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PLANNING AND DEVELOPMENT  
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

September 5, 2024

Tut's Egyptian Cuisine, Applicant  
Attention: Paul Wahba  
12114 Washington Boulevard  
Culver City, CA 90066

**RE: NOTICE OF DECISION – ADMINISTRATIVE USE PERMIT (P2024-0065-AUP AND P2024-0172), FOR OUTDOOR DINING AND ALCOHOLIC BEVERAGE SALES ANCILLARY TO AN EXISTING RESTAURANT**

12114-12116 Washington Boulevard, in the Commercial General (CG) Zone

Dear Paul Wahba:

This letter is to inform you that your application for Administrative Use Permit to allow outdoor dining on private property (P2024-0065-AUP) and alcoholic beverage sales (P2024-0172-AUP) ancillary to an existing restaurant use (Tut's Egyptian Cuisine) located at 12114-12116 Washington Boulevard, is hereby **APPROVED** subject to conditions of approval.

The proposal for a new 660 square-foot outdoor dining area the sale of alcoholic beverages meets all applicable Municipal Code standards and is not expected to cause adverse impacts in the surrounding community. The administrative decision herein was reached after the closure of the public comment period on August 12, 2024. A detailed project description, background, analysis, and public outreach summary are incorporated herein as Attachment No. 1.

### **Environmental Determination**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, initial review of the application and plans by staff established there are no potentially significant adverse impacts upon the environment and the proposed project is Categorically Exempt pursuant to CEQA Section 15303, Class 3 – New Construction or Conversion of Small Structures, because the proposed project includes construction of appurtenant structures including a fence and patio cover, and new outdoor dining facilities with small furniture. Further, the proposed project is Categorically Exempt pursuant to CEQA Section 15301, Class 1 – Existing Facilities, because the proposed sale of alcoholic beverages involves no expansion of an existing restaurant use.

### **Findings and Conditions of Approval**

The findings for the proposed Administrative Use Permit, P2024-0065-AUP and P2024-0172-AUP, were made pursuant to Culver City Municipal Code (CCMC) Section 17.530.020 as detailed in Attachment No. 2. Based upon the findings, and pursuant to CCMC Section 17.530.025, this approval to allow outdoor dining and alcoholic beverage sales ancillary to an existing restaurant use is subject to conditions of approval incorporated herein as Attachment No. 2.

## Appeal

The administrative decision may be appealed in accordance with CCMC, Chapter 17.640 – Appeals, by any interested person within 15 days of approval. If no appeal is filed, the decision shall become final. If a timely appeal is submitted, the Planning Division will notify the applicant.

Should you have any questions, please contact Andrea Fleck, Planning Technician, at (310) 253-5737 or [andrea.fleck@culvercity.org](mailto:andrea.fleck@culvercity.org).

Sincerely,



Mark E. Muenzer  
Planning and Development Director

### Attachments:

1. Project Background and Analysis
2. Findings and Conditions of Approval
3. Preliminary Project Plans Dated June 27, 2024

### Copy:

Decision Letter File  
Project Review Committee  
Property Owner  
Case File No. P2024-0065-AUP and P2024-0172

## ATTACHMENT NO. 1

Project Background and Analysis  
Administrative Use Permit for Outdoor Dining and Alcohol Sales  
Case No. P2024-0065-AUP and P2024-0172-AUP  
12114-12116 Washington Boulevard

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### Request

On March 15, 2024, an application was submitted for an Administrative Use Permit (AUP) requesting approval of a 660 square-foot (sf) outdoor dining area adjacent to an existing 1,300 sf restaurant, Tut's Egyptian Cuisine, at 12114-12116 Washington Boulevard (the "Project Site"). On July 23, 2024, the applicant submitted a request for an AUP for alcoholic beverage sales to be processed concurrently with the requested AUP for outdoor dining (collectively, the "Project").

### Background

Pursuant to Culver City Municipal Code (CCMC) Section 17.220.015 – Commercial District Land Uses and Permit Requirements, outdoor dining on private property requires the review and approval of an AUP, in compliance with specific use regulations outlined in CCMC Section 17.400.070 – Outdoor Dining, and subject to required findings and conditions of approval.

In addition, pursuant to CCMC Section 17.400.015 – Alcoholic Beverage Sales, review and approval of an Administrative Use Permit (AUP) is required for proposed alcoholic beverage sales incidental to a restaurant or retail use when the subject site is located within 300 feet of a residentially zoned property, or an elementary/secondary school, subject to compliance with all applicable standards, required findings, and conditions of approval. The Project Site is located within 300 feet of a private school offering elementary and secondary education programs to the north, and residential properties zoned R1-1 in Los Angeles on Campbell Drive, Grand View Boulevard, and Lindblade Drive to the south.

### Site Description

The Project Site consists of two adjacent generally flat and rectangular lots located on the south side of Washington Boulevard mid-block between Lindblade Drive to the east and Grand View Boulevard to the west. The rear 18 feet of the subject site is located within the City of Los Angeles abutting a 15-foot-wide alley. The Project Site is currently developed with the subject 1,300 square-foot restaurant fronting Washington Boulevard, and a surface parking lot in the rear at 12114 Washington Boulevard ("Lot 1" – Assessor Parcel Numbers (APN) 4232-015-041 and -042), and a two-story residential dwelling unit with residential open space occupying 12116 Washington Boulevard ("Lot 2" – APNs 4232-015-039 and -040). A portion of Lot 2 fronting Washington Boulevard is undeveloped and leased to Tut's Egyptian Cuisine. The restaurant has historically used 120 sf of this undeveloped area as a legal non-conforming outdoor dining area without an AUP.

