



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number:

Env. Case Number:

Application Type:

Case Filed With (Print Name): Date Filed:

Application includes letter requesting:

Waived Hearing Concurrent hearing Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s):

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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. Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address: 14537 Ventura Blvd. Unit/Space Number:

Legal Description (Lot, Block, Tract): Lot = 9, Block = B, Tract = TR 6852

Assessor Parcel Number: 2265010007 Total Lot Area: 3,821.7 SQ.FT

2. PROJECT DESCRIPTION

Present Use: Commercial Store

Proposed Use: Restaurant/Bar

Project Name (if applicable): The Aftermath Bar & Lounge

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org). 2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

Change of Use from Retail Space to Restaurant/Bar with roll-up exterior door, beer and wine sales, and proposed Illuminated Channel Letter Wall Sign (6'-6" x 2'-0" = 13 sq.ft).

Additional Information Attached:

YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite/in public right-of-way
- Grading
- Haul Route
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing N/A - Demolish(ed)³ N/A + Adding N/A = Total N/A

Number of Affordable Units⁴: 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: 726 square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

YES

NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: N/A

Required # of Parking Spaces: N/A

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

YES

NO

Is the project required to dedicate land to the public right-of-way?

YES

NO

If so, what is/are the dedication requirement(s)? N/A feet

If dedications are required on multiple streets, identify as such: 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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36?

YES

NO

Authorizing Code Section: 11.5.7

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

Action Requested: Specific Plan Project Permit Compliance pursuant to section 11.5.7 to allow Change of Use from Retail Space to Restaurant/Bar with exterior façade change & ext sign.

Authorizing Code Section: Section 12.24 W.18

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

Action Requested: To permit the on-site consumption of beer and wine for said restaurant open from 12pm-2am, with 24 seats in the C2-1L zone.

Additional Requests Attached: YES NO

4. RELATED 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): N/A

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.: N/A Ordinance No.: N/A

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main 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, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Byron Valencia
Company/Firm: Ivy Green Construction & Engineering, Inc.
Address: 14537 Ventura Blvd. Unit/Space Number: _____
City: Sherman Oaks State: CA Zip Code: 91403
Telephone: (818) 488-6168 E-mail: contact@ivygreenconstruction.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): Maurice Refoua
Address: 1559 S. Sepulveda Blvd. Unit/Space Number: _____
City: Los Angeles State: CA Zip Code: 90025
Telephone: (310) 229-9850 E-mail: contact@ivygreenconstruction.com

AGENT / REPRESENTATIVE NAME: Byron Valencia

Company/Firm: Ivy Green Construction & Engineering, Inc.
Address: 14537 Ventura Blvd. Unit/Space Number: _____
City: Sherman Oaks State: CA Zip Code: 91403
Telephone: (818) 488-6168 E-mail: CONTACT@IVYGREENCONSTRUCTION.COM

⁵ 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 agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): Engineer

Name: Byron Valencia

Company/Firm: Ivy Green Construction & Engineering, Inc.

Address: 14537 Ventura Blvd. **Unit/Space Number:** _____

City: Sherman Oaks **State:** CA **Zip Code:** 91403

Telephone: (818) 488-6168 **E-mail:** contact@ivygreenconstruction.com

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

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.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

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 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 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 the 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 13 FEB 23

Print Name MAURICE REFONA

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 Los Angeles

On Feb. 13, 2023 before me, Daniel Puno Candeloza, Notary Public
(Insert Name of Notary Public and Title)

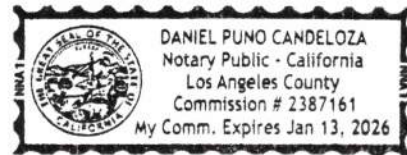
personally appeared Maurice Refoua, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their 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]
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: May 31, 2022

Print Name: Byron Valencia

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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).



THE AFTERMATH

BAR & LOUNGE







FRONT



REAR



Mike's Smoke & Gift Shop

PRIVATE PROPERTY
ALL ACTIVITIES MONITORED BY VIDEO CAMERA
R.C.'s TOWING
(818) 798-1111

PLEASE USE FRONT ENTRANCE

CUSTOMER ONLY
ALL SERVICES
WILL BE PROVIDED
EXCEPT FOR
EZ TOW
(818) 798-1111
COMPARTMENTS & TRUCKS

2 HOUR PARKING FOR CUSTOMERS ONLY

WARNING Security Cameras in Use

NOTICE
ALL ACTIVITIES MONITORED BY VIDEO CAMERA





Address: 14537 W VENTURA BLVD
 APN: 2265010007
 PIN #: 166-5A151 99

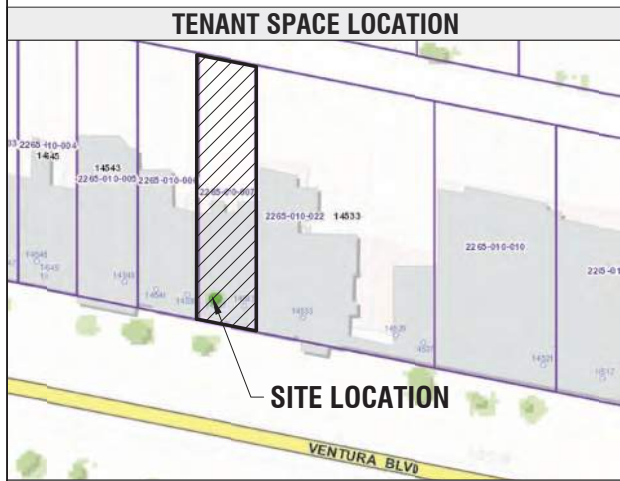
Tract: TR 6852
 Block: B
 Lot: 9
 Arb: None

Zoning: C2-1L
 General Plan: Community Commercial



0.02 Miles
 100 Feet

LEGAL DESCRIPTION	
ADDRESS:	14537 VENTURA BLVD. SHERMAN OAKS, CA 91403
BUILDING TYPE:	COMMERCIAL
TRACT NO:	6852
LOT:	9
BLOCK:	B
ASSESSOR'S PARCEL #:	2265-010-007
TENANT SQUARE FOOTAGE:	1,618.0 SQ.FT
LOT AREA ESTIMATE:	3,821.7 SQ.FT
OCCUPANCY GROUP:	A-2 (TAVERNS & BARS)
CONSTRUCTION TYPE:	TYPE II-B
SPRINKLERS:	FULLY-SPRINKLERED, NON-COMBUST.
NO. OF STORIES:	1



