



FE DESIGN & CONSULTING

Conditional Use Permit-Alcohol (CUB) Conditional Use Permit Information

Lemonade Restaurant Group, LLC (A)
10000 Culver Blvd.
Los Angeles, CA 90232

1140 S. Gayley Blvd
Westwood Community Plan Area
Zone: C4-2D-O
D.M: 132B149
C.D: 5
Legal Description: Lot: 5-6, Block: None,
Tract: TR 25678

H5 Capital Westwood LLC (O)
9320 Wilshire Blvd. #300
Beverly Hills, CA 90212

FE Design & Consulting (R)
327 E. 2nd St. #222
Los Angeles, CA 90012

REQUEST

A Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with a new 3,000square foot restaurant having 62 seats inside, and 12 seats outside in a 338 square foot patio area located on private property, for a total of 74 seats and having hours of operation from 11:00am to 11:00pm daily.

1. Group or persons proposing project

The Applicant is Lemonade Restaurant Group LLC.

2. Location of project and current use of property

The project is on the ground floor of the newly constructed building at the corner of Lindbrook and Gayley. The subject unit was initially permitted as retail, but is undergoing a change of use to restaurant.

3. Scope of project

It will be a 3,000 square foot restaurant having 62 seats inside, and 12 seats outside in a 338 square foot patio area located on private property, for a total of 74 seats and having hours of operation from 11:00am to 11:00pm daily.



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4. Entitlement process and current status of project (i.e., what approvals are needed; what approvals have you already obtained)

The project requires a Conditional Use Permit for beer and wine sales which was submitted to City Planning on 4/15/15. A hearing on this matter is tentatively scheduled for 8/5/15. It also requires a Project Permit Compliance to approve the façade which was submitted to City Planning on 4/23/15. A presentation to the Design Review Board will happen this summer. The project also requires a permit from LADBS which was filed on 5/21/15. An approval of this application could come in the next month or two.

5. Outreach efforts to date (contacts with City Council office, Homeowners Associations, etc.)

This is the first outreach that we have done on this project, although City Council is aware of it.