The site is zoned Commercial General (CG) and is designated General Corridor in the General Plan Land Use map. Surrounding zoning, land use designations, and uses are noted in the following table (Table 1).

<b>Table 1: Surrounding Zoning and Land Uses</b>			
<b>Location</b>	<b>Zoning</b>	<b>General Plan Land Use</b>	<b>Uses</b>
North	CG (Washington Blvd)	General Corridor	Private School
South (Los Angeles)	R1-1 (Alley)	Low Residential	Single- and low-density residential uses
East	CG	General Corridor	One- and two-story commercial (personal service, office)
West	CG	General Corridor	One and two-story commercial (office, auto repair)

Project Description

Tut’s Egyptian Cuisine (on Lot 1) is a casual full-service neighborhood restaurant serving a complete menu of Mediterranean cuisine, including salads, bowls, wraps, entrée plates, Egyptian specialties, and baked goods.

The Project consists of outdoor dining on private property at the front and west side of the restaurant. The proposed outdoor dining area totals 660 sf, including 120 sf of existing legal non-conforming area which will become conforming as part of this AUP. The outdoor dining area in front of the restaurant will be located on Lot 1, while the outdoor dining area on the west side of the restaurant will be located on Lot 2. Accordingly, the Project will require a lot tie to consolidate Lots 1 and 2 as a single parcel so that the ancillary outdoor dining use is located on the same parcel as the primary restaurant use.

The outdoor dining area will include a total of 9 tables, 32 chairs, and site improvements including replacement building awnings, repair of existing outdoor tile flooring, a new 4-foot-tall wooden fence, and landscape planters buffering portions of the outdoor dining area from the public right-of-way along Washington Boulevard. Amenities include outdoor lighting, portable heating devices, and shade umbrellas. The Project is conditioned to obtain necessary permits to maintain the existing 10-foot-tall shade structure with a roll-up gate, which extends westward from the restaurant structure, and is currently unpermitted. All proposed outdoor dining furniture and amenities are compatible with the overall design of the restaurant. The outdoor dining area is buffered from the residential use at the rear of Lot 2 by an 8-foot-tall fence. Hours of operation for the indoor and outdoor seating areas will be 10:30 AM to 9 PM Monday through Saturday and 5 PM to 9 PM Sundays.

The Project also proposes to sell alcoholic beverages to restaurant patrons within the indoor and outdoor dining areas during regular business hours. Alcoholic beverage sales would be incidental to the restaurant operations and will only be permitted in conjunction with food orders.

**Analysis**

Traffic, Parking, and Circulation

Based on CCMC Section 17.320.020 – Number of Parking Spaces Required, there is no minimum required off-street parking for any use; therefore, no off-street parking is required for the proposed ancillary outdoor dining use or alcoholic beverage sales. Surface parking for the existing

restaurant is accessed from the 15-foot-wide alley at the rear of the Project Site in the City of Los Angeles. No change is proposed to the existing legal non-conforming parking area. The proposed alcoholic beverage sales and 660 sf outdoor dining, which includes 540 sf of net new dining area is ancillary to the existing restaurant and not expected to generate significant amounts of vehicle traffic or new parking demand. The restaurant is a neighborhood-serving operation located walking distance from surrounding residential neighborhoods, and along a major transit corridor, Washington Boulevard. Pedestrian access to the restaurant is located along Washington Boulevard and will remain unchanged, and pedestrian access to the outdoor dining area is provided directly from the inside of the restaurant, as well as from Washington Boulevard.

Noise

The Project Site is located along Washington Boulevard, which is characterized by typical commercial uses, including office, retail, personal service, and restaurant uses. In this area there are also alleys buffering commercial properties along Washington Boulevard from low density residential neighborhoods beyond the commercial corridor. The nearest residential use is located at the rear of the Project Site, however, the existing 8-foot-tall fence and a 53-foot long open space area between the fence and the residential building is expected to provide sufficient buffer from noise generated by the outdoor dining use. The City did not receive any concerns regarding Project noise generation from the occupants of the residential unit at the Project Site during the public comment period. Given the Project’s location near Washington Boulevard, a primary arterial, it is anticipated there will not be any conflicts or incompatibility with regard to noise. The Conditions of Approval will require that the business operation always comply with the City’s Noise Ordinance, and that the outdoor dining hours be changed should nuisance conditions arise from its operation.

Alcoholic Beverage Sales

The Project is located within Census Tract 7028.03, which, according to ABC records has a total of 25 on-sale retail licenses and 7 special supplemental licenses. Active on-sale retail alcohol licenses in the census tract are summarized in the following table (Table 2).

<b>Table 2: On-Sale Retail Alcohol Licenses in Census Tract 7028.03</b>		
<b>License Type</b>	<b>Description</b>	<b>Quantity</b>
Type 41	On-Sale Beer and Wine for Bona Fide Public Eating Place	16
Type 47	On-Sale General for Bona Fide Public Eating Place	7
Type 48	On-Sale General for Public Premises (e.g., bars, night clubs)	1
Type 51	Club (sale of beer, wine, and distilled spirits to members/guests only, for on-site consumption)	1
Type 58*	Caterer’s Permit	4
Type 77*	Event Permit	2
Type 86*	Instructional Tasting License (supplemental to an off-sale license)	1
<b>TOTAL</b>	-	32
*Supplemental license for an already licensed premises.		

