

ROSENHEIM & ASSOCIATES, INC.

21600 OXNARD STREET • SUITE 630 • WOODLAND HILLS, CA 91367-7104 • TEL 818-716-2689 • FAX 818-593-6184

TRANSMITTAL

To: Los Angeles City Clerk's Office
From: Christopher Murray (C)
Date: June 30, 2015
RE: Public Convenience or Necessity Application
Pinot's Palette of Encino – 17401 W. Ventura Boulevard (Units A32 and A33)

On behalf of our client, Pinot's Palette of Encino, we have enclosed an Application for Determination of Public Convenience or Necessity – Alcohol Sales for their operation located at 17401 W. Ventura Boulevard (Units A32 and A33).

Should you have any questions or need additional information, please feel free to contact me directly at either chris@raa-inc.com or (818) 716-2782.

###

**APPLICATION FOR DETERMINATION OF
"PUBLIC CONVENIENCE OR NECESSITY"
ALCOHOL SALES**

Pursuant to Section 23958 and 23858.4
California Business and Professions Code

TO BE SUBMITTED TO CITY CLERK'S OFFICE
ROOM 395, CITY HALL

COUNCIL FILE NO. CD5
15-0824
TIME LIMIT FILE: _____

BACKGROUND INFORMATION

As part of the application, the applicant must submit the names and addresses of property owners of all property adjacent (including across the street/alley) to the subject property on gummed labels. Applicant must also submit the following information: 1) notarized signature, 2) a site plan prepared by a map maker (see Planning Department for map maker's list), 3) one 4- by 6-inch picture of the property from each side of the site, and 4) a copy of all previous building permits for the site (Room 101, 201 North Figueroa Street). When you meet with ABC to get the crime and license concentration information for your site, you must bring back the ABC information (on the ABC form) to the City Clerk.

Project Name Pinot's Palette of Encino
Address 17401 W. Ventura Boulevard, Unit Nos. A32 and A33
Type of Business Recreational Art Studio
Applicant Mr. Michael Guccione; Sewell Family Enterprises, Inc., dba Pinots Palette of Encino
Name 20040 Satsuma Circle, Santa Clarita, CA 91350
Address (818) 731-7162
Phone Number/Fax Number
Property Owner Encino Courtyard, LLC (Attn: Mr. Shaoul J. Levy)
Name 201 Wilshire Boulevard, #A28, Santa Monica, CA 90401
Address Phone: (310) 883-7900 Fax (310) 917-1101
Phone Number/Fax Number
Representative Christopher Murray c/o Rosenheim & Associates, Inc.
Name 21600 Oxnard Street, Suite 630; Woodland Hills, CA 91367
Address Phone: (818) 716-2782 Fax (818) 593-6184
Phone Number/Fax Number

A. PROJECT DETAILS

THE FOLLOWING QUESTIONS ARE TO BE ANSWERED BY ALL APPLICANTS:

1. Has the City previously approved a conditional use permit for alcoholic beverage sales at this site?
Yes X No If Yes, what is the City case number(s) ZA-2015-4390-CUB
2. Have you recently filed for a new conditional use permit? Yes X No If Yes, provide the City case number(s) ZA-2015-4390-CUB

3. Has a previous ABC license been issued? Yes X No . If Yes, when and what type of license: License Type 42, #554474, pending as of 2/17/15, for Pinot's Palette of Encino (in units A32 and A33); License Type 47, #521524, Active – Expiration 11/30/15, For Gyoro Gyoro Izakaya Japonaise (in unit B21).
4. Type of Alcohol Sales Requested (on- or off-site, beer and wine, full alcohol, etc.): On-Sale Beer and Wine – Public Premises
5. Size of Business ± 1,767 SF
6. % of floor space devoted to alcoholic beverages Approximately 55% (± 1,000 SF)
7. Hours of Operation:
- a. What are the proposed hours of operation and which days of the week will the establishment be open? The proposed hours of operation for Pinot's Palette of Encino are from 10:00 AM to 11:00 PM, daily.
- b. What are the proposed hours of alcohol sales? 10:00 AM to 10:00 PM, daily.
8. Parking:
- a. Is parking available on the site? (If so, how many spaces?) Yes, a total of 498 shared parking spaces are provided at the shopping center.
- b. If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? N/A
- c. Where? N/A
- d. How many off-site spaces? N/A
9. 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 Department (ABC) in the last 365 days and if so, for what reasons? Provide ABC case number and a copy of final ABC action.
No
10. Will video game machines or pool or billiard tables be available for use on the subject property and, if so, how many? No
11. Will you have signs visible on the outside, which advertise the availability of alcohol? No, although there is signage located approximately 40 feet from the entrance (within the Service Area of the Main Art Studio - Suite A33) and visible through the storefront glass will be provided, identifying beverages available for purchase, including beer and wine.
12. How many employees will you have on the site at any given time? Depending on the day of the week, there could be between 2 and 6 employees on site at one time.
13. Will all employees who sell alcohol attend the local State ABC training class on how to properly sell alcohol? Yes, all employees of Pinot's Palette of Encino involved with the sale of beer and wine will complete LAPD STAR training, per condition #20 of the City of Los Angeles' Determination Letter.
14. What security measures will be taken including:
- a. Posting of rules and regulations on the premises to prevent such problems as gambling, loitering, theft, vandalism and truancy. Yes.
- b. Will security guards be provided and if so, when and how many?
Security guards will not be specifically provided within Pinot's Palette of Encino, although there are security guards provided within the shopping center.
15. Will there be minimum age requirements for patrons? If so, how will this be enforced?
Yes, you must be 21 years of age or older to enter Pinot's Palette of Encino. All customers will be required to provide ID upon entry and staff will use electronic age verification device.

