



## APPLICATIONS:

## DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA-2020-0276-CdB

Env. Case Number

ENV. 2020-0277-CE

Application Type

Conditional Use Beverages

Case Filed With (Print Name)

Rony Giron

Date Filed

1.14.2020

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing  
Related Case Number☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

## 1. PROJECT LOCATION

Street Address<sup>1</sup> 13766 Foothill Blvd.

Unit/Space Number A,B,C

Legal Description<sup>2</sup> (Lot, Block, Tract) Lot FR1, Tract 19292 A R. B2 (Lot 2)

Assessor Parcel Number 2509-019-003

Total Lot Area 388,960 sq ft. (8.9 acres)

## 2. PROJECT DESCRIPTION

Present Use vacant

Proposed Use Family Restaurant

Project Name (if applicable) Culichitown-Sylmar

Describe in detail the characteristics, scope and/or operation of the proposed project The premises is currently under construction to open soon as a Mexican seafood and sushi family restaurant with live entertainment.

Sale of beer and wine for on-site consumption in a restaurant, with live entertainment

Additional information attached

☐ YES☒ NO

Complete and check all that apply:

**Existing Site Conditions**☐ Site is undeveloped or unimproved (i.e. vacant)☒ Site is located within 500 feet of a freeway or railroad☒ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g. school, park)<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

- ☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

- ☐ Site has special designation (e.g. National Historic Register, Survey LA)

**Proposed Project Information**

*Sale of Alcohol*

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures  
☐ Relocation of existing buildings/structures  
☒ Interior tenant improvement  
☐ Additions to existing buildings  
☐ Grading  
☐ Removal of any on-site tree  
☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way  
☐ New construction: \_\_\_\_\_ square feet  
☐ Accessory use (fence, sign, wireless, carport, etc.)  
☐ Exterior renovation or alteration  
☐ Change of use and/or hours of operation  
☐ Haul Route  
☐ Uses or structures in public right-of-way  
☐ Phased project

**Housing Component Information**

Number of Residential Units: Existing N/A – Demolish(ed)<sup>3</sup> N/A + Adding N/A = Total N/A  
 Number of Affordable Units<sup>4</sup> Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A  
 Number of Market Rate Units Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A  
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☒ NO

Authorizing Code Section 12.24.W.1, 12.24.W.27

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: CUB Pursuant to LAMC 12.24.W.1; CUB for beer and wine for on-site consumption in conjunction with 3,998 sq ft. restaurant and sales of 121 indoor + 20 outdoor. Hours of operation will be from 7:00am - 12:00 Mon-Thur + 7:00am - 2:00am Fri-Sun.

Authorizing Code Section \_\_\_\_\_

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached ☐ YES ☒ NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ YES ☐ NO

If YES, list all case number(s) 2A-1998-0708CUB, 2A-2007-3532-CUB

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form \_\_\_\_\_

b. Geographic Project Planning Referral \_\_\_\_\_

c. Citywide Urban Design Guidelines Checklist \_\_\_\_\_

d. Affordable Housing Referral Form \_\_\_\_\_

e. Mello Form \_\_\_\_\_

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form \_\_\_\_\_

g. HPOZ Authorization Form \_\_\_\_\_

h. Management Team Authorization \_\_\_\_\_

i. Expedite Fee Agreement \_\_\_\_\_

j. Department of Transportation (DOT) Referral Form \_\_\_\_\_

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) \_\_\_\_\_

l. Order to Comply \_\_\_\_\_

m. Building Permits and Certificates of Occupancy \_\_\_\_\_

n. Hillside Referral Form \_\_\_\_\_

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) \_\_\_\_\_

p. Proof of Filing with the Housing and Community Investment Department \_\_\_\_\_

q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Scott Gomez  
**Company/Firm** Araujo's Family Restaurant of San Fernando Valley, Inc. dba Culichitown-Sylmar  
**Address:** 13766 Foothill Blvd. **Unit/Space Number** A,B,C,  
**City** Sylmar **State** CA **Zip Code:** 91432  
**Telephone** (951)965-7755 **E-mail:** soniahuitron@yahoo.com  
**Are you in escrow to purchase the subject property?** ☐ YES ☒ NO