According to ABC, Census Tract 7028.03 has an “undue concentration” of retail licenses. There is an “undue concentration” of liquor licenses when the ratio of the number of licenses to the population within a given census tract exceeds the ratio of the number of licenses to the population within the County. The standard formula to establish whether an “undue concentration” of liquor licenses exists within a census tract is used as a guideline to determine whether further analysis is required as it relates to the appropriateness of new liquor licenses in the area.

While census tract 7028.03 has a high concentration of on-sale licenses, the proposed sale of alcohol at Tut’s Egyptian Cuisine will provide a public convenience by enhancing the dining experience for a specialized cuisine. The ancillary sale of alcohol will support the economic vitality of the neighborhood-serving small business and coincide with outdoor dining and site improvements to activate the commercial corridor. Consumption of alcohol will be limited to the restaurant interior dining area and approved outdoor dining area on private property and will not be permitted on the public right-of-way. As conditioned, the business operator/management will be responsible for governing the number of alcoholic beverages provided to patrons in accordance with the applicable State statutes to ensure there is not a likelihood for patrons to engage in excessive drinking.

#### Public Notification and Comments

On Tuesday, June 25, 2024, notification of the pending administrative decision on the Administrative Use Permit application for the 660 sf outdoor dining area on private property, and an invitation to submit comments, was sent to property owners and occupants within 500 feet of the Project Site. The notice was also posted on the Culver City website on June 27, 2024.

On July 25, an updated notice of the pending administrative decision on the application for the Administrative Use Permit application for outdoor dining and alcoholic beverage sales was sent to property owners and occupants within 500 feet of the Project Site and posted to the Culver City website. The public comment period closed August 12, 2024. The administrative decision herein was reached after the closure of the updated public comment period.

Throughout the two public comment periods, the City received six public comments from a total of four community members. Three of the community members voiced their support of the Project, while the other community member voiced concerns about the Project. Comments in support of the Project cited positive experiences with the restaurant and delicious food. One of the supportive commenters, who identified themselves as a 25-year resident of Culver City, noted the restaurant’s long-standing service, hospitality, wide menu selection and vegan options, and the importance of supporting local businesses.

Concerns from one of the commenters included potential for noise from the outdoor dining area travelling to their property on the other side of Washington Boulevard, and potential parking intrusion onto nearby residential streets. As noted in the analysis above, and with the Conditions of Approval in place, the proposed outdoor dining area is not expected to have significant impacts to traffic, parking, and noise. Further, the ambient noise levels from vehicle traffic along Washington Boulevard are expected to provide a noise buffer from the outdoor dining area to their property. The Director may impose additional corrective conditions if determined necessary for the Project to maintain compatibility with the surrounding community.

## ATTACHMENT NO. 2

Findings and Conditions of Approval  
Administrative Use Permit for Outdoor Dining and Alcohol Sales  
Case No. P2024-0065-AUP and P2024-0172-AUP  
12114-12116 Washington Boulevard

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### Findings

Culver City Municipal Code (CCMC) Section 17.530.020 requires certain findings be made before an Administrative Use Permit (AUP) can be approved. Based on the review of the proposed plans, and with incorporation of the listed conditions of approval, the Project is consistent with the Zoning Code requirements, including required findings, and consistent with the Culver City General Plan as detailed below.

The following required findings for Administrative Use Permit, P2024-0065-AUP, for outdoor dining ancillary to a restaurant are hereby made pursuant to CCMC Section 17.530.020.

**A. The proposed use is allowed within the subject zoning district with the approval of an Administrative Use Permit or Conditional Use Permit and complies with all other applicable provisions of this Title and the CCMC.**

The proposed outdoor dining area ancillary to an existing restaurant is located in the Commercial General (CG) Zone. As outlined in CCMC Section 17.220.015, the CG zoning district allows outdoor dining on private property as part of a food service establishment, subject to an AUP and compliance with specific land use standards in CCMC Section 17.400.070 – Standards for Outdoor Dining. The findings required for approval of an AUP outlined in CCMC Section 17.530.020 have been made herein. The proposed use, as conditioned, will comply with all applicable provisions of Title 17 – Culver City Zoning Code and the Municipal Code.

**B. The proposed use is consistent with the General Plan and any applicable Specific Plan.**

The Project Site has a General Plan land use designation of General Corridor, which is meant to allow a range of small- to medium-scale commercial uses with an emphasis on community-serving retail. The proposed outdoor dining use ancillary to an existing food service establishment is compatible with the General Corridor land use designation. Specifically, the project is consistent with General Plan Land Use Element Objective 6, which calls for revitalization of the physical character and economic well-being of the City's commercial corridors, and in particular Policy 6.E., by encouraging restaurants that feature outdoor dining. The proposed outdoor dining area will also be consistent with Objective 5, Economic Diversity, by supporting a small business to maintain a high-quality community-serving restaurant. There is no applicable Specific Plan for this area.