16. Are there any other alcoholic beverage outlets within a 600-foot radius of the site? Provide names and address of such business and type of business. Yes, please see attached list of alcohol establishments within 600 feet of the site.
17. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where? (Give Address) No, there are no schools, churches or parks located within 1,000 feet of this site.
18. Will the exterior of the site be fenced and locked when not in use? The exterior storefront doors of the studio, which is located in a shopping center, will be locked when not in use.
19. Will the exterior of the site be illuminated with security lighting bright enough to see patrons from the street? Although Pinot's Palette of Encino does not face the street, the interior of the studio is lit from within to facilitate the ability of the patrons to paint, which allows patrons to be seen through the storefront windows. The shopping center also employs security lighting.

B. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis? N/A
2. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? N/A
3. Will beer and wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750ml)? N/A
4. Will "fortified" wine (greater than 16% alcohol) be sold? N/A

C. THE FOLLOWING QUESTIONS ARE TO BE ANSWERED WHERE ONLY THE ON-SITE SALE OF ALCOHOLIC BEVERAGES IS SOUGHT:

1. What is the occupancy load as determined by the Fire Department (number of patrons)? 119
2. What is the proposed seating in all areas? As shown on the attached floor plan, the Private Art Studio portion (Suite A32) of Pinot's Palette of Encino will provide moveable artist tables, freestanding artists easels, and 24 artists stools, configured as appropriate for open studio days, regular classes, and private parties. The Main Art Studio portion (Suite A33) of Pinot's Palette of Encino will also provide moveable tables (8' x 30"), table-top easels, and 50 moveable artists stools configured as appropriate for open studio days, regular classes and private parties. No outdoor use or activity area will be provided.
3. Is there to be entertainment such as a piano bar, jukebox, dancing, live entertainment, movies, etc.? (Specify?) No; pre-recorded music (i.e. radio, CD, or similar) will be played through an inside speaker system only.
4. 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. N/A
5. Food Service
- a. Will alcohol be sold without a food order? Yes, beer and wine will be sold without a food order; Pinot's Palette of Encino will not include an on-site kitchen. Customers may bring their own snacks and alternative beverages (e.g., water and soda) and snacks will be available.
- b. Will there be a kitchen on the site as defined in the Los Angeles Municipal Code? No
6. Will discount alcoholic drinks or a "Happy Hour" be offered at any time? Provide a copy of the proposed menu if food is to be served. No

D. PUBLIC CONVENIENCE AND NECESSITY EVALUATION

The City of Los Angeles is very concerned if a new request to sell alcohol is subject to one of the conditions below. There is a strong likelihood that the City will deny your "public convenience or necessity" application if one of the above listed conditions apply to your site. (It is strongly suggested that you contact your Council Office and discuss your project. If the Council Office does not oppose your

project, you should then check with your local area police vice unit as well as the Planning Department Public Counter at (213) 482-7077 for the determination of whether the proposed site is within a Specific Plan area, and the Community Redevelopment Agency (CRA) project staff at (213) 977-1682 or 977-1665, to determine if your site is in a CRA Project Area. If any of the five conditions listed below apply to your site, you should carefully consider if you want to file for a Public Convenience or Necessity finding.

1. The proposed site is in an area with a long-term level of undue concentration of alcoholic beverage outlets.

The Project Site is located within Census Tract 1396.00 for which, according to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, four on-sale and three off-sale alcoholic beverage licenses are allocated. Per ABC's Licensing Department, (Van Nuys, CA Office) there are 21 existing on-site and 4 existing off-site alcoholic beverage licenses within the subject Census Tract, including one alcoholic beverage license granted to Gyoro Gyoro Izakaya Japonasise at the Project Site (17401 W. Ventura Boulevard; Unit B21).

