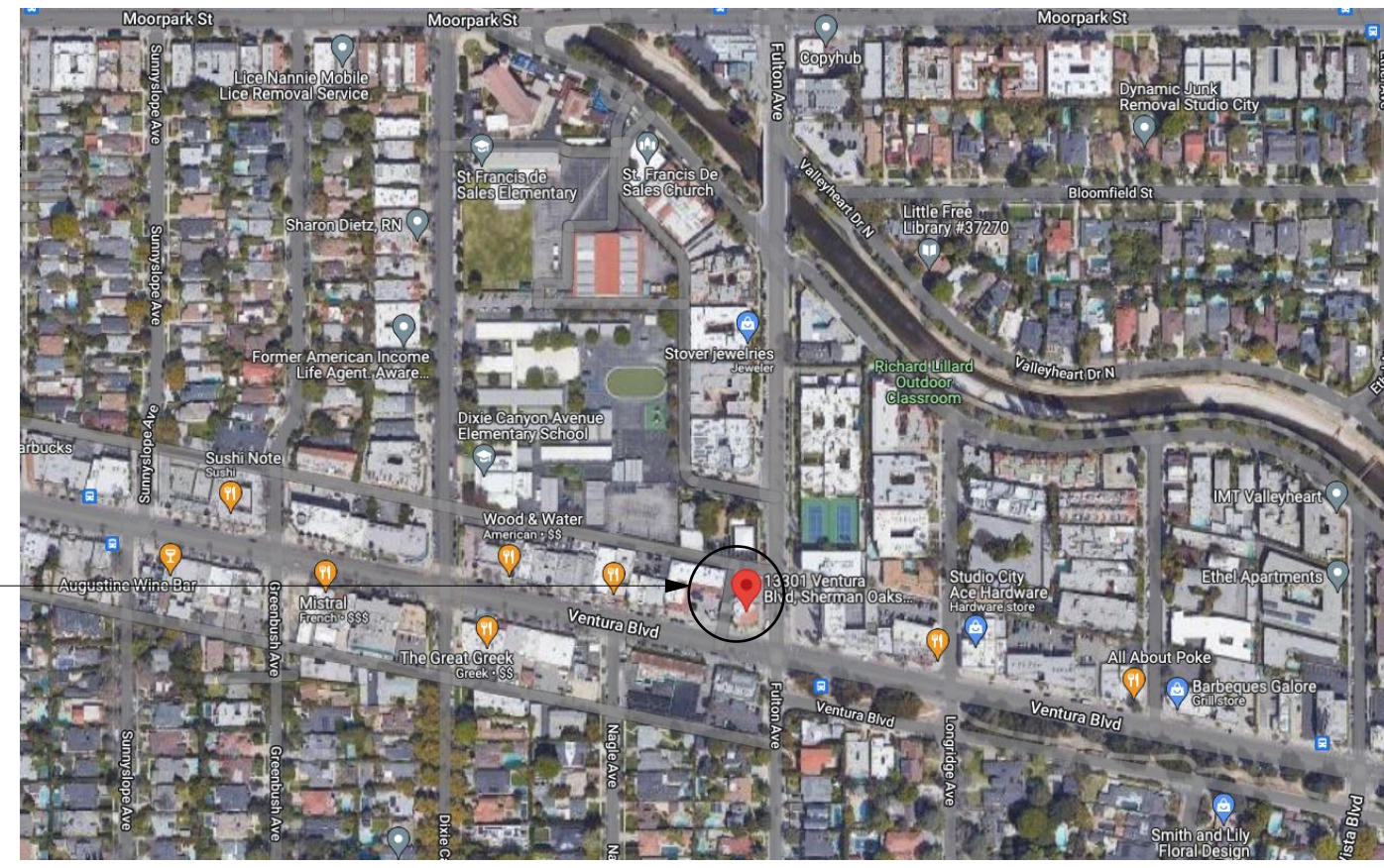
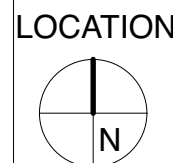