**C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity of the subject site.**

The proposed 660 square-foot (sf) outdoor dining area is located along a commercial corridor, Washington Boulevard, which is characterized by other commercial uses including office, retail, personal service, and restaurant uses. The outdoor dining area will be ancillary to the existing restaurant use, and is designed to be compatible with the surrounding commercial area and nearby residential uses. The Project includes various improvements that will revitalize the Project Site along the street-frontage, improving aesthetics, and improve the

pedestrian experience. The outdoor dining area will be directly accessible to pedestrians from the public right-of-way along Washington Boulevard, which encourages activation of the street-frontage. Existing site features, including an 8-foot tall wall to the rear of the outdoor dining area, will provide a noise buffer for the residential building at the rear of the Project Site. The project design and conditions of approval will ensure compatibility with the neighborhood and with future land uses in the vicinity of the site. Should unexpected negative impacts arise from the operation of the proposed use, this Administrative Use Permit may be subject to revocation or modification as deemed necessary.

**D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.**

The approximately 5,900 sf Project Site is generally rectangular and flat, and is developed with a single-story commercial building on Lot 1, and a legal non-conforming residential dwelling unit on Lot 2. The site is located along a major commercial corridor within an urbanized area and is physically suitable for the proposed use. The proposed outdoor dining area will be ancillary to the existing restaurant use, has sufficient access to existing utilities, and is absent of physical constraints. The use will not impede existing access and circulation to, from, and within the site, and will be accessible directly from within the food service establishment, and directly from the public right-of-way during business hours. The project does not impact existing access to the residential building in the rear. The Project Site is physically suitable for the type and intensity of the use being proposed.

**E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.**

The outdoor dining area will occupy underutilized space on the project site, abutting a public sidewalk, which will activate the street-frontage, fostering a vibrant and pedestrian friendly corridor in the neighborhood. The proposed improvements (furniture, lighting, etc.) will improve the visual appeal of the property's street frontage, providing a benefit to the community. The applicant is required to obtain necessary permits for an unpermitted shade structure, which will ensure the structural stability of the structure and public safety. The proposed outdoor dining area will not inhibit vehicle or pedestrian flow, and will be kept in a clean condition, free of litter and food items. Proposed hours of operation will be consistent with other restaurants along the West Washington corridor, and amplified sound will be restricted. Conditions of approval will ensure that the proposed outdoor dining use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and CG zoning district.

The following required findings for Administrative Use Permit, P2024-0172-AUP, for alcoholic beverage sales ancillary to a restaurant are hereby made pursuant to CCMC Section 17.530.020.

**A. The proposed use is allowed within the subject zoning district with the approval of an Administrative Use Permit or Conditional Use Permit and complies with all other applicable provisions of this Title and the CCMC.**



The proposed sale of alcoholic beverages for on-site consumption, incidental to an existing restaurant use, is consistent with CCMC Section 17.400.015, as permitted in the Commercial General (CG) Zone and is subject to the approval of an Administrative Use Permit (AUP) when within 300 feet of a residentially zoned property or elementary/secondary zone. The required findings to approve the AUP have been made herein. The proposed use, as conditioned, will comply with all other applicable provisions of Title 17 – Culver City Zoning Code and the Municipal Code.

**B. The proposed use is consistent with the General Plan and any applicable Specific Plan.**

The proposed sale of alcoholic beverages for on-site consumption at an existing restaurant is consistent with the General Plan land use designation of General Corridor, which envisions a range of small- to medium-scale commercial use that serve adjacent residential neighborhoods and the surrounding community. Tut's Egyptian Cuisine is a local business restaurant that will offer alcoholic beverages in conjunction with full meals as an added amenity. This is consistent with Objective 24 of the General Plan Land Use Element to protect and enhance business uses within the Western Sub-Area of the City. The sale of beer and wine incidental to the restaurant will add a key element to the small business' competitiveness and economic success. This is consistent with Objective 5 of the General Plan Land Use Element to encourage new business opportunities that expand Culver City's economic base and serve the needs of the City's residential and business community. There is no applicable Specific Plan for this area.

**C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity of the subject site.**

The project site is located along Washington Boulevard between Grand View Boulevard and Lindblade Drive, near other existing establishments with active on-sale retail alcohol licenses. The sale of beer and wine at Tut's Egyptian Cuisine will be incidental to the existing restaurant use and will not alter the existing restaurant operations. The use has been conditioned to ensure compatibility with the neighborhood and with future land uses in the vicinity of the site. Should unexpected negative impacts arise from the operation of the proposed use, this Administrative Use Permit may be subject to revocation or modification as deemed necessary.

**D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.**

The proposed sale of alcoholic beverages ancillary to the existing restaurant will take place entirely within the existing restaurant space and proposed outdoor dining area on private property and does not result in an intensification of the site, not result in any physical design changes. Existing access will be maintained along Washington Boulevard and the alley in the rear, and existing utilities will continue to adequately serve the site. The project site is located along a commercial corridor and does not have any physical constraints. Therefore, The site is found to be physically suitable for the proposed use.