**Property Owner of Record** ☐ Same as applicant ☒ Different from applicant  
**Name (if different from applicant)** 13700 Foothill Blvd LP  
**Address** 201 Wilshire Blvd **Unit/Space Number** #A28  
**City** Santa Monica **State** CA **Zip Code:** 90401  
**Telephone** (310)883-7900 **E-mail:** \_\_\_\_\_

**Agent/Representative name** Sonia Huitron  
**Company/Firm** \_\_\_\_\_  
**Address:** 7649 Red Mountain Drive **Unit/Space Number** \_\_\_\_\_  
**City** Riverside **State** CA **Zip:** 92509  
**Telephone** (951)965-7755 **E-mail:** soniahuitron@yahoo.com

**Other (Specify Architect, Engineer, CEQA Consultant etc.)** \_\_\_\_\_  
**Name** \_\_\_\_\_  
**Company/Firm** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Unit/Space Number** \_\_\_\_\_  
**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information**  
(select only one)

☐ Owner ☐ Applicant  
☒ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

Attachment to:

**SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT  
ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18**

**FINDINGS (on a separate sheet)**

**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.**

In accordance with the provisions of Section 23958.4 of the California Business and Professional Code, please allow this response in support of the finding that Public Convenience and Necessity would be served by the issuance of a liquor license for the above-mentioned restaurant.

The type 41 on-sale beer and wine for public premises license for Culichitown-Sylmar represents a unique establishment and the first of our kind in the city of Sylmar and a viable economic asset to the community which would contribute tax revenues to the local economy, as well as job opportunities to our community. We are confident that our foods will be extremely desirable to the public. Our restaurant will provide residents, visitors and workers with an extraordinary menu; Mexican Seafood and Mexican Sushi with a Japanese twist along with a variety of different Siinalonse style- foods made to order, all at a reasonable price. The inclusion of the alcohol license with food will allow our patrons the same service that they would experience at the other surrounding restaurants.

For these reasons, we ask the city of Los Angeles grants us with the CUB for a type 41 Alcohol License which will allow the sale of beer and wine. Culichitown-Sylmar is a bona fide eating establishment with no dancing allowed. Its business hours are 9:00 am to 2:00 am.

Our mission is to provide a safe experience for all guest and therefore we acknowledge the importance of public safety. Culichitown-Sylmar is in the best position to collaborate with the Los Angeles Sheriff's Department, City Officials, and the city of Los Angeles Planning Commission to maintain a safe and family friendly environment for the community. Culichitown-Sylmar is willing to implement the necessary measures to help mitigate issues so that the addition of spirits to its menu does not compromise the safety and security of its patrons, surrounding businesses, and 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 adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

All sells of alcoholic beverages are for on-site consumption only. The sale of alcoholic beverages will not adversely affect or further degrade adjacent properties to the surrounding neighborhoods or public health welfare or safety of our community.

**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.**

The Proposed use is consistent with the objectives, policies, general land uses and programs of the City of Los Angeles General Plan. The proposed use would serve to continue to preserve and promote the improvement of existing commercial areas. Also, the proposed use meets the intent of the City's zoning ordinance, which is consistent with the goals and objectives of the General Plan.

**b. Additional Findings**

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

The proposes use will be maintained in a safe and efficient manner while providing services, in accordance with the imposed conditions and agreements implemented to Culichitown-Sylmar by the Planning Commission. The conditions imposed by the City and ABC will ensure that the public interest, health safety and convenience of welfare is served. Therefore, the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

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

This restaurant will open for business soon; it is in high demand in San Fernand Valley due to its success rate with our other locations in different cities. This restaurant will remain as a bona-fide eating establishment and will provide a safe environment for everyone. All alcohol sales will be served in conjunction with food. There are other alcohol serving establishments operating within the vicinity, this is an important commercial corridor adjacent to Foothill Blvd., welcoming a large number of customers/patrons. As such, the area can support numerous alcohol serving operations. The approval of this application will be consistent with the ideal and simply allow the subject restaurant to continue to compete fairly with those establishments currently operating in the area.