SCOPE OF WORK

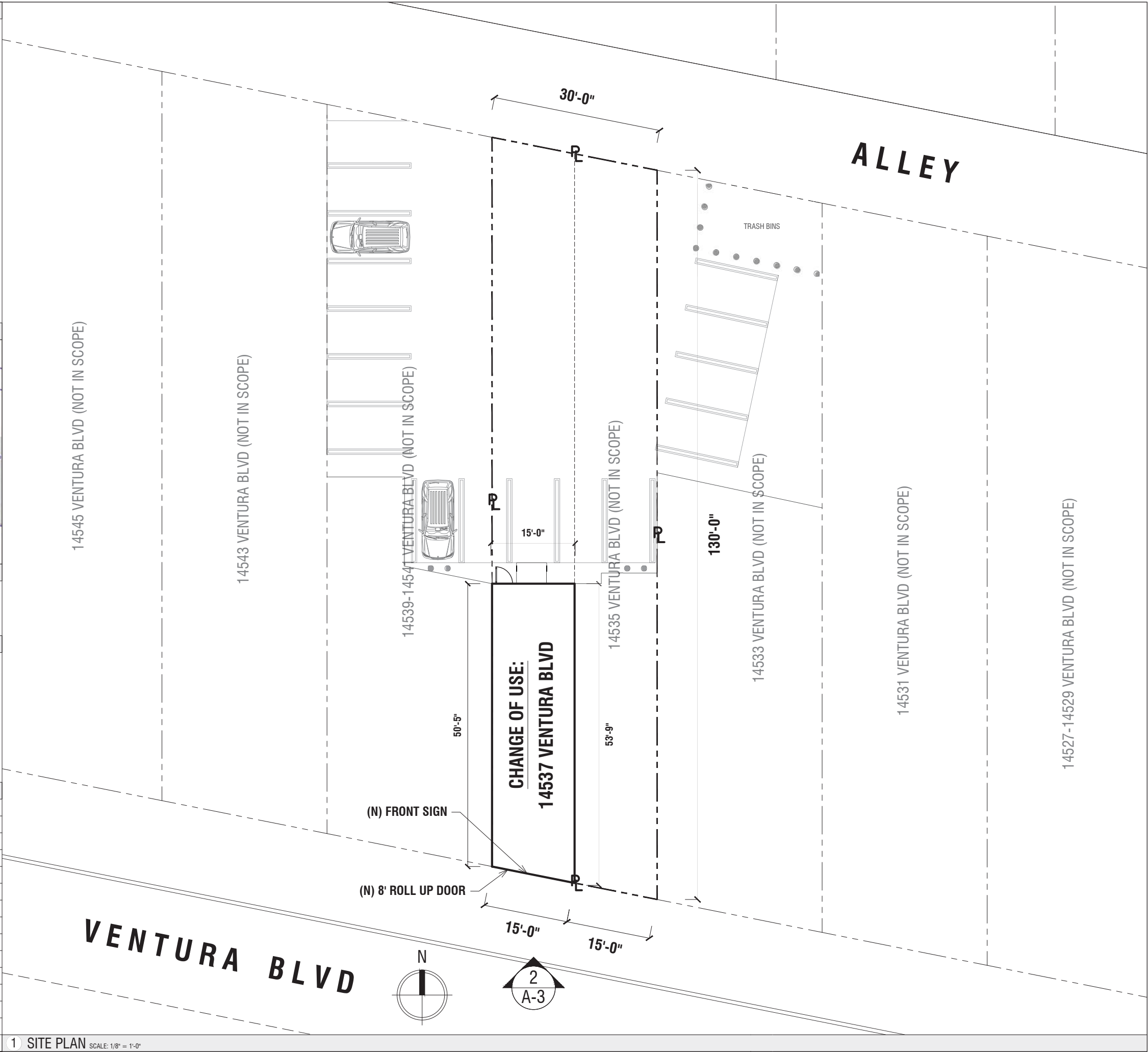
CHANGE OF USE FROM A COMMERCIAL STORE TO A BAR WITH w/ A NEW 8' ROLL-UP EXTERIOR DOOR & SIGN

NOTES

PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2020 LOS ANGELES BUILDING CODE

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D-1	DISABLED ACCESSIBILITY NOTES
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D-3	DISABLED ACCESSIBILITY DETAILS
D-4	DISABLED ACCESSIBILITY DETAILS
D-5	DISABLED ACCESSIBILITY DETAILS
D-6	DISABLED ACCESSIBILITY DETAILS



IVY GREEN CONSTRUCTION & ENGINEERING, INC.
14537 VENTURA BLVD.
SHERMAN OAKS, CA. 91403
CELL: 818.488.6168
WWW.IVYGREENCONSTRUCTION.COM

BYRON S. VALENCIA, P.E.
CONTACT@IVYGREENCONSTRUCTION.COM



REVISIONS

MARKED	DATE	DESCRIPTION
01	XXXX.XX.XX	
02	XXXX.XX.XX	
03	XXXX.XX.XX	

CHANGE OF USE FOR:
THE AFTERMATH BAR & LOUNGE, LLC
14537 VENTURA BLVD.
SHERMAN OAKS, CA 91403

TENANTS:
BYRON VALENCIA
BRANDON VALENCIA
14537 VENTURA BLVD.
SHERMAN OAKS, CA 91403

PUBLISHED SET FOR:
PLAN CHECK SUBMITTAL
2022.04.28

PROJECT NO.: 22-039
DRAWN BY: B.V. CHECKED BY: B.V.

SHEET TITLE:
SITE PLAN

A-1

01 OF 15 SHEETS



REVISIONS

MARKED	DATE	DESCRIPTION
01	XXXX.XX.XX	
02	XXXX.XX.XX	
03	XXXX.XX.XX	

CHANGE OF USE FOR:
THE AFTERMATH BAR & LOUNGE, LLC
 14537 VENTURA BLVD.
 SHERMAN OAKS, CA 91403

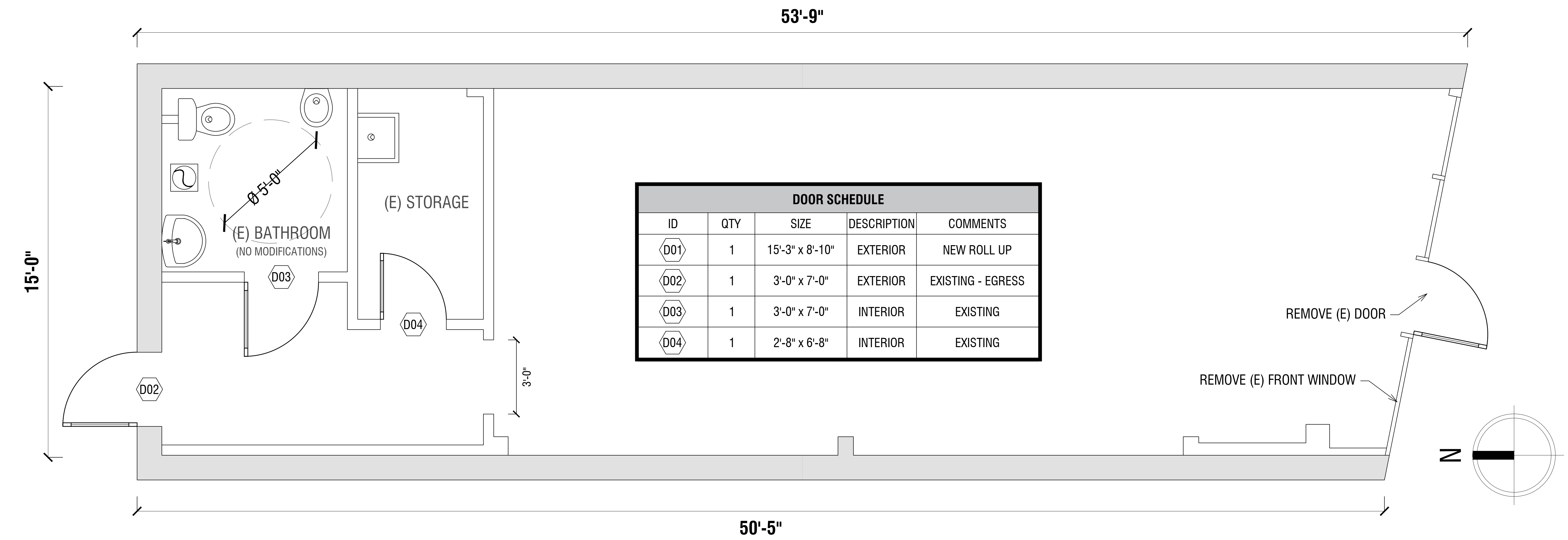
TENANTS:
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 BRANDON VALENCIA
 14537 VENTURA BLVD.
 SHERMAN OAKS, CA 91403

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 PLAN CHECK SUBMITTAL
 2022.04.28

PROJECT NO.: 22-039
 DRAWN BY: B.V. CHECKED BY: B.V.