**E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to**

**persons, property, or improvements in the vicinity and zoning district in which the property is located.**

The restaurant is a small business serving the surrounding community; therefore, the proposed alcohol service will serve the public convenience. Alcohol service will be provided only in compliance with the conditions of approval herein and subject to any additional requirements and/or operating restrictions imposed by ABC. Conditions of approval have been included that allow alcohol service only when provided in conjunction with a meal to ensure the use continues to operate primarily as a restaurant. Therefore, the project, subject to the conditions of approval, will ensure that the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

**Conditions of Approval**

Based upon the above findings and pursuant to CCMC Chapter 17.530, the Administrative Use Permit P2024-0065-AUP and P2024-0172-AUP is hereby approved subject to the Conditions of Approval as stated herein:

1. These Conditions of Approval are being imposed upon the outdoor dining use and alcoholic beverage sales on private property ancillary to an existing food service establishment (the "Project"), for the property at 12114-12116 Washington Boulevard (the "Property").
2. The applicant is required to apply for and obtain a building permit for the outdoor dining project and existing unpermitted shade structure, and any other applicable permits as may be required by the Building and Safety Division. All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal.
3. All permits and licenses required in connection with the development or use of the Project shall be applied for and obtained separately.
4. Due to an increase in seating capacity, the project is subject to sewer facility charges. Sewer facility charges will be assessed during the building permit process and must be paid prior to building permit issuance.
5. A lot tie is required to consolidate the 2 lots on the Property into a single parcel. A covenant and agreement, on a form provided by the Current Planning Division and in form and substance acceptable to the City Attorney, agreeing to tie the 2 parcels as a single parcel, shall be signed by the Property Owner and recorded in the County Registrar-Recorder's Office prior to building permit issuance. The covenant and agreement shall run with the land and shall be binding on subsequent owners of the property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.

6. The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permits as administratively approved excepted as modified by these Conditions of Approval and as further required to comply with Zoning Code and Municipal Code requirements.
7. The applicant shall be required to submit the following to the Current Planning Division:
  - a. California State Department of Alcoholic Beverage Control (ABC) application simultaneously with the submittal of said application to ABC or prior to the issuance of the ABC license if it has already been submitted;
  - b. Zoning Affidavit, as may be required by ABC;
  - c. Copy of ABC license upon issuance of said license; and
  - d. Copy of each license suspension or citation issued by ABC upon such issuance.
8. Consumption of alcohol shall meet and always be in compliance with the requirements of the California Department of Alcoholic Beverage Control (ABC) and CCMC Section 17.400.015 – Alcoholic Beverage Sales.
9. The City reserves the right to request of the ABC additional conditions, such as hours of operation restrictions, restriction of the type of alcohol sold, or other conditions that the City may deem necessary in order to reduce potential impacts.
10. The business owner/operator shall update the Business Tax Certificate for the restaurant business, as appropriate, to reflect that the restaurant sells alcohol.
11. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods, including full meals. The kitchen shall be open and food service shall be available during all hours of operation of the restaurant.
12. Alcoholic beverages shall not be sold or served without a food order. The sale of alcoholic beverages shall be incidental to the sale of food.
13. Alcoholic beverages shall be available for purchase and consumption only within the restaurant's designated/approved indoor and outdoor dining area.
14. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The restaurant owner/operator shall always maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the City upon demand.
15. There shall be no exterior advertising or sign of any kind, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. This condition is not meant to preclude an interior display of alcoholic beverage containers within the interior of the restaurant space.
16. There shall be no live entertainment on the premises at any time, except as approved by a Special Event Permit.

17. Restaurant operator/management shall be responsible for governing the number of alcoholic beverages provided to patrons in accordance with applicable State statutes.
18. The restaurant operator/management will be responsible for requiring and enforcing that there be no loitering as a result of the Project on the public right-of-way, in front of adjacent properties, and/or in front of adjacent tenant spaces as a result. Loitering that is caused by the establishment in the public right-of-way, in front of adjacent properties, and/or in front of adjacent tenant spaces shall be strictly and reasonably enforced.
19. The outdoor dining barrier, furniture, and other approved amenities shall be placed only in the locations shown on the site plan. Any modifications shall be submitted to, reviewed, and approved by the Current Planning Division, pursuant to CCMC Section 17.595.035 – Changes to an Approved Project.
20. All outdoor dining furniture and amenities shall be fully contained within the Property (private property), and shall not encroach into the public right-of-way.
21. The use of the outdoor dining area shall be limited to and shall at no time operate outside the hours of operation for the food service use. The Planning and Development Director or Designee may reduce the hours of operation of the outdoor dining area or take other corrective measures at any time should it be determined, at the Director or Designee's discretion, that the operation of the outdoor dining is in conflict with the surrounding neighborhood.
22. The outdoor dining areas shall only be used and made available to patrons of the subject food service establishment who purchase food/beverages from the subject business. The outdoor dining area shall not be used or made available to patrons of any other business.
23. The outdoor dining area shall always follow the requirements of CCMC Section 9.11.110 – Smoking Prohibited in Outdoor Dining Areas. Smoking within the outdoor dining area and within five (5) feet of the outdoor dining area shall be prohibited; a sign specifying this restriction shall be conspicuously displayed. The number, size, precise language, and location shall comply with CCMC Section 9.11.110, subject to review and approval by the Planning and Development Director or Designee prior to installation.
24. There shall be no advertising on any of the outdoor dining amenities, including on the proposed perimeter barrier.
25. No cooking shall be allowed or permitted in the outdoor dining area without approval of a modification to the Administrative Use Permit.
26. Exterior lighting, including any temporary and/or portable lighting in the outdoor dining area, shall be shielded or recessed so that glare and reflections are confined within the boundaries of the site, and shall be directed downward and away from adjoining properties.
27. There shall be no live entertainment on the premises at any time, except as approved by a Special Event Permit.
28. The Project shall comply with all applicable CCMC Noise regulations. No speakers or any type of amplified sound shall be allowed/permitted on the exterior of the building or in the outdoor dining area.