The subject location is within the highly developed Ventura Boulevard commercial corridor, which contains a variety of restaurants and entertainment venues, and has resulted in the number of existing on-site alcohol licenses exceeding the maximum allocated. Although the subject census tract is numerically over-concentrated, the project will not adversely affect community welfare because the proposed sale of alcoholic beverages in a recreational art studio will enhance the subject art studio use, which is a desirable use in an area designated for such. Within the urban context of this Ventura Boulevard commercial district, the proposed sale of alcoholic beverages within a recreational art studio will be consistent with the character of other development in the area. Thus, it can be reasonably assured that the welfare of the community will not be adversely impacted.

2. The geographic area is the target of special law enforcement activity, i.e., police task force is working on reducing vice in the area, or eliminating juvenile crime (such as cruising or graffiti) or gang activity.

We are unaware of any applicable targeted law enforcement activity in the area.

3. The proposed site is in close proximity to sensitive uses, including schools, parks, churches, youth activities, homeless shelters, mental health or alcohol or drug treatment centers.

The following sensitive uses are located within 600 feet of the proposed site:

•None.

The following sensitive uses are within 600 to 1,000 feet of the site:

•Single Family Residences (200 feet to the north, across the parking lot)

•Mission: Renaissance Encino – 17401 Ventura Blvd.

•Asthma & Allergy Care Center – 17203 Ventura Blvd.

•Hazel Caregivers, a Medical Marijuana Dispensary – 17523 Ventura Blvd.

4. The geographic area has elevated levels of alcohol-related crimes, including but not limited to: public intoxication, driving under the influence, assault, vandalism, prostitution, drug violations, and/or loitering.

In the Determination Letter issued by the Los Angeles Department of City Planning's Zoning Administrator on June 12, 2015 for Pinot's Palette of Encino, the Zoning Administrator addresses alcohol-related crime concerns in the following statements:

"Although the subject census tract is numerically over-concentrated, the project will not adversely affect community welfare because the proposed sale of alcoholic beverages in a recreational art studio will enhance the subject art studio use, which is a desirable use in an area designated for such. Within the urban context of this Ventura Boulevard commercial district, the proposed sale of alcoholic beverages within a recreational art studio will be consistent with the character of other development in the area. Thus, it can be reasonably assured that the welfare of the community will

not be adversely impacted.”

“According to statistics provided by the Los Angeles Police Department, which has jurisdiction over the subject property, within Crime Reporting District No. 1067, a total of 119 crimes were reported in 2014, compared to the citywide average of 163 crimes and the high crime reporting district average of 196 crimes for the same period. In 2014, there were 8 Narcotics, 1 Liquor Law, and 0 Public Drunkenness, 1 Disturbing the Peace, 1 Disorderly Conduct, and 13 DWI related arrests.” As shown in these statements and statistics, and by granting approval of the Conditional Use, the Zoning Administrator did not find elevated levels of alcohol related crimes.

5. The proposed site is located in a Specific Plan or Community Redevelopment Agency Project area that specifically includes a policy to control future alcoholic beverage sales.

The subject property is located within the adopted Encino-Tarzana Community Plan area, and within the adopted Ventura/Cahuenga Boulevard Corridor Specific Plan area. Neither the Community Plan nor the Specific Plan includes a policy to control future alcoholic beverage sales. The subject property is not located within a Community Redevelopment Project area.

- E. If the project site is not subject to one of the above criteria, your project will be evaluated by the City Council with consideration given to the following possible benefits and detriments to the community:

1. Possible Benefits

Would the business:

- a. Employ local residents (how many) Yes, up to 6 local residents.
- b. Generate taxes (provide estimate) Yes, as a successful, high-demand enterprise, the business stands to generate approximately \$9,500.00 in taxes to the City of Los Angeles per year.
- c. Provide unique goods and services (which ones) Pinot's Palette of Encino provides patrons with a unique, and complete, 2-3 hour painting experience including offering a canvas to paint, all the art supplies needed, (optional) step-by-step instruction from a professional instructor, and the option of painting during open studio days, regular classes, or at privately booked parties, along with incidental beer and wine service.
- d. Result in an aesthetic upgrade to the neighborhood (in what exact way) Pinot's Palette of Encino has occupied a formerly vacant storefront, enlivening the shopping center with a clean and attractive use, and adding to the current mix of retail, entertainment and recreation options available within the community. By enhancing and diversifying the shopping experience, the addition of the proposed project will attract a wider customer base, and increase foot traffic, thereby contributing to the overall vitality of the community.
- e. Contribute to the long-term economic development (how) Pinot's Palette of Encino has occupied a formerly vacant storefront, adding to the current mix of retail, entertainment and recreation options available within the community, consistent with the current trend of providing a mix of restaurant and entertainment choices within shopping centers, targeting an enhanced and more diversified shopping experience, a wider customer base, and increased foot traffic, thereby contributing to the overall economic vitality of the shopping center. Area restaurants will directly benefit from this business, since Pinot's Palette of Encino does not provide food. As a recreational art studio within the commercial shopping enter, Pinot's Palette of Encino will provide a regionally-serving amenity for residents and visitors within the San Fernando Valley and greater Los Angeles area, as well as to the local surrounding community. Therefore, this Project will contribute to the long-term economic development of the community, city, and region.
- f. Provide a beneficial cultural/entertainment outlet (specify) Pinot's Palette of Encino is a venue for artistic expression, and allows patrons to participate in an entertaining cultural activity by providing them with all of the tools and guidance they may need to have a fulfilling painting