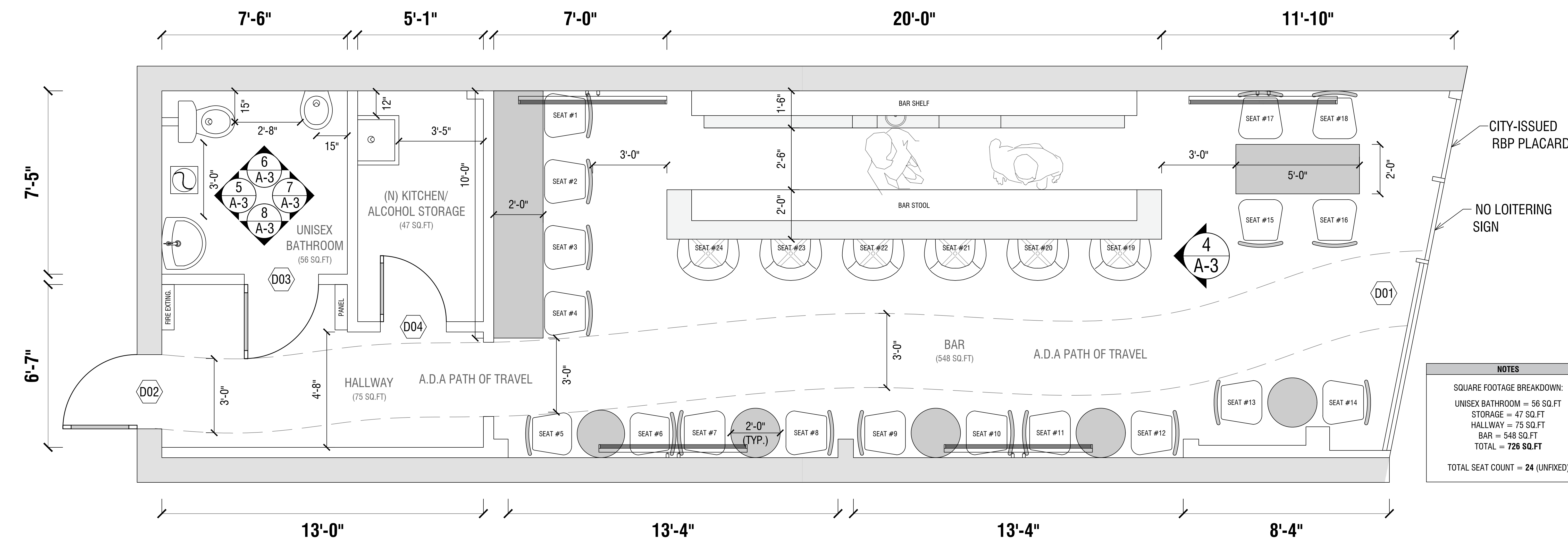
SHEET TITLE:
 FLOOR PLANS

A-2
 02 OF 15 SHEETS



DOOR SCHEDULE				
ID	QTY	SIZE	DESCRIPTION	COMMENTS
D01	1	15'-3" x 8'-10"	EXTERIOR	NEW ROLL UP
D02	1	3'-0" x 7'-0"	EXTERIOR	EXISTING - EGRESS
D03	1	3'-0" x 7'-0"	INTERIOR	EXISTING
D04	1	2'-8" x 6'-8"	INTERIOR	EXISTING

1 EXISTING FLOOR PLAN SCALE: 1/2" = 1'-0"



NOTES

SQUARE FOOTAGE BREAKDOWN:
 UNISEX BATHROOM = 56 SQ.FT
 STORAGE = 47 SQ.FT
 HALLWAY = 75 SQ.FT
 BAR = 548 SQ.FT
 TOTAL = 726 SQ.FT

TOTAL SEAT COUNT = 24 (UNFIXED)

2 PROPOSED FLOOR PLAN SCALE: 1/2" = 1'-0"



REVISIONS
 MARKED | DATE | DESCRIPTION

01	XXXX.XX.XX	
02	XXXX.XX.XX	
03	XXXX.XX.XX	

CHANGE OF USE FOR:
THE AFTERMATH BAR & LOUNGE, LLC
 14537 VENTURA BLVD.
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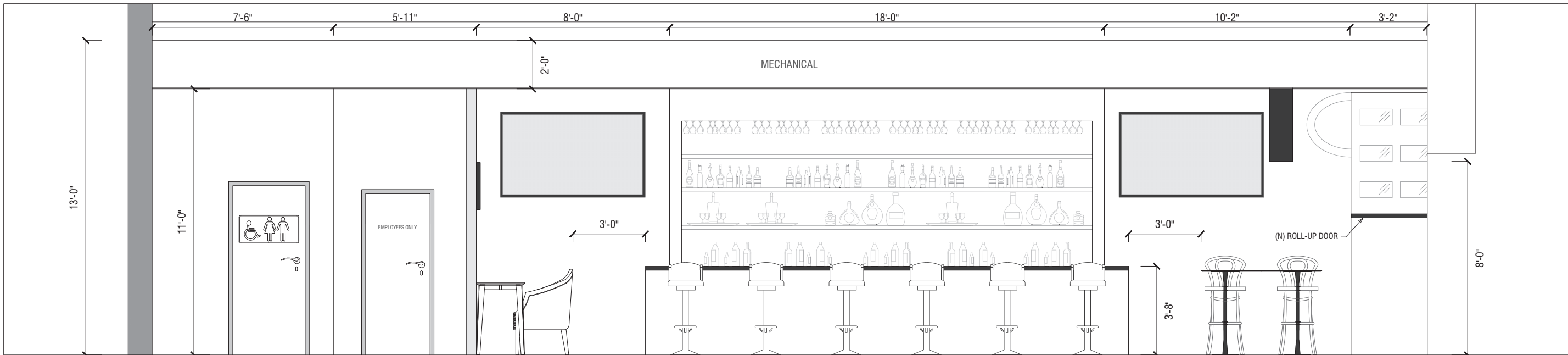
PUBLISHED SET FOR:
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 2022.04.28

PROJECT NO.: 22-039
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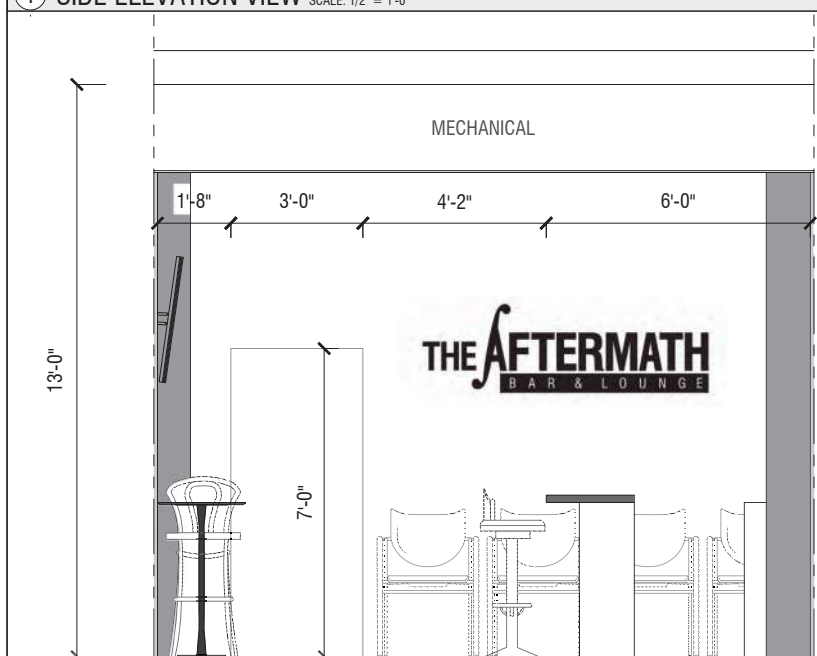
SHEET TITLE:
 ELEVATIONS