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

The proposed use will be compatible with existing and future land uses within the zone, as is similar to others uses permitted in the zone, as well as some existing used therein. The proposed use meets the intent of the City's zoning ordinance and would not impair the integrity of the zone. Therefore, the inclusion of alcohol sales within an existing restaurant would be compatible with future land uses

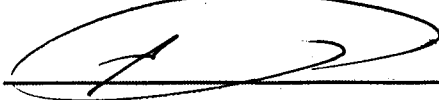
**PROPERTY OWNER**

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
  - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
  - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
  - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. ~~I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.~~
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature



Date

8/27/19

Print Name

Shaoul Levy

Signature

Date

Print Name

Space Below For Notary's Use

**California All-Purpose Acknowledgement**

**Civil Code ' 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, 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/her/their authorized capacity(ies), and that  
by his/her/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.

\_\_\_\_\_  
Signature (Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

**OPTIONAL  
NEIGHBORHOOD CONTACT SHEET**


9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--

**APPLICANT/CONSULTANT'S AFFIDAVIT**  
**OWNER MUST SIGN AND BE NOTARIZED,**  
**IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

PROPERTY/OWNER	CONSULTANT/AGENT
I, (print name) <u>Shaoul Levy</u>	I, (print name) _____
Signature <u></u>	Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Reserved for Notary Seal

**California All-Purpose Acknowledgement**

**Civil Code Section 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

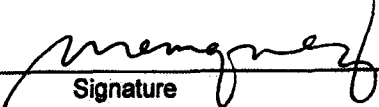
County of Los Angeles

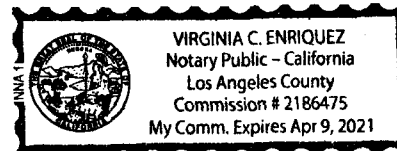
On August 27, 2019 before me, Virginia C. Enriquez, Notary Public  
(Insert Name of Notary Public and Title)

personally appeared SHAUL LEVY 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/her/their authorized capacity(ies), and that by his/her/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.

 (Seal)



## POWER OF ATTORNEY

---

I, SCOTT GOMEZ, hereby authorize, constitute and appoint our Paralegal/Legal Director, SONIA JUDI HUITRON, as my Attorney in Fact to carry through all matters relating to my business ARAUJO'S RESTAURANT SAN FERNANDO VALLEY INC., located at 13766 FOOTHILL BLVD., SUITE A,B,C, SYLMAR CA 91432. This includes any and all Licenses and/or Permits in the State of California with the following agencies:

- City of Sylmar, County of LA-Business License;
- Los Angeles County -Alcohol Beverage Control Department;
- Los Angeles Public Health (Department of Environmental Health);
- California Department of Tax and Fee Administration (Seller's Permit and Cigarettes & Tobacco Licenses)
- Business Occupancy Department;
- Fire Department;
- Planning Department;
- Los Angeles Police Department/Los Angeles County Sheriff's Department;
- California Secretary of State;
- Water Department;
- Employment Development Department;

-Any and all other Department needed to carry through all permits and/or licenses required by the City/State/County and/or Government offices and obtain a Conditional Use Permit (CUP) if required by the City/County of Los Angeles for the off sale of Alcoholic Beverages in the business specified above.

I specifically authorize my Attorney in Fact to make any decisions needed with our business.

Further, my attorney-in-fact shall act in our name, place and stead in any way which we could do, if we were personally present, with respect to the above-mentioned matter(s) to the extent that we are permitted by law to act through an agent.

Executed this 18<sup>th</sup> day of November 2019.



\_\_\_\_\_  
Scott Gomez, President of Araujo's Restaurant of San Fernando Valley, Inc.