MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

APPLICATION TYPE:

1. PROJECT LOCATION AND SIZE
   Street Address of Project: 8905 W. VENICE BLVD
   Zip Code: 90234
   Legal Description: Lot 283, 310, 311, 312, Block — Tract 625 (Ex. of St.)
   Lot Dimensions: L.R.P. Lot Area (sq. ft.) 48,010 Total Project Size (sq. ft.) 2,350

2. PROJECT DESCRIPTION
   Describe what is to be done:
   RENEWAL OF EXISTING CONDITIONAL USE BEER AND WINE PERMIT AND TIME EXTENSION FROM 11:30PM TO 2AM.
   EXISTING CASE No.: ZA 2010-0304 (CUB)
   Present Use: RESTAURANT Proposed Use: SAME
   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
   □ Rear □ Front □ Height □ Side Yard
   No. of residential units: Existing To be demolished Adding Total

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-W1 □
   Code Section which authorizes relief: 12.24-W1
   Code Section from which relief is requested: COMMERCIAL USE FOR BEER AND WINE IN CONSTRUCTION HOURS EXTENDED FROM 11AM TO 2AM APPLICABLE HOURS.
   Code Section which authorizes relief: COMMERCIAL USE.
   Code Section from which relief is requested: HOURS EXCEED THOSE PERMITTED BY COMMERCIAL CODE.
   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: **MICHEL ELIAS**

Address: **2905 W VENICE BLVD** Telephone: (661) 904-0214 Fax: ( )

**LOS ANGELES** Zip: 90034 E-mail: ___

Property owner's name (if different from applicant): **FAIRMONT PROPERTIES LP**

Address: **6399 WILSHIRE BLVD # 604** Telephone: (323) 653-3777 Fax: ( )

**L.A. CA.** Zip: 90048 E-mail: ___

Contact person for project information: **LEVON KHANDJIAN** Company: **BELLEVIEV DESIGN**

Address: **311 PELANCONI AVE** Telephone: (818) 242-1431 Fax: ( )

**GLENDALE CA.** Zip: 91202 E-mail: **BELLEVIEV DESIGN @ YAHOO**

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: ________________ Print: ________________

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of **Los Angeles**

On **10/29/2015** before me, **ISMAEL A. MARTINEZ HERNANDEZ** (Notary Public),

personally appeared **JACK NAVARSHAN** 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.

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 an 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 of an application.

<table>
<thead>
<tr>
<th>Planning Staff Use Only</th>
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<tbody>
<tr>
<td>Base Fee Reviewed and Accepted by [Project Planner] Date</td>
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<tr>
<td>Receipt No. Deemed Complete by [Project Planner] Date</td>
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</tbody>
</table>

CP-7771 (09/09/2011)
October 29, 2015

Almaza Restaurant
Attn. Rabi Ayash and Jason Belgacem Saadi
8905 Venice Blvd.
Los Angeles, CA 90034

Please note that the master Land Use Permit Application signed and dated on October 29, 2015 by Fairmont Properties LP holds the tenants (Rabi Ayash and Jason Belgacem Saadi as solely and only responsible party for all the conditions implemented by the beer and wine application and city requirements.

Rabi Ayash and Jason Belgacem Saadi shall do all work at their own cost and responsibility.

Fairmont Properties LP shall not be responsible for any conditions implemented by such petition and is approving and signing the application under such agreement.

Please sign underneath as agreed and provide us with the original copy.

[Signature]
Alex Martinez
Property Management

Agree to above:

[Signature]
Rabi Ayash
Date
10.29.15

[Signature]
Jason Belgacem Saadi
Date
10.29.15
FINDINGS AND JUSTIFICATION

“ALMAZA” RESTAURANT
8905 W. VENICE BLVD
LOS ANGELES CA. 90034

ZONE : M1 - 1
D . M. : 120B 169
C . D . : 10
CEQA : ENV 2009 - 305 - CE
LEGAL DESCRIPTION
LOT # 281 TRACT # 625

REQUEST FOR RENEWAL OR NEW BEER & WINE PERMIT
AND OPERATING TIME EXTENSION FROM 11.30 P.M. TO
2 A.M.

FEBRUARY 12, 2016

1) “ALMAZA” Restaurant has been serving the surrounding neighborhood
since 2008 with good foods in a friendly ambiance, without any problems or
complaints. To satisfy our clients demands, we applied for “Beer & Wine”
serving permit which was granted in 2010. CASE #: ZA 2010 – 0304 (CUB).
Being the only restaurant within 1000 feet radius that serve Beer or Wine, it
is essential or/and beneficial to the surrounding community to have a place
that provide good Mediterranean foods in a friendly ambiance.

2) “ALMAZA” Restaurant is located few blocks away from residential areas,
surrounded with retail shops, offices and movie companies / studios. Most of
they employees work late hours and then, they come to our place to relax and
enjoy our friendly atmosphere with a glass of wine or beer. That is why we
are applying for longer hour service (until 2 A.M.) to keep our customers
happy.
The size of the Restaurant is 1468.50 sq. ft. indoor area with 33 seats and
881.50 sq. ft. outdoor area with 46 seats. A total of 2350.00 sq. ft. w / 79 seats.
Operation hours are from 11.00 A.M. until 11.30 P.M. for now, but do to
our customers, we will like to extended until 2 A.M. if it’s granted.
CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY
City of Los Angeles Department of City Planning

PROJECT TITLE
* ALMAZA RESTAURANT

PROJECT LOCATION
* 8905 W. VENICE BLVD

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
* BEER AND WINE PERMIT RENEWAL AND TIME EXTENSION TO 2 A.M.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
* LEVON KHANDJIAN

CONTACT PERSON
* LEVON KHANDJIAN

AREA CODE | TELEPHONE NUMBER | EXT.
* 818 | 242 143

EXEMPT STATUS: (Check One)
- MINISTERIAL
- DECLARED EMERGENCY
- EMERGENCY PROJECT
- CATEGORICAL EXEMPTION
  - Class 5
  - Category 34 (City CEQA Guidelines)
- OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

STATE CEQA GUIDELINES
- Sec. 15266
- Sec. 15269
- Sec. 15269 (b) & (c)

CITY CEQA GUIDELINES
- Art. II, Sec. 2b
- Art. II, Sec. 2a (1)
- Art. II, Sec. 2a (2) & (3)
- Art. III, Sec. 1

JUSTIFICATION FOR PROJECT EXEMPTION: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall, skating rink or bowling alley permit from the Los Angeles Police Commission.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE

FEE

RECEIPT NO.

REC'D. BY

DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-08 Word

IF FILED BY THE APPLICANT:
* LEVON KHANDJIAN

NAME (PRINTED)

* Feb. 1, 2016

DATE