29. The property, including any outdoor dining area, etc., shall be maintained in a clean and attractive condition and shall be kept free of graffiti, trash, litter, debris, and food waste. Maintenance shall be conducted daily, and all graffiti shall be removed from the Property within 48 hours of its application.
30. The food service establishment and outdoor dining use and alcoholic beverage sales shall operate with regard for the character of the surrounding neighborhood, and the right is reserved to the Director or their designee to impose additional corrective conditions, if, in the Director's opinion, such conditions are proven necessary for the protection of tenants of subject building, person in the neighborhood, or occupants of adjacent properties.
31. In the event of a change in tenancy of the food service establishment to a different food service establishment, the operator of the new food service establishment shall submit a written notice of the change, including the proposed floor plan for both indoor and outdoor dining areas and a copy of the menu to the Current Planning Division prior to issuance of any building permit, approval of any business tax certificate and/or occupancy. The Planning and Development Director or Designee shall review said written notice and floor plan and may require that a modification to this Administrative Use Permit be submitted and, upon review of the modification, may modify, add, or delete conditions contained herein to ensure that the findings contained herein can still be met.
32. The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.
33. The land use permit to which these Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", and applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the land use permit.
34. Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".
35. Pursuant to CCMC Section 17.650.020 – "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.
36. Pursuant to Zoning Code Chapter 17.660 – "Revocations and Modifications", the Administrative Use Permit may be revoked or modified if the conditions of approval herein are not complied with or if there are adverse impacts to the surrounding community or nuisances

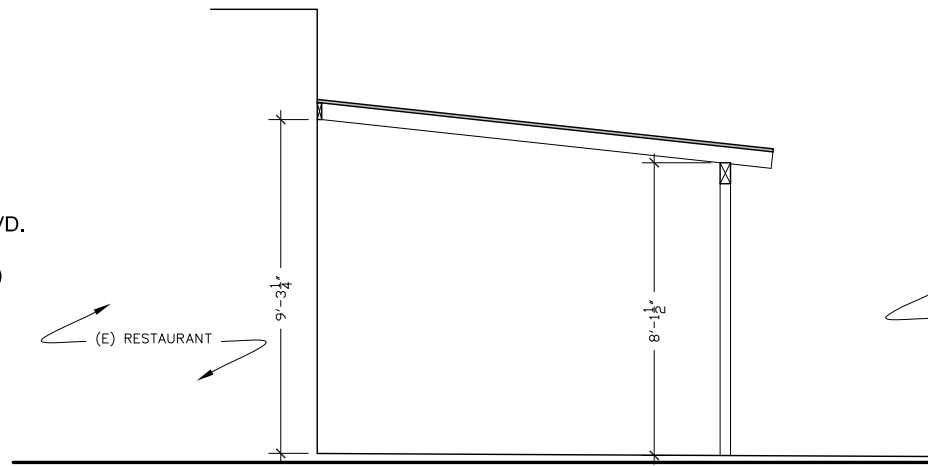
result from this approval. Prior to any such revocation, timely notice and response opportunities shall be given to the property owner.

37. By taking any benefit of this land use permit approval, the applicant and property owner hereby indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project.

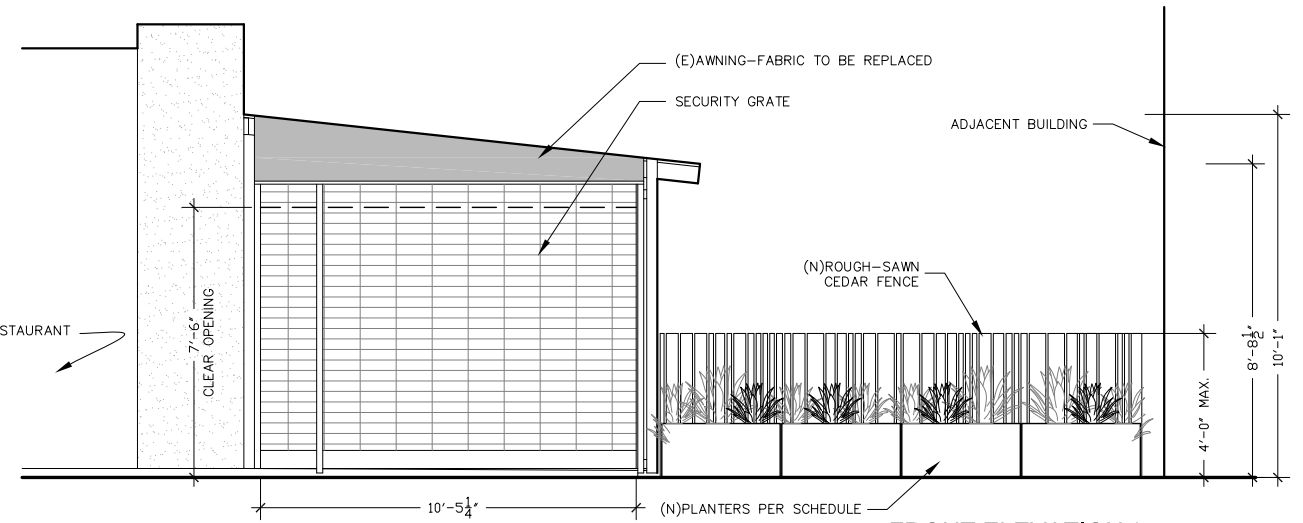
38. A copy of this decision letter shall be kept on the premises at all times.