experience.

2. Possible Detrimental Impacts

Is the immediate area in which the license is sought subject to: (Check with your local Police Department area "Senior Lead Officer")

- a. Excessive calls to the Police Department Not to our knowledge.
- b. Police resources being already strained Not to our knowledge.
- c. High rates of alcoholism, homelessness, etc. Not to our knowledge.
- d. Large "youth" (under 21) population Not to our knowledge.

3. With regard to the operation of the proposed business explain:

a. The method of business operation: (large volume of alcohol to food sales, "late" hours (after midnight), high % unskilled (no ABC training class) staff, high % of underage (under 21) staff, etc.) Pinot's Palette of Encino is required, pursuant to City Planning Case No. ZA-2015-4390 (CUB), to comply with 27 different conditions of approval. Many of these conditions are operational in nature and relate to service and sales of alcohol. For example, Pinot's Palette staff must be trained via the Los Angeles Police Department's Standardized Training for Alcohol Retailers (a.k.a. "STAR Training"). A copy of City Planning Case No. ZA-2015-4390 (CUB) is attached to this application for reference.

b. Would the business duplicate a nearby business already in existence? No, Pinot's Palette of Encino is a unique enterprise. In particular, it is a recreational art studio that provides patrons with a unique, and complete, painting experience by offering them a canvas to paint, all the art supplies needed, (optional) step-by-step instruction from a professional instructor, and the option of painting during open studio days, regular classes, or at privately booked parties, along with incidental beer and wine service.

c. Other non-alcohol sales business options available so alcohol does not have to be sold, e.g., more specialty products, broader range of items like fresh meats or fruits and vegetables, etc. No / Not Applicable – A kitchen is not included as part of Pinot's Palette as it is operationally superfluous. Due to the 2-3 hour length of the classes / painting sessions, most patrons do not remain at the facility long enough to consume food, although snacks and alternative beverages (e.g., soda and water) are available.

The City Council will evaluate these factors and make a decision on the overall merits of your request. Therefore, you should answer below as to why you believe any of these above listed beneficial or detrimental conditions apply to your project and provide any documented proof to support your belief:**

Answers to the "above listed beneficial or detrimental conditions" applicable to Pinot's Palette of Encino venue have been provided above under each listed item/question. Additionally and where applicable, documentation that supports these responses and/or statements has been attached to this application.

** You may add additional pages to your response if needed. Please utilize numbering system of this form to assist in the review of the responses.

F. 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).
- b. The information presented is true and correct to the best of my knowledge.

Michael A. Guccione

Applicant signature

6/29/2015

Date

Signature of property owner if tenant or lessee is filling application

State of California

County of Los Angeles

On 6-29-2015 before me Setsubo Hirako, Notary Public
Date Name of Notary Public and Title

personally appeared Michael Anthony Guccione 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.

Setsubo Hirako

(Seal)

Signature of Notary Public



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.

The Planning Department has a list of private map makers who will prepare the names and addresses for you. This list is available at the public counter, 201 North Figueroa Street 4th Floor, or 6262 Van Nuys Boulevard, Van Nuys. Alternatively, you may obtain a list of such adjoining owners from the City Clerk's Office (Room 730, 201 North Figueroa Street) or from a title company and prepare the labels yourself.