A-3

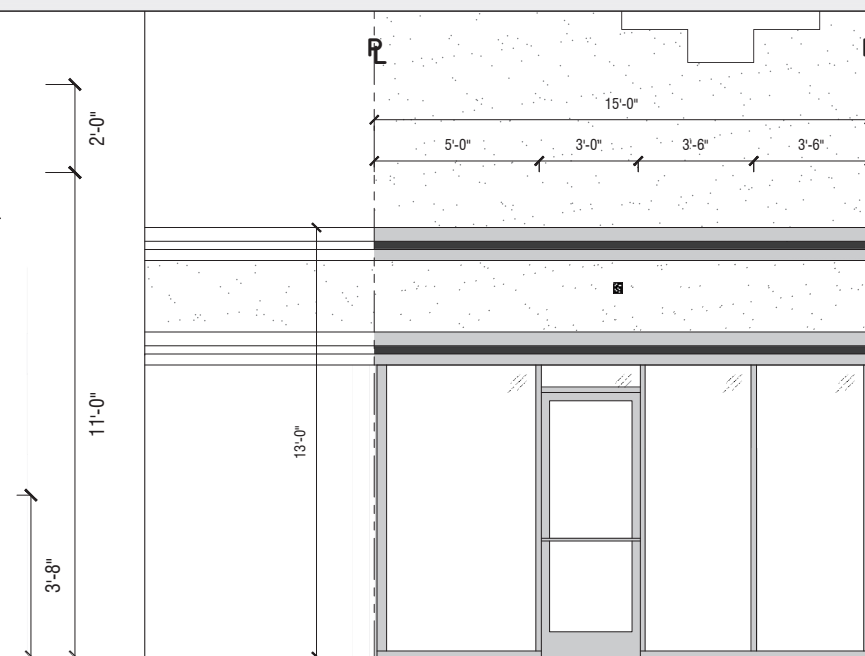
03 OF 15 SHEETS



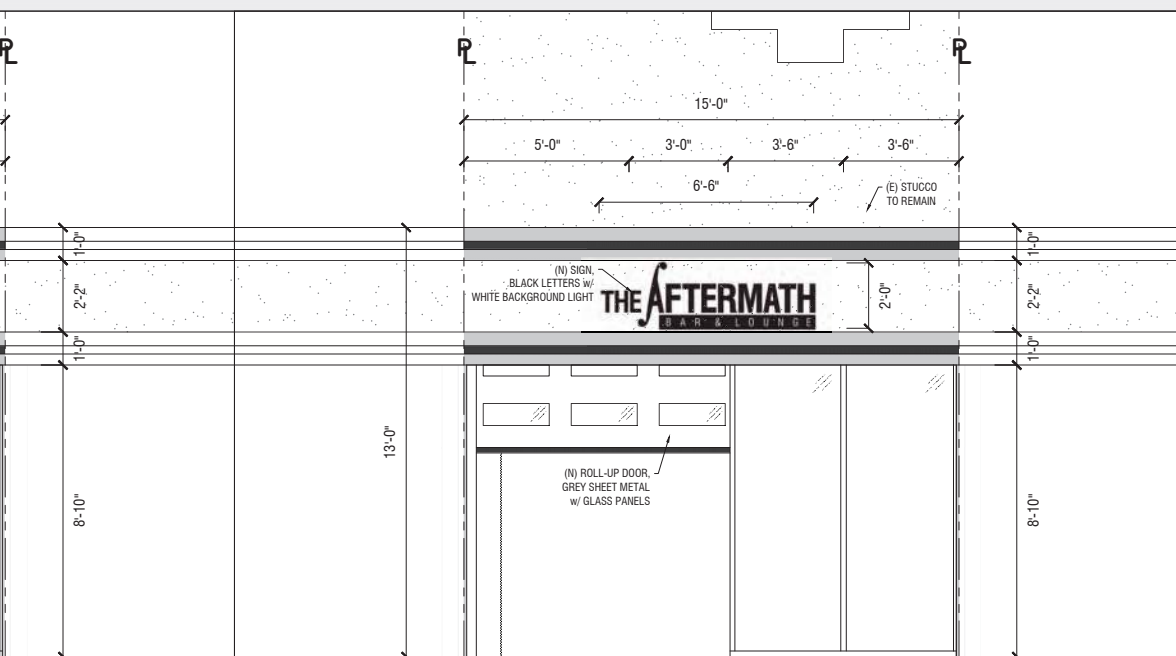
1 SIDE ELEVATION VIEW SCALE: 1/2" = 1'-0"



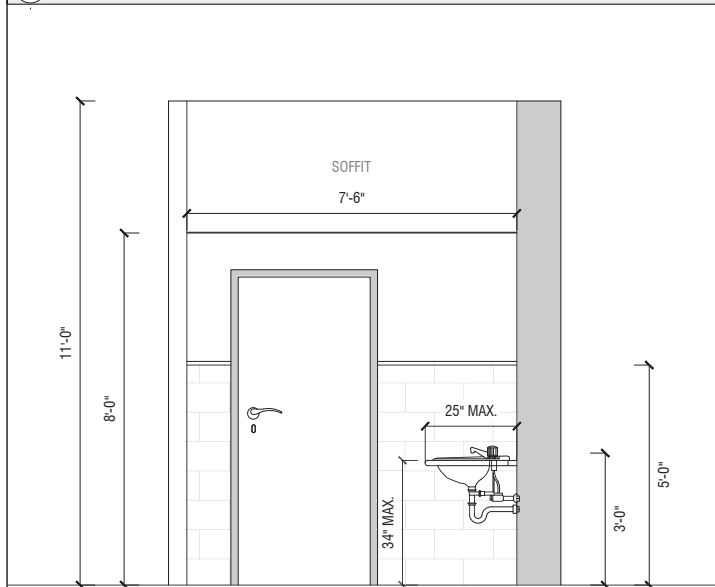
4 FRONT INTERNAL VIEW SCALE: 1/2" = 1'-0"



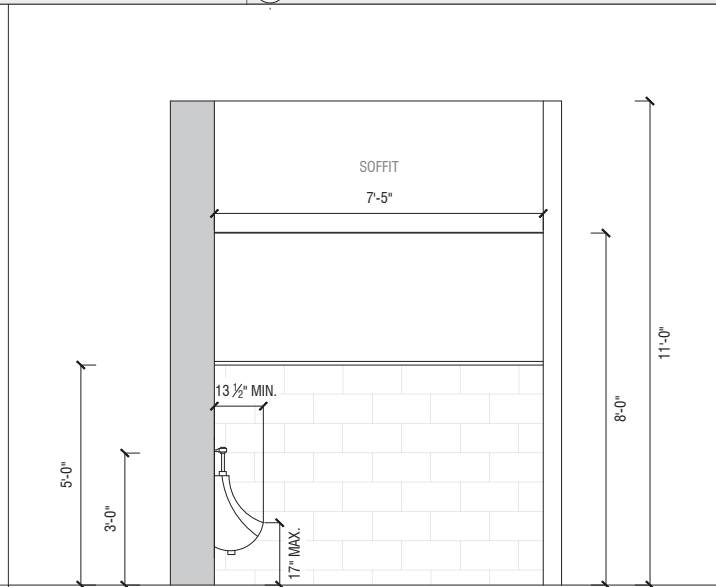
3 EXISTING FRONT VIEW SCALE: 3/8" = 1'-0"