**LEGAL DESCRIPTION:**  
 SITE ADDRESS: 12112-12116 W WASHINGTON BLVD.  
 ZIP CODE: 90066  
 LOT/PARCEL AREA (CALCULATED): ±5,000 (SQ FT)  
 ASSESSOR PARCEL NO. (APN): 4232-015-043  
 TRACT: TR 12463  
 BLOCK: NONE  
 LOT: 7/8  
 ARB (LOT CUT REFERENCE): NONE

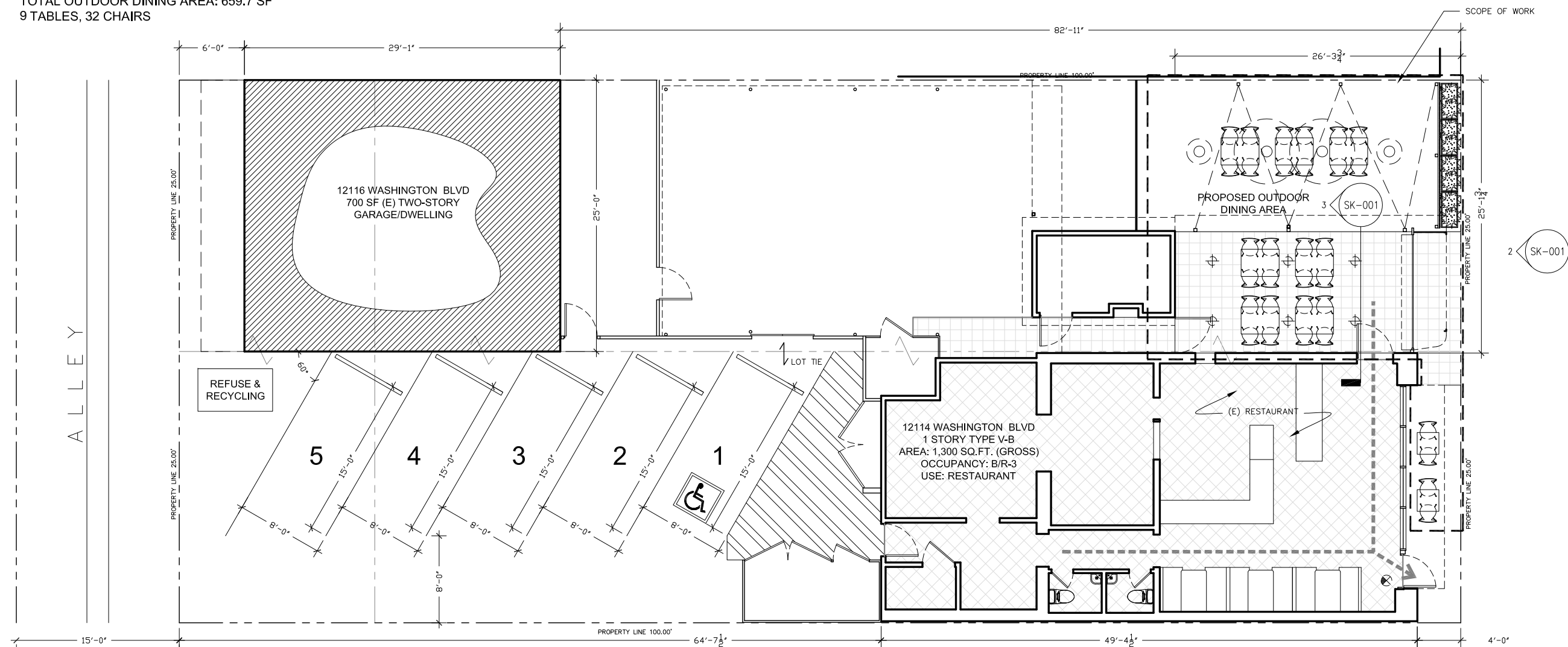
**PROJECT DATA:**  
 USE: RESTAURANT  
 TOTAL BUILDING GROSS FLOOR AREA: 3,000 SQ. FT.  
 TOTAL PARKING SPACES: 6  
 TOTAL BIKE PARKING: NONE  
 TOTAL OUTDOOR DINING AREA: 659.7 SF  
 9 TABLES, 32 CHAIRS



