roasted tomato and pepper salad), harissa and preserved lemon. served with a strato roll .................................................................................................................. 13.99
Vegetarian Chakhoucha with 2 eggs and pita ............................................................................ 12.99
Chakhoucha With Merguez with 1 egg and pita, tomato, peppers, onions and potatoes in a rich and slightly spicy tomato sauce. the pleasure is in the running of a sunny side up egg on the top .................................................................................................................. 15.99
Classic House-Cured Pastrami Sandwich grass-fed pastrami, rye bread, smoked mustard, coleslaw and pickles ......................................................................................................................... 16.99
Pâtes À La Boutargue pasta with boutargue (tunisian caviar) ................................................. 26.00

Complet Poisson
Your Choice Of Fish Fillet W/ Mechouia, Sunny Side Up Egg, French Fries, Bell Pepper Or Jalapeño, Or Both. Cooked À La Plancha.
Tilapia ................................................................................................................................. 16.99
Salmon ............................................................................................................................. 19.99
Grillades
Served With Harissa Sauce, Parsley, Onion And Baguette. Your Choice Of French Fries, House Salad.
Boneless Chicken Breast And Thigh .................................................................................. 15.99
Entrecote thin rib eye steak ..................................................................................... (10oz) 17.99
Lamb Kfta Kebab 3 spiced ground lamb meatballs ......................................................... 17.99
Lamb Steak 10 oz. shoulder cut ...................................................................................... 17.99
Grillades Royale mixed grill with steak, lamb shoulder, merguez, heart and sweetbread ............................................................................................................................. 22.99
Rib-Eye Steak ............................................................................................................ (16oz) 24.99

Tunisian Couscous
Served With Grain, Broth And Vegetables.
Couscous Au Poulet with braised chicken and meatballs ...................................................... 16.99
Couscous Au Boeuf with beef kebab and meatballs ............................................................ 18.99
Couscous Aux Keftas D’Agneau with lamb kefta and beef meatball ................................ 19.99
Couscous Royal with chicken, beef, lamb brochettes and merguez .................................. 26.99
Couscous Aux 7 Legumes with vegetable kebab and soy meatballs ................................ 14.99
Couscous Au Poisson with fish kebab and fish meatball .................................................... 19.99

Tajines
Served With Soup Or House Salad (Dressing On Side).
Artichoke Beignets With Potatoes (v) served with couscous ........................................... 15.99
Lemon Raisin Chicken served on a bed of couscous .......................................................... 18.99
Olive And Preserved Lemon Chicken served on a bed of couscous .................................. 18.99
B’kaila spinach, bean and beef stew with homemade sauce: osbane. served with couscous ............................................................................................................................. 19.99
Boeuf Bourguignon wine, carrots, onions and tomato stew with braised short ribs and served with couscous ............................................................................................................... 23.99
Lamb Stew With Prunes & Roasted Almonds served with couscous ................................ 24.99
Lamb Shank With Artichokes And Harissa Sauce ............................................................ 28.99

Desserts $6
Warm Belgian Chocolate Challah Bread Pudding with passion fruit sauce ..................
Caramelized Apple Tarte Tatin ..............................................................................................
Coconut Chocolate Plan with raspberry coulis ..................................................................
Amazing Pareve Cheesecake ............................................................................................
Trio Of Pareve Sorbets ....................................................................................................
Tunisian Pastries .............................................................................................................

Got Kosher?
8914 W. Pico Boulevard
Los Angeles, CA 90035

Maximum Indoor Capacity: 26
Outdoor Seating: 8

Revised 01/26/2015
Scale 1/4" = 1'-0"