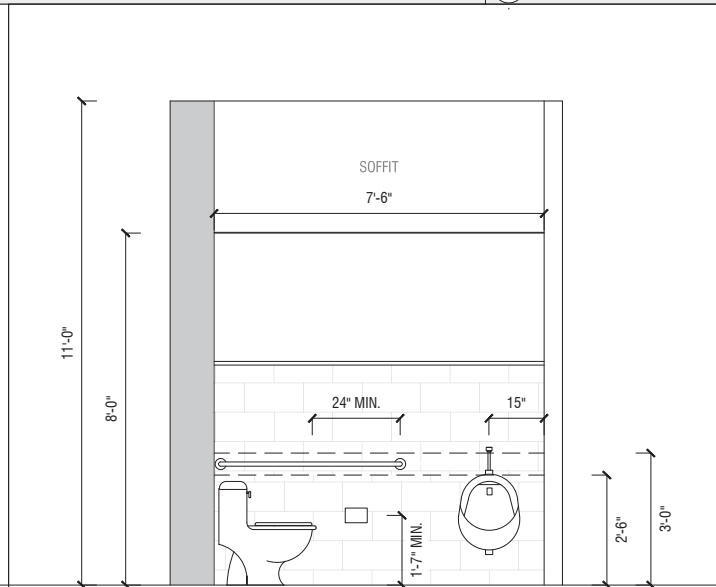
2 PROPOSED FRONT VIEW SCALE: 3/8" = 1'-0"



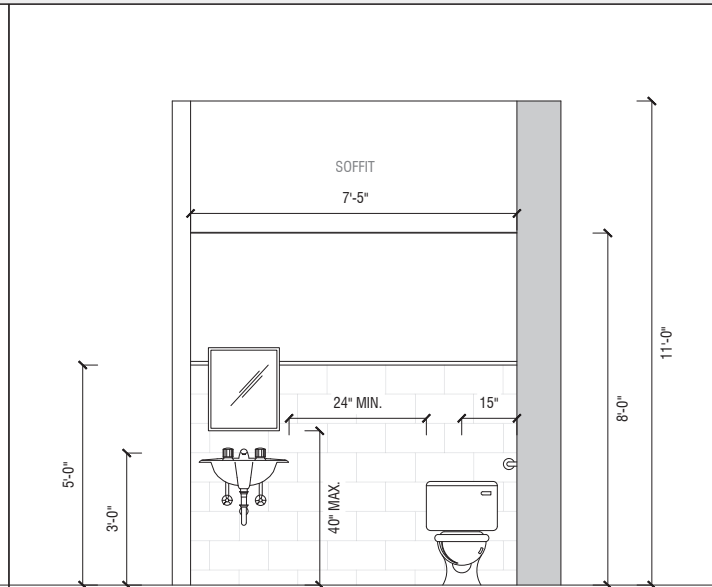
8 BATHROOM [WEST VIEW] (NO MODIFICATIONS) SCALE: 1/2" = 1'-0"



7 BATHROOM [SOUTH VIEW] (NO MODIFICATIONS) SCALE: 1/2" = 1'-0"



6 BATHROOM [EAST VIEW] (NO MODIFICATIONS) SCALE: 1/2" = 1'-0"



5 BATHROOM [NORTH VIEW] (NO MODIFICATIONS) SCALE: 1/2" = 1'-0"



② RENDERING SCALE: N.T.S.



① RENDERING SCALE: N.T.S.



REVISIONS
MARKED | DATE | DESCRIPTION

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CHANGE OF USE FOR:
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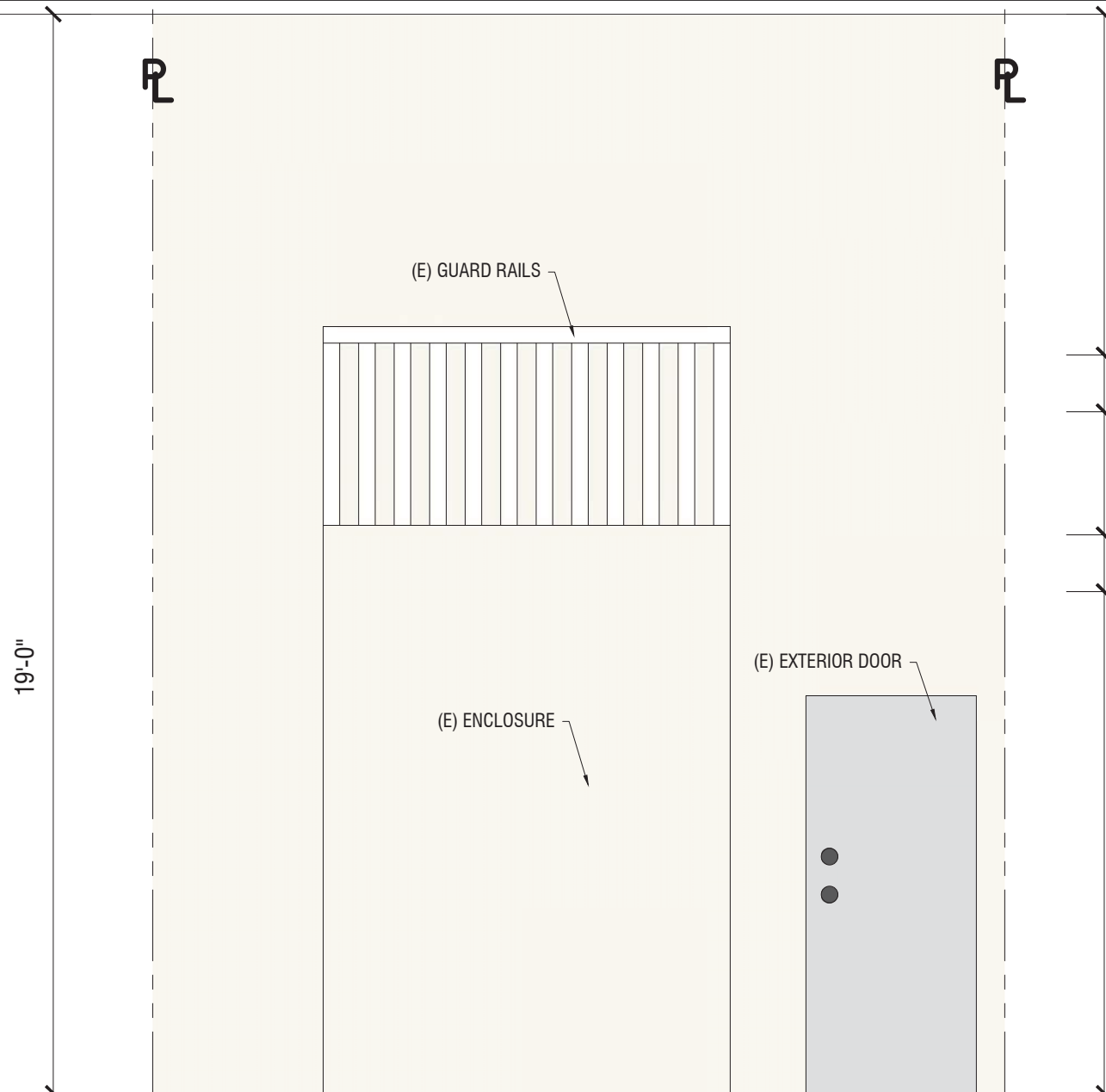
PUBLISHED SET FOR:
PLAN CHECK SUBMITTAL
2022.04.28

PROJECT NO.: 22-039
DRAWN BY: B.V. CHECKED BY: B.V.