California Department of Alcoholic Beverage Control

License Query System Summary as of 6/24/2015

License Information	
License Number: 554474	
Primary Owner: SEWELL FAMILY ENTERPRISES, INC.	
ABC Office of Application: 05 - VAN NUYS	
Business Name	
Doing Business As: PINOT'S PALETTE ENCINO	
Business Address	
Address: 17401 VENTURA BLVD A32 & A33 Census Tract: 1396.00	
City: ENCINO County: LOS ANGELES	
State: CA Zip Code: 91316	
Licensee Information	
Licensee: SEWELL FAMILY ENTERPRISES, INC.	
Company Information	
Officer: GUCCIONE, MICHAEL ANTHONY (CHIEF FINANCIAL OFFICER)	
Officer: GUCCIONE, MICHAEL ANTHONY (DIRECTOR)	
Officer: GUCCIONE, KATHLEEN (PRESIDENT/SECRETARY)	
Officer: GUCCIONE, MICHAEL ANTHONY (VICE PRESIDENT)	
Stock Holder: GUCCIONE, KATHLEEN	
Stock Holder: GUCCIONE, MICHAEL ANTHONY	
License Types	
1) License Type: 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES	
License Type Status: PENDING	
Status Date: 17-FEB-2015 Term: 12 Month(s)	
Original Issue Date: Expiration Date:	
Master: Y Duplicate: 0 Fee Code: P40	
License Type was Transferred On: FROM:	
Current Disciplinary Action	
... No Active Disciplinary Action found ...	
Disciplinary History	
... No Disciplinary History found ...	

Hold Information

Hold Date: 17-FEB-2015 Type: FORM 220

Escrow

<i>... No Escrow found ...</i>

--- End of Report ---

For a definition of codes, view our [glossary](#).



**California Department of Alcoholic Beverage Control
For the County of LOS ANGELES - (Retail Licenses)
and Census Tract = 1396**

Report as of 10/28/2014

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	273131	ACTIVE	41	7/20/1992	1/31/2015	MAYABEQUE INC 17410 VENTURA BLVD ENCINO, CA 91316 Census Tract: 1396.00	VERSAILLES RESTAURANT	10319 VENICE BLVD LOS ANGELES, CA 90034-6409	1933
2)	383686	ACTIVE	47	4/17/2002	9/30/2015	BUCA RESTAURANTS 2 INC 17500 VENTURA BLVD ENCINO, CA 91316 Census Tract: 1396.00	BUCA DI BEPPO	4700 MILLENIA BLVD, STE 400 ATTN: BUSINESS LICENSING, ORLANDO, FL 32839-6020	1933
3)	398638	ACTIVE	47	7/28/2003	6/30/2015	BRINKER RESTAURANT CORPORATION 17240 VENTURA BLVD ENCINO, CA 91316 Census Tract: 1396.00	CHILIS GRILL BAR 876	6820 LBJ FWY, ATTN LEGAL DEPARTMENT DALLAS, TX 75240-6515	1933
4)	402178	ACTIVE	41	12/8/2003	11/30/2014	STAND LLC THE 17000 VENTURA BLVD, STE 104 ENCINO, CA 91316 Census Tract: 1396.00	STAND THE	17000 VENTURA BLVD, 204 ENCINO, CA 91316-4167	1933
5)	403915	ACTIVE	20	12/22/2003	11/30/2014	SUPER SAL INC 17630 VENTURA BLVD ENCINO, CA 91316 Census Tract: 1396.00	SUPER SAL		1933
6)	444143	ACTIVE	41	12/21/2006	11/30/2014	CTC CAFE ENCINO LLC 17499 VENTURA BLVD ENCINO, CA 91316-3828 Census Tract: 1396.00	CORAL TREE CAFE	10850 WILSHIRE BLVD, # 1050 LOS ANGELES, CA 90024	1933
7)	458560	ACTIVE	21	1/24/2008	12/31/2014	RASPUTIN INTERNATIONAL FOOD COMPANY INC 17159 VENTURA BLVD ENCINO, CA 91316-4004 Census Tract: 1396.00	RASPUTIN INTERNATIONAL FOOD CO		1933
8)	477298	ACTIVE	47	6/8/2009	5/31/2015	YAMATO ENCINO CORPORATON 17200 VENTURA BLVD, SPC 219-221 ENCINO, CA 91316-4097 Census Tract: 1396.00	YAMATO		1933
9)	479539	ACTIVE	21	9/9/2009	8/31/2015	GARFIELD BEACH CVS LLC 17320 VENTURA BLVD ENCINO, CA 91316-3904 Census Tract: 1396.00	CVS PHARMACY 9677	1 CVS DR, MAIL DROP 23062A WOONSOCKET, RI 02895-6146	1933
10)	480283	SUREND	47	10/1/2009	9/30/2015	GHAZAI, HOSSEIN SEYED 17337 VENTURA BLVD, STE 100A ENCINO, CA 91316-3970 Census Tract: 1396.00	SAGHI		1933
11)	488448	ACTIVE	41	7/16/2010 10:05:36 AM	6/30/2015	NASSA SONS INC 17312 VENTURA BLVD, STE A ENCINO, CA 91316-4917	ANARBAGH RESTAURANT		1933