**SECTION 3**  
 3/16"=1'-0"



**FRONT ELEVATION 2**  
 3/16"=1'-0"



**SITE PLAN 1**  
 3/32"=1'-0" NORTH

**guga architecture**  
 guga.la

**ARCHITECT**  
 12118 WASHINGTON BLVD.  
 LOS ANGELES, CA 90066  
 TEL +310 745 3545  
 WWW.GUGA.LA



NOT FOR CONSTRUCTION UNLESS SIGNED

**12114-12116 WASHINGTON BLVD.**  
 LOS ANGELES, CA 90066

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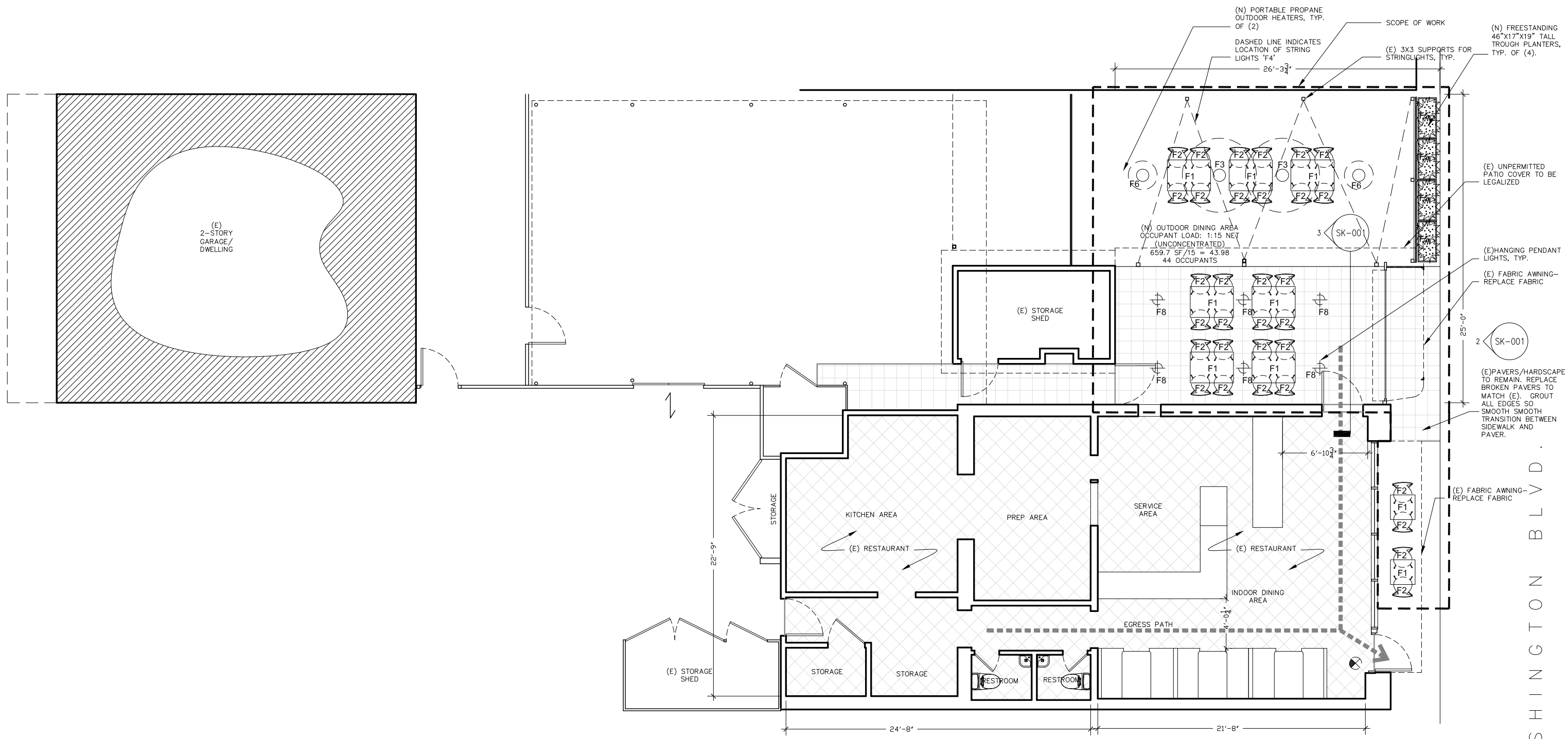
**SITE PLAN**

Scale AS NOTED Date 06/27/24

**APPROVED** Issue  
**SEPT 5, 2024**  
 Culver City  
 Current Planning Division  
 Per P2024-0065-AUP and  
 P2024-0172-AUP

**SK-001**

This approval is based upon information provided by the applicant or their representative and does not legalize any non-permitted improvements that exist on this property. Failure to provide accurate and complete information could result in permit revocation or legal action.



WASHINGTON BLVD.



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(E)PATIO LIGHT | F8  
N.T.S.



PHORMIUM JACK SPRATT  
5 GAL  
20 INCHES TALL  
  
DIANELLA CAERULEA  
'CASSA BLUE'  
1 GAL  
14 INCHES TALL

PLANTING PALETTE | F7  
N.T.S.



ULINE PATIO HEATER  
-STAINLESS STEEL, BRONZE STEEL  
-PROPANE  
-33" DIA X 87" H

PATIO HEATER | F6  
N.T.S.



FLORA GRUBB FIBERGLASS PLANTERS, PLANTED WITH:  
-PHORMIUM JACK SPRATT - 5 GAL  
-DIANELLA CAERULEA 'CASSA BLUE' - 1 GAL

BOX PLANTER | F5  
N.T.S.

COMMERCIAL STRING LIGHT SET W/ LED GLOBE BULBS



STRING LIGHTS | F4  
N.T.S.

LEGEND		
SYMB	TYPE	QUANT
F1	OUTDOOR TABLE	9
F2	OUTDOOR CHAIR	32
F3	UMBRELLA	2
F4	STRING LIGHTS	1
F5	BOX PLANTER	4
F6	PATIO HEATER	2
F7	PLANTS	20
F8	EXISTING PATIO HANGING LIGHT	6

ULINE UMBRELLA 9' DIA/ 8' HIGH/ STEEL BASE/  
FIBERGLASS



UMBRELLA | F3  
N.T.S.

SUPERIOR SEATING OUTDOOR RESTAURANT CHAIR  
-WOOD SLATS/ STEEL  
-22"x19"x19"H



OUTDOOR CHAIR | F2  
N.T.S.

TANHO COMMERCIAL OUTDOOR DINING TABLE TH-612  
-32"x54"x 30" HIGH  
-SLATTED WOOD/ALUMINUM



OUTDOOR TABLE | F1  
N.T.S.