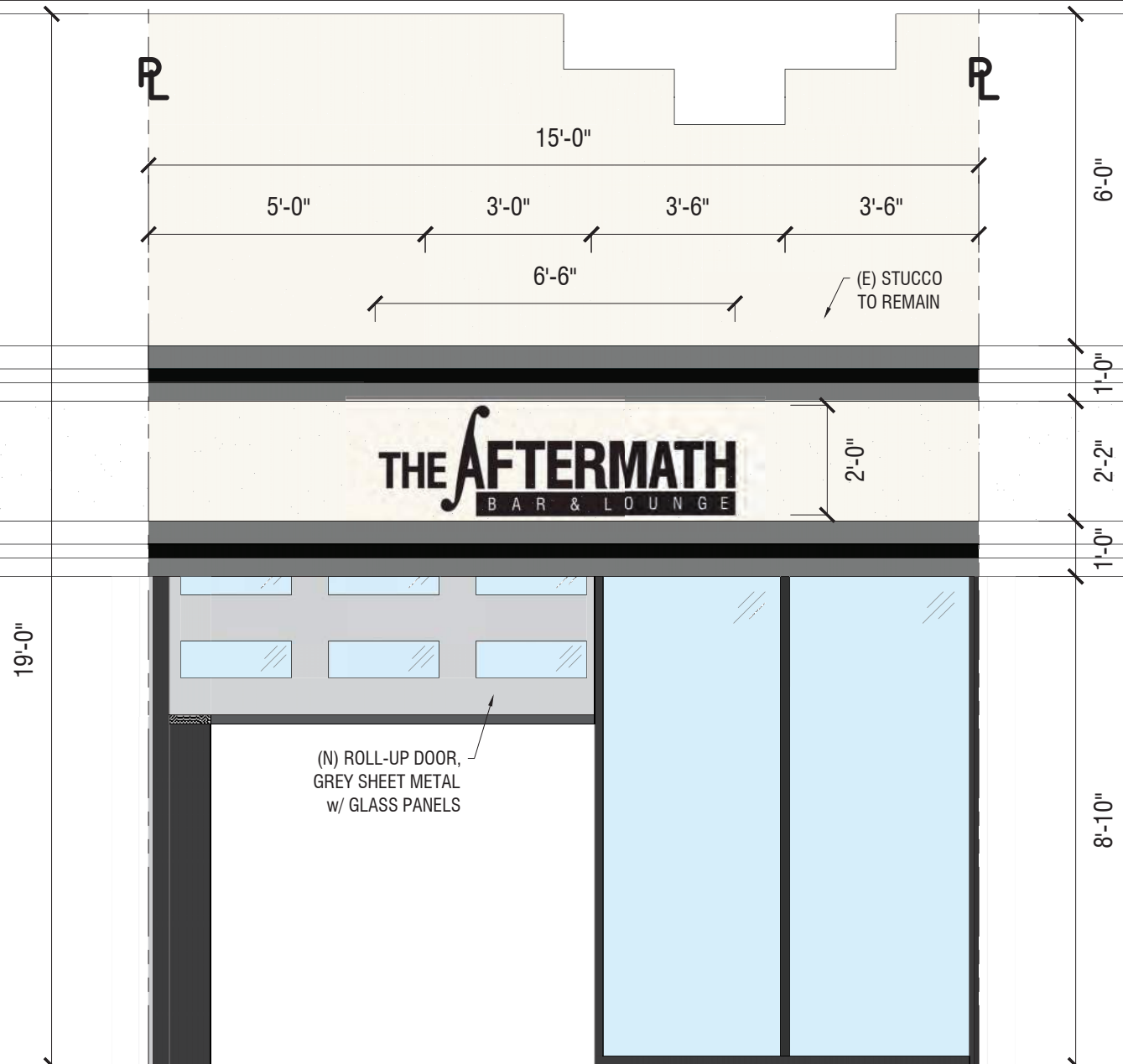
SHEET TITLE:
COLOR ELEVATIONS & RENDERINGS

A-4

04 OF 15 SHEETS



④ COLORED REAR ELEVATION SCALE: 3/4" = 1'-0"



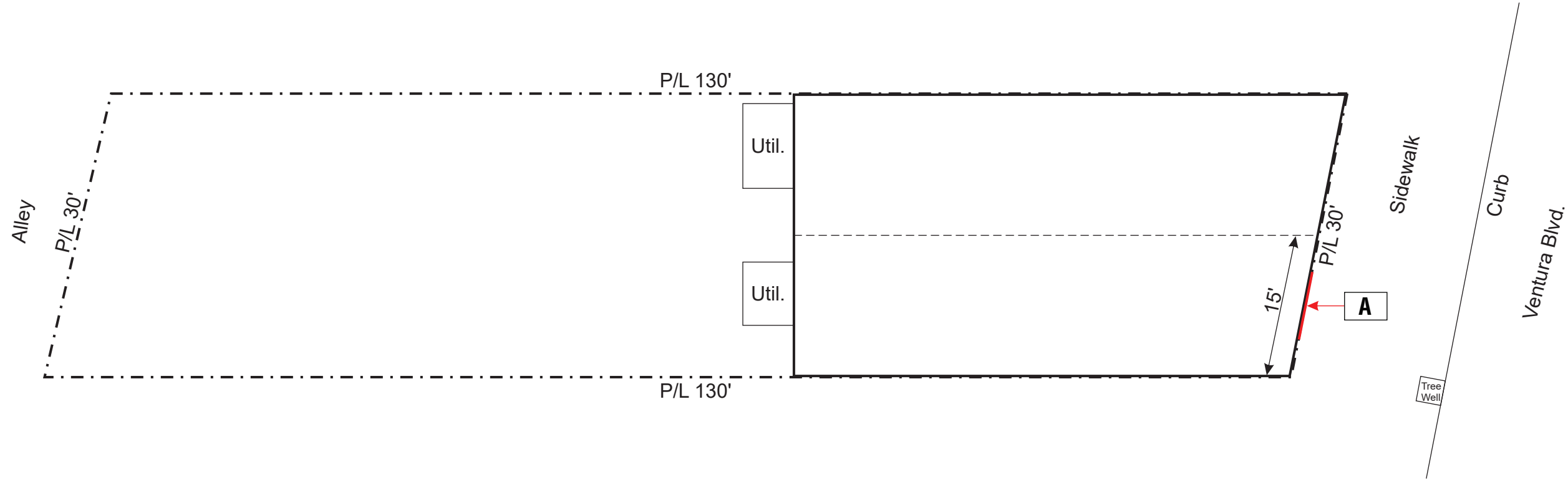
③ COLORED FRONT ELEVATION SCALE: 3/4" = 1'-0"

THE AFTERMATH

BAR & LOUNGE

Scope of Work

- A** Internally-Illum. Channel Letters w/ Illum. Plaque Tagline



APN: 2265-010-007
 Tract: 6852
 Lot: 9
 Map Sheet: 166-5A151
 Zoning: C2-1L

Property Owner:
 First Ventura realty, LLC
 1559 S. Sepulveda Blvd.
 Los Angeles, CA 90025



1290 Monterey Pass Road,
 Monterey Park, CA 91754
 Phone: 818.566.1850
 Fax: 818.566.1821
 www.megahertzsign.com

The Aftermath Bar & Lounge

Location:
 14537 Ventura Blvd
 Sherman Oaks, CA 91303

Date: 04/29/22
 Salesperson: Raul Alvidrez
 Coordinator:
 Designer: John Nauta
 Scale: As Noted

Revisions

△	

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

MegaHertz Electric & Signs does NOT provide primary electrical to sign location-
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Drawing Number: 00-00000