						Census Tract: 1396.00			
12)	500418	ACTIVE	41	12/15/2010 11:05:02 AM	11/30/2014	MARYS ON VENTURA INC 17620 VENTURA BLVD ENCINO, CA 91316-3841 Census Tract: 1396.00	PROHIBITION BURGERS & BEER		1933
13)	501412	ACTIVE	47	10/1/2010 3:32:16 PM	9/30/2015	LE SOLEIL LLC 16925 VENTURA BLVD ENCINO, CA 91316-4123 Census Tract: 1396.00	GATE OF THE MEDITERRANEAN THE		1933
14)	509797	ACTIVE	41	7/19/2011 1:59:30 PM	6/30/2015	NORM'S BROOKLYN DELI, LLC 17615 VENTURA BLVD ENCINO, CA 91316-3842 Census Tract: 1396.00	UNCLE BERNIES DELI		1933
15)	518234	ACTIVE	41	4/9/2012 1:37:38 PM	3/31/2015	BIG ITZIK HAGADOL GRILL INC 17201 VENTURA BLVD ENCINO, CA 91316-4007 Census Tract: 1396.00	BIG ITZ GRILL		1933
16)	521524	ACTIVE	47	12/12/2012 3:07:23 PM	11/30/2014	RAMLA USA INC. 17401 VENTURA BLVD B21 ENCINO, CA 91316-5152 Census Tract: 1396.00	GYORO GYORO IZAKAYA JAPONAISE	939A W HUNTINGTON DR MONROVIA, CA 91016-3111	1933
17)	524008	ACTIVE	41	9/17/2012 3:04:51 PM	8/31/2014	FOODIES OF CALIFORNIA, INC. 17200 VENTURA BLVD, STE 224-225 ENCINO, CA 91316-4005 Census Tract: 1396.00	OFF THE HOOK	14357 SYLMAR CT VAN NUYS, CA 91401	1933
18)	526874	ACTIVE	41	12/12/2012 11:22:11 AM	11/30/2014	OKUMURA PLANNINGS LLC 17302 VENTURA BLVD ENCINO, CA 91316-3904 Census Tract: 1396.00	OKUMURA RESTAURANT		1933
19)	527902	ACTIVE	47	1/24/2013 3:55:44 PM	7/31/2015	35FR, LLC 17047-1/2 VENTURA BLVD ENCINO, CA 91316-4147 Census Tract: 1396.00	MIDORI SUSHI RESTAURANT		1933
20)	529371	ACTIVE	41	3/15/2013 3:23:52 PM	2/28/2015	EUROASIA RESTAURANT INC 17209 VENTURA BLVD ENCINO, CA 91316-4007 Census Tract: 1396.00	EUROASIA		1933
21)	529479	ACTIVE	47	5/17/2013 4:36:45 PM	4/30/2015	HOVAGIMIAN, RAFI 17239 VENTURA BLVD ENCINO, CA 91316-4007 Census Tract: 1396.00	TERRACE RESTAURANT AND LOUNGE		1933
22)	533659	ACTIVE	41	8/21/2013 4:48:39 PM	7/31/2015	KAIS GROUP, INC. 17267 VENTURA BLVD ENCINO, CA 91316-4007 Census Tract: 1396.00	JOY FEAST		1933
23)	534403	ACTIVE	21	8/22/2014 10:08:35 AM	7/31/2015	SANGAK BAKERY LLC 17461 VENTURA BLVD ENCINO, CA 91316-3828 Census Tract: 1396.00	SABZEE MARKET		1933
24)	535919	ACTIVE	41	3/3/2014 4:14:52 PM	2/28/2015	NEMATI, HOSEIN 17312 VENTURA BLVD ENCINO, CA 91316-4917 Census Tract: 1396.00	GREEN OLIVE RESTAURANT THE		1933
25)	539317	ACTIVE	41	12/13/2013 9:53:22 AM	11/30/2014	M & J RESTAURANT GROUP INC 17547 VENTURA BLVD, STE 108-109 ENCINO, CA 91316-3854	DANCING WASABI	3516 E OLYMPIC BLVD LOS ANGELES, CA 90023-3924	1933

Census Tract: 1396.00

--- End of Report ---

For a definition of codes, view our [glossary](#).

SECTION 23958.4 B & P WORK SHEET

APPLICANT: _____
PREMISES ADDRESS: 17401 Ventura
LICENSE TYPE: 7 Enchhd

CRIME REPORTING DISTRICT

Jurisdiction is able to provide statistical data for the year 2008

Reporting District: _____

Total number of reporting districts: 1135

Total number of offenses: 266.457

Average Number of offenses per district: 235

120% of average number of offenses: 282

Total offenses in district: _____

Location is within a high crime reporting district: YES / NO

CENSUS TRACT / UNDUE CONCENTRATION - Year 2013

Census Tract: 1396

Population: 4633

Number of licenses allowed: _____

Number of existing licenses: _____

Undue concentration exists: _____

Letter of Public Convenience or Necessity Required (PCN): _____

Three times publication required: _____

	ON SALE 1.10.01	OFF SALE 1.12.0
Number of licenses allowed:	<u>4</u>	<u>3</u>
Number of existing licenses:	<u>21</u>	<u>4</u>
Undue concentration exists:	<u>yes</u>	<u>yes</u>
Letter of Public Convenience or Necessity Required (PCN):	<u>yes</u>	<u>yes</u>
Three times publication required:	<u>/</u>	<u>/</u>

