

**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	Case Filed With [DSC Staff]
		Date

CASE NO. \_\_\_\_\_

APPLICATION TYPE CONDITIONAL USE- CUB (ALCOHOLIC BEVERAGES)  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 600 WEST 9TH STREET Zip Code 90015  
 Legal Description: Lot 1,2 & 1,4-22 Block \_\_\_\_\_ Tract 265' X 321'  
 Lot Dimensions 265' X 321' Lot Area (sq. ft.) 83635 Total Project Size (sq. ft.) 4000 +-

**2. PROJECT DESCRIPTION**

Describe what is to be done: CONDITIONAL USE- CUB - TO PERMIT THE CONTINUED SALE AND SERVICE OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) FOR ON-SITE CONSUMPTION IN AN EXISTING RESTAURANT IN THE [Q]R5-4D ZONE-7AM TO 10PM DAILY-120 SEATS (54 INDOOR & 66 OUTDOOR)

Present Use: RESTAURANT Proposed Use: SAME

Plan Check No. (if available) \_\_\_\_\_ 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	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
		<input type="checkbox"/> Side Yard	

No. of residential units: Existing \_\_\_\_\_ 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: \_\_\_\_\_ Code Section which authorizes relief: 12.24-W, 1  
TO PERMIT THE CONTINUED SALE AND SERVICE OF ALCOHIC BEVERAGES (BEER AND WINE ONLY) FOR ON-SITE CONSUMPTION IN AN EXISTING RESTAURANT IN THE [Q]R5-4D ZONE HOURS-7AM TO 10PM DAILY-TOTAL SEATS 120 (54 INDOOR & 66 OUTDOOR)

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:  
ZA 2008-0560 CUB, ZA 2008-0560(CUB)(PA1) COMMUNICATION

**4. OWNER/APPLICANT INFORMATION**

Applicant's name MIKE RAFIPOOR Company SANTA FLORITA INVESTMENTS  
 Address: 17821 SKYPARK CIRCLE, STE-H Telephone: ( 949 ) 788-1620 Fax: ( 949 ) 788-1621  
IRVINE, CA Zip: 92614 E-mail: catherine@lifestylesinc.net

Property owner's name (if different from applicant) FOREST CITY SOUTH PARK CORP  
 Address: PO BOX 94877 Telephone: ( ) Fax: ( )  
CLEVELAND, OH Zip: 44101 E-mail:

Contact person for project information CATHERINE BIGGERS Company PANINI INVESTMENTS INC  
 Address: 17821 SKYPARK CIRCLE, STE-H Telephone: ( 949 ) 788-1620 Fax: ( 949 ) 788-1621  
IRVINE, CA Zip: 92614 E-mail: catherine@lifestylesinc.net

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature]

Print: MIKE RAFIPOOR

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of ORANGE

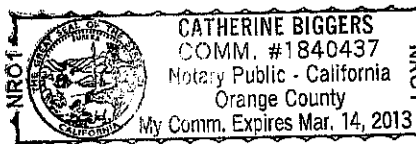
On MARCH 9, 2013 before me, Catherine Biggers, Notary Public  
 (Insert Name of Notary Public and Title)

personally appeared MIKE RAFIPOOR, 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.