Work Order Number: 00000

Sheet: **1** Of: **3**

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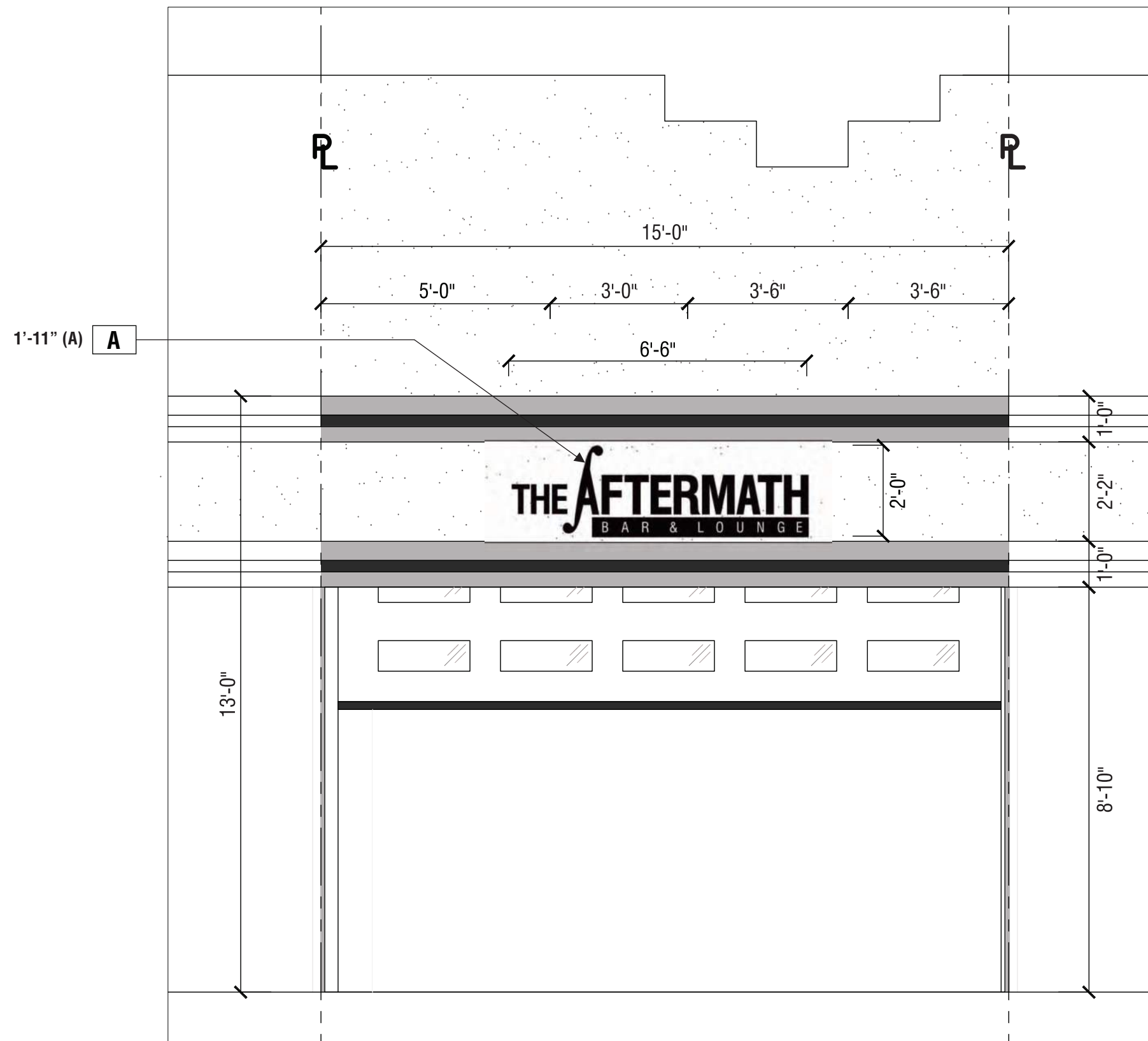


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Drawing Number: 00-00000

Work Order Number: 00000

Sheet: **2** Of: **3**



1 South (Storefront) Elevation
 Scale: 3/8" = 1'-0"



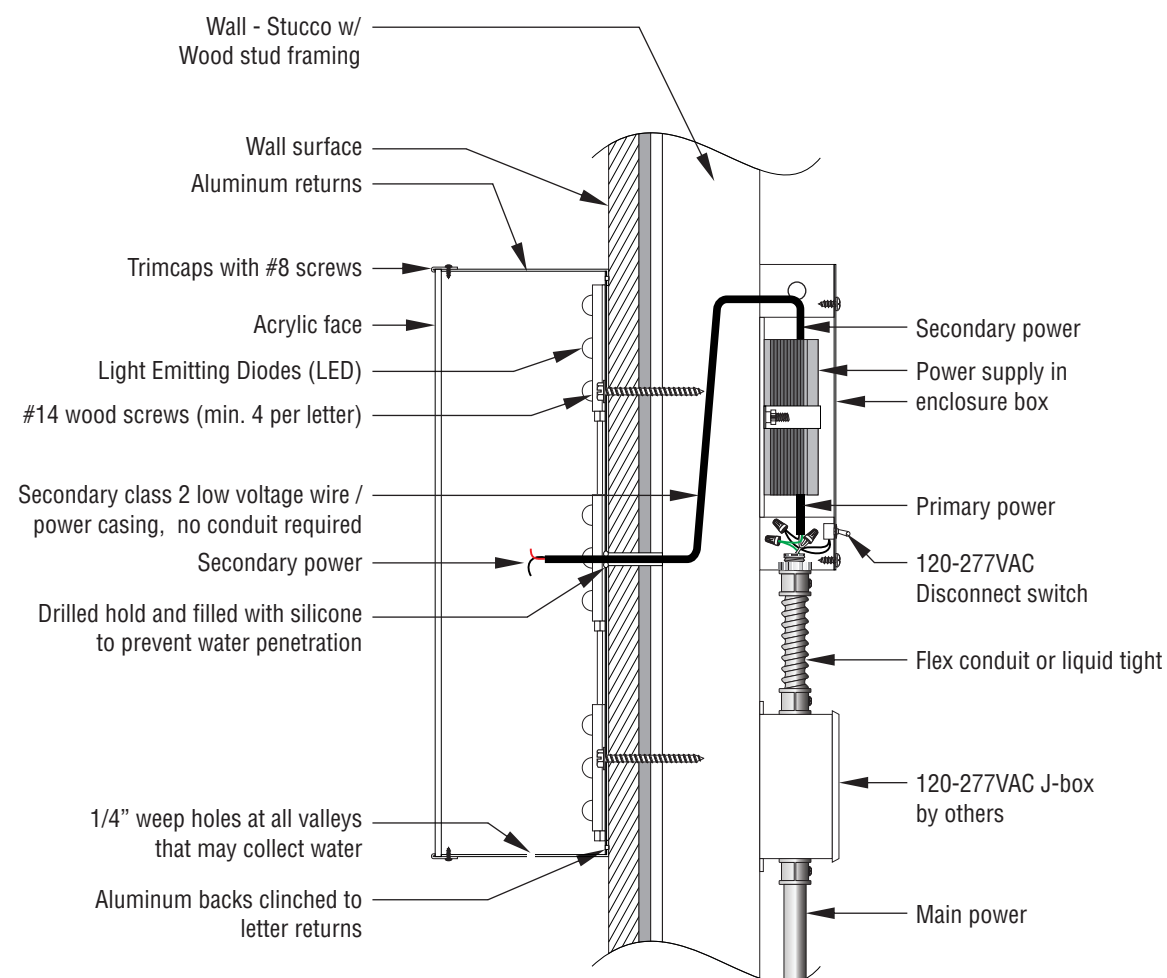
A Sign Elevation Layout Square Footage: 13.00
 Qty: One (1) Required Scale: 1" = 1'-0"

Manufacture and install face-lit channel letters and plaque

Letters & Plaque: Interior-illuminated channel letters and plaque
Faces: White acrylic with vinyl overlay
Colors: 3M # 3635-222 Perforated Black ("The Aftermath")
 3M # 3630-22 Black (Plaque)
 All white weeded out (Plaque)

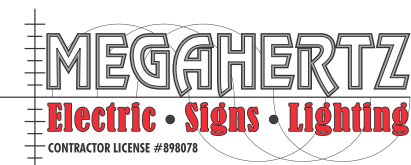
Trimcaps: 3/4" black
Returns: 5" pre-coat black
Illumination: White LEDs / remote power supplies

Note: Client to provide vector file prior to fab



1 Typical Section detail
 Scale: nts

ALL ELECTRICAL COMPONENTS LISTED



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△	Revisions

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Drawing Number: 00-00000

Work Order Number: 00000

Sheet: 3 Of: 3



WRITTEN DESCRIPTION AND JUSTIFICATIONS

To Department of City Planning,

In response to Sections 5C, 6B, 7A-F, and 8 of the Ventura-Cahuenga Corridor Specific Plan, I would like to address how each standard is met.