Completed by: _____

Date: _____

05/23/2012vvr

Received Dont
10/29/14

OT
Request



COMPSTAT

West Valley Area Profile

05/17/15 - 06/13/15



AREA COMMANDING OFFICER: John F. Egan
Rank: CAPT-III
Date of Rank: July 25, 2004
Date Assigned Area: February 8, 2009
LAPD Appointment Date: December 14, 1987



PATROL DIVISION COMMANDING OFFICER: Paul B. Vernon
Rank: CAPT-I
Date of Rank: May 3, 2015
Date Assigned Area: May 3, 2015
LAPD Appointment Date: June 27, 1988

CRIME STATISTICS for week ending 06/13/15

VIOLENT CRIMES	05/17/15 TO 06/13/15	04/19/15 TO 05/16/15	% Change	04/19/15 TO 05/16/15	03/22/15 TO 04/18/15	% Change	YTD 2015	YTD 2014	% Change	YTD 2015	YTD 2013	% Change
HOMICIDE	0	0	N.C.*	0	0	N.C.*	1	2	-50.0%	1	2	-50.0%
RAPE (121,122)	2	1	100.0%	1	2	-50.0%	10	15	-33.3%	10	20	-50.0%
RAPE(815,820,821)	2	2	0.0%	2	1	100.0%	5	2	150.0%	5	2	150.0%
TOTAL RAPE	4	3	33.3%	3	3	0.0%	15	17	-11.8%	15	22	-31.8%
ROBBERY	9	13	-30.8%	13	10	30.0%	76	83	-8.4%	76	86	-11.6%
AGGRAVATED ASSAULTS	27	20	35.0%	20	18	11.1%	119	168	-29.2%	119	138	-13.8%
TOTAL VIOLENT	40	36	11.1%	36	31	16.1%	211	270	-21.9%	211	248	-14.9%

PROPERTY CRIMES	05/17/15 TO 06/13/15	04/19/15 TO 05/16/15	% Change	04/19/15 TO 05/16/15	03/22/15 TO 04/18/15	% Change	YTD 2015	YTD 2014	% Change	YTD 2015	YTD 2013	% Change
BURGLARY	74	83	-10.8%	83	47	76.6%	449	353	27.2%	449	406	10.6%
MOTOR VEHICLE THEFT	21	37	-43.2%	37	39	-5.1%	199	214	-7.0%	199	183	8.7%
BTFV	72	112	-35.7%	112	89	25.8%	508	483	5.2%	508	492	3.3%
PERSONAL /OTHER THEFT	71	83	-14.5%	83	81	2.5%	478	488	-2.0%	478	514	-7.0%
TOTAL PROPERTY	238	315	-24.4%	315	256	23.0%	1634	1538	6.2%	1634	1595	2.4%
TOTAL PART I	278	351	-20.8%	351	287	22.3%	1845	1808	2.0%	1845	1843	0.1%

Child/Spousal Abuse (Part I & II)*	42	35	20.0%	35	39	-10.3%	239	232	3.0%	239	220	8.6%
SHOTS FIRED	1	2	-50.0%	2	0	N.C.*	19	15	26.7%	19	19	0.0%
SHOOTING VICTIMS	0	0	N.C.*	0	0	N.C.*	7	12	-41.7%	7	2	250.0%

ARREST STATISTICS for week ending 06/13/15

ARRESTS	05/17/15 TO 06/13/15	04/19/15 TO 05/16/15	% Change	04/19/15 TO 05/16/15	03/22/15 TO 04/18/15	% Change	YTD 2015	YTD 2014	% Change	YTD 2015	YTD 2013	% Change
HOMICIDE	0	0	N.C.*	0	1	-100.0%	2	1	100.0%	2	2	0.0%
RAPE	1	0	N.C.*	0	0	N.C.*	3	3	0.0%	3	2	50.0%
ROBBERY	2	2	0.0%	2	1	100.0%	19	21	-9.5%	19	24	-20.8%
AGGRAVATED ASSAULT**	40	12	233.3%	12	14	-14.3%	110	143	-23.1%	110	111	-0.9%
BURGLARY	8	5	60.0%	5	6	-16.7%	35	47	-25.5%	35	52	-32.7%
LARCENY	9	10	-10.0%	10	13	-23.1%	57	58	-1.7%	57	79	-27.8%
MOTOR VEHICLE THEFT	8	9	-11.1%	9	8	12.5%	42	33	27.3%	42	28	50.0%
TOTAL VIOLENT	43	14	207.1%	14	16	-12.5%	134	168	-20.2%	134	139	-3.6%
TOTAL PART I	68	38	78.9%	38	43	-11.6%	268	306	-12.4%	268	298	-10.1%
TOTAL ALL ARRESTS	353	249	41.8%	249	252	-1.2%	1653	1887	-12.4%	1653	2096	-21.1%