Catherine Biggers (Seal)  
 Signature



**6. ADDITIONAL INFORMATION/FINDINGS**

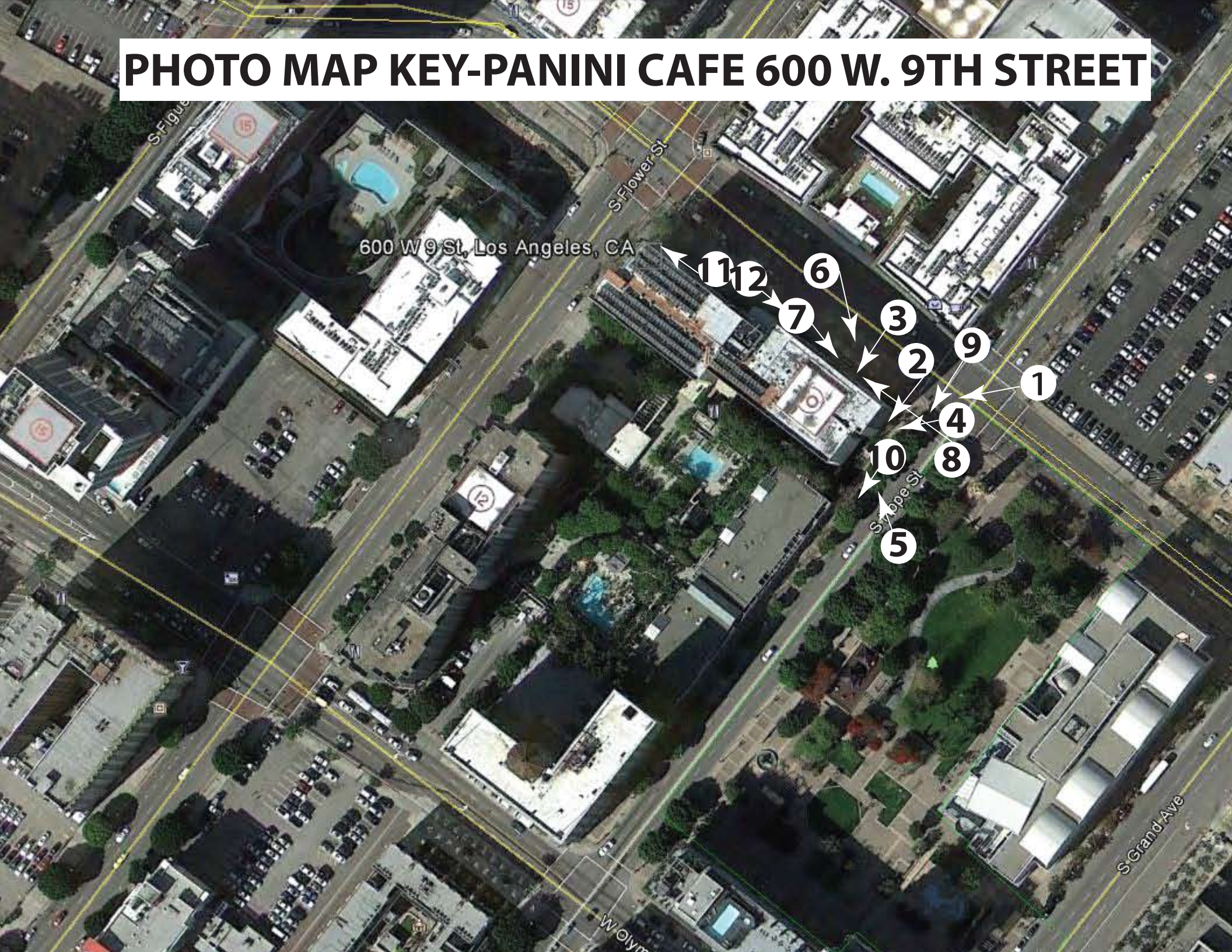
In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

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.

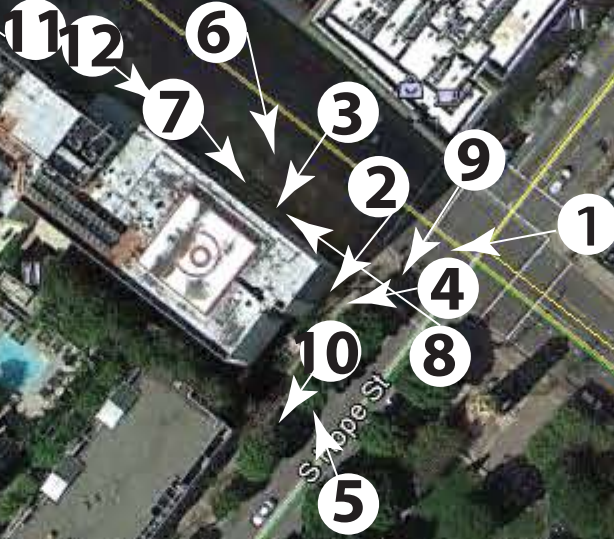
*Planning Staff Use Only*

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

# PHOTO MAP KEY-PANINI CAFE 600 W. 9TH STREET



600 W 9 St, Los Angeles, CA





1) 600 W. 9TH STREET - ( PANINI CAFE )



2) PANINI CAFE



3) PANINI CAFE ENTRANCE



4) PATIO ON HOPE STREET



**5) PATIO ON HOPE STREET**



**6) MAIN ENTRANCE AND PATIO ON 9TH STREET**



**7) PATIO ON 9TH STREET**



**8) 9TH STREET FRONTAGE LOOKING WEST**



9) HOPE STREET FRONTAGE



10) HOPE STREET FRONTAGE



11) 9TH STREET FRONTAGE LOOKING WEST



12) 9TH STREET FRONTAGE LOOKING EAST