5C: Use Limitations and Restrictions: The proposed floor plan does not combine office and retail use, nor does it discontinue retail or pedestrian-serving use. Our proposed use does serve a pedestrian oriented area, while maintaining pedestrian access to the sidewalk. 50% of the wall frontage will remain as window space, our project is not raised above grade, and no new construction will take place. Moreover, our project does not fit the restricted establishments in the regionally impacted area of Sherman Oaks, and no permanent nor temporary cargo is intended to be used on site. Lastly, no substandard conditions need repair.

6B: Floor Area Ratio Limitations: The floor area ratio for the General Commercial Plan designation does not exceed the 1.0:1 limitation.

7A-F: Land Use Regulations: A direct entrance to the business is provided, front yard setbacks are compliant, side yards are not available, and a 15' minimum rear yard is provided. No parking area is placed in front of the business, no construction is considered in the front, and the average front setback is met with the existing structures. The lot coverage for the existing building is less than 60% of the lot area, and a driveway is not currently present. No additional parking requirements are generated, no parking modifications are being requested, and no landscape is being proposed for alteration to the front of the building. No height increases are being proposed for the project, and no parking modifications are being requested for the proposed use.

8: Sign Regulations: Our proposed sign does not fit the criteria of the prohibited signs section, and only one wall sign is being proposed. Our proposed sign does not exceed the limitation of 2 sq.ft per every foot of building frontage, nor does the projection exceed 12". We are not proposing any monument signs, projecting signs, temporary signs, or banners. Lastly, the proposed sign does meet the multiple tenant shopping center requirements.

Sincerely,

Byron Valencia, Owner
The Aftermath Bar & Lounge, LLC
14537 Ventura Blvd.
Sherman Oaks, CA 91403



FINDINGS FOR ALCOHOL (CUB) & ENTERTAINMENT (CUX)

To Department of City Planning,

In response to the Findings per the Special Instruction for Alcohol (CUB) & Entertainment (CUX):

a. General Conditional Use for CUB and/or CUX

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.

This project will provide a service as a restaurant/bar that will enhance the Ventura Boulevard in an already vibrant block situated between Van Nuys Blvd and Kester Ave, joining similar restaurants/bars such as Mr. Furley's, The Sherman, and On the Thirty. However, a key distinction is that we will only be serving beer and wine, providing a different service that we believe could be beneficial to the surrounding community and enhance the environment.

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.

The project will be in an area that is perfectly suitable for another restaurant/bar, with adjacent properties such as Spumoni and Mardi Gras already providing beer and wine sales; thus, we will not adversely affect the already compatible features along Ventura Blvd. Furthermore, the size and height of the existing structure will be maintained, only the operations will change to reflect similar businesses within proximity.

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 project substantially conforms with the provisions of the General Plan, the Sherman Oaks community plan, and the Ventura-Cahuenga Boulevard Specific Plan, as we have thoroughly gone through the prerequisites and even made the appropriate modifications to our plan to ensure that we are not only compliant to the written text of these provisions, but to the purpose and intent as well.

b. Additional Findings for CUB

i. That the proposed use will not adversely affect the welfare of the pertinent community.

The proposed use of a restaurant/bar serving only beer and wine will be situated between two adjacent restaurants that also serve beer and wine, and thus will not have any adverse consequences to the pertinent community, as we are in a location that could benefit from an additional establishment to provide these services that people seek in this area.

ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

After researching the California Department of Alcoholic Beverage Control's guidelines for undue concentration and crime rate in this area, we are confident that the granting of the application will not result in an undue concentration for the sale or dispensing of alcoholic beverages, as the percentage of establishments serving alcohol within this area is not relatively high, and Sherman Oaks is a relatively high-income neighborhood that experiences low crime rates. Furthermore, there hasn't been a high number of revocation or nuisance proceedings that have been initiated for any use in this area of Sherman Oaks.

iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

This location was specifically chosen as it is relatively far away from churches, schools, hospitals, public playgrounds, or similar uses, as another restaurant/bar will only complement that existing establishments, including those that serve alcoholic beverages within the Sherman Oaks neighborhood.

Sincerely,



Byron Valencia, Owner
The Aftermath Bar & Lounge, LLC
14537 Ventura Blvd.
Sherman Oaks, CA 91403

THE AFTERMATH

BAR & LOUNGE

BEER ON TAP

805	\$5
Coors Light	\$5
Michelob Ultra	\$5
Modelo	\$5
Pacifico	\$5
Angel City IPA	\$6
Dogfish IPA	\$6
Sapporo	\$6
Sculpin IPA	\$6
Strawberry Blonde	\$7



THE AFTERMATH

BAR & LOUNGE

BEER IN BOTTLES

Blue Moon	\$5
Bud Light	\$5
Corona	\$5
Lagunitas IPA	\$5
North Coast Stout	\$5
Pabst Blue Ribbon	\$5
Stella Artois	\$5
Daura Gluten-Free	\$6
Dos Equis	\$6
Elysian IPA	\$6



THE AFTERMATH

BAR & LOUNGE

BEER IN BOTTLES

Fat Tire Ale	\$6
Guinness	\$6
Heineken	\$6
Truly Seltzer	\$6
White Claw Seltzer	\$6
Anchor Steam	\$7
Kingfisher Lager	\$7
New Belgium	\$7
Samuel Adams	\$7
Stone IPA	\$7



THE AFTERMATH

BAR & LOUNGE

SPARKLING WINES

Moscato

Bartenura Moscato	\$6
Rivata Moscato	\$7

Brut Rosé

Borrasca Brut	\$6
Cruse Rosé	\$7
Iter Rosé	\$7
Olema Brut	\$8

Prosecco

Realuna Prosecco	\$8
La Marca Prosecco	\$8



THE AFTERMATH

BAR & LOUNGE

WHITE WINES

Chardonnay

	\$6
Butter	\$6
Ed Edmundo	\$7
Muirwood	\$8

Pinot Grigio

Esatto	\$6
Oak Grove	\$7
Kiwi Cuvee	\$7

Riesling

Paradise Peak	\$6
Ulrich Lamgguth	\$8



THE AFTERMATH

BAR & LOUNGE

WHITE WINES

Rosé

Bertrand Cote des Roses	\$6
Dune Gris	\$7
Black Girl Magic	\$8

Sauvignon Blanc

Les Parcelles	\$6
Kia Ora	\$6
Bougrier Famille	\$7
Carmen Gran Riserva	\$8



THE AFTERMATH

BAR & LOUNGE

RED WINES

Cabernet

Happy Camper	\$6
Line 39	\$7
Crimson Ranch	\$7

Barbera

La Sacrestia	\$8
Mauro Sebaste	\$8

Merlot

Luc Pirlet	\$7
D'Autrefois	\$7
Chateau Montet	\$8



THE AFTERMATH

BAR & LOUNGE

RED WINES

Pinot Noir

19 Crimes	\$6
Cloud Break	\$6
Domaine Loubejac	\$7
Blue Canyon	\$8

Zinfandel

Prototype	\$6
Double Black	\$6
Truth & Valor	\$8



THE AFTERMATH

BAR & LOUNGE

PAIRINGS

Chips	\$3
Peanuts	\$3
Cookies	\$3
Granola Bars	\$3
Turkey & Provolone Sandwich	\$5
Charcuterie Sampler	\$10
Charcuterie Board	\$25



THE AFTERMATH

BAR & LOUNGE

NON-ALCOHOLIC

Coffee	\$3
Orange Juice	\$3
Sparkling Water	\$3
Soda	\$3
O'Doul's	\$5
Beck's	\$5



THE AFTERMATH

BAR & LOUNGE

FOLLOW US ON SOCIAL MEDIA

And Get \$1 Off Your Drink



@theaftermathbar