*Part II Child/Spousal Abuse Simple Assaults not included in Part I Aggravated Assaults above to comply with the FBI's Uniform Crime Reporting guidelines.

**Statistics include domestic violence.

N.C. - Not Calculable

Statistics are based on the date the crime or arrest occurred.














[CrimeMapping.com](#)
[Set Bookmark](#)
[Send](#)
[Link](#)
[Print](#)
[Trend Report](#)
















Crime report for 5/23/2015 - 6/23/2015

28 crimes found.

Within a 1 mile radius of 17401 Ventura Blvd, Los Angeles, California, 91316

 Click a crime to "Map It."

<u>Type:</u>	<u>Description:</u>	<u>Case #:</u>	<u>Location:</u>	<u>Agency:</u>	<u>Date:</u>
	BURGLARY FROM VEHICLE	151011078	5400 ZELZAH AV	Los Angeles Police	6/21/2015 11:15 PM
	ROBBERY (taking property of another by means of force or fear)	151011028	BALBOA BL/ VENTURA BL	Los Angeles Police	6/21/2015 11:10 AM
	VEHICLE, STOLEN	151011046	17900 VENTURA BL	Los Angeles Police	6/20/2015 10:00 PM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	151011004	5400 WHITE OAK AV	Los Angeles Police	6/19/2015 05:30 PM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	151010965	17400 VENTURA BL	Los Angeles Police	6/19/2015 11:00 AM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	151010913	17900 MAGNOLIA BL	Los Angeles Police	6/17/2015 01:40 PM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	151011053	5600 GRAVES AV	Los Angeles Police	6/15/2015 03:00 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	151010756	17600 VENTURA BL	Los Angeles Police	6/15/2015 02:18 AM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	151010767	17500 VENTURA BL	Los Angeles Police	6/14/2015 06:00 PM
	BURGLARY FROM VEHICLE	151010690	17200 VENTURA BL	Los Angeles Police	6/12/2015 12:00 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	151010635	16800 VENTURA BL	Los Angeles Police	6/10/2015 09:15 PM
	BURGLARY FROM VEHICLE	151010637	17000 RANCHO ST	Los Angeles Police	6/10/2015 08:00 PM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce,	151010669	17100 RANCHO ST	Los Angeles	6/10/2015 08:00 PM

	etc.)			Police	
	VEHICLE, STOLEN	151010566	17400 BURBANK BL	Los Angeles Police	6/9/2015 04:30 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	151010442	5000 HESPERIA AV	Los Angeles Police	6/5/2015 06:00 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	151010415	17400 BURBANK BL	Los Angeles Police	6/5/2015 04:00 AM
	VEHICLE, STOLEN	151010245	17900 MAGNOLIA BL	Los Angeles Police	6/2/2015 03:15 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	151010586	17700 VENTURA BL	Los Angeles Police	6/1/2015 12:30 AM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	151010187	17400 TARZANA ST	Los Angeles Police	5/30/2015 05:00 PM
	VEHICLE, STOLEN	151010127	BURBANK / ALDEA	Los Angeles Police	5/29/2015 07:30 PM
	BURGLARY FROM VEHICLE	151010116	5400 YARMOUTH AV	Los Angeles Police	5/29/2015 12:10 AM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	151010037	5400 WHITE OAK AV	Los Angeles Police	5/26/2015 06:00 PM
	ASSAULT WITH DEADLY WEAPON (ADW) (likely to produce great bodily injury)	151009993	17500 VENTURA BL	Los Angeles Police	5/26/2015 05:30 PM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	151010172	5400 ZELZAH AV	Los Angeles Police	5/25/2015 11:00 AM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	151009925	4800 ZELZAH AV	Los Angeles Police	5/24/2015 12:00 PM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	151009901	17100 VENTURA BL	Los Angeles Police	5/24/2015 01:00 AM
	BURGLARY FROM VEHICLE	151009941	5200 ZELZAH AV	Los Angeles Police	5/23/2015 11:33 PM
	SHOPLIFTING - PETTY THEFT (\$950 & under)	151009892	17100 VENTURA BL	Los Angeles Police	5/23/2015 06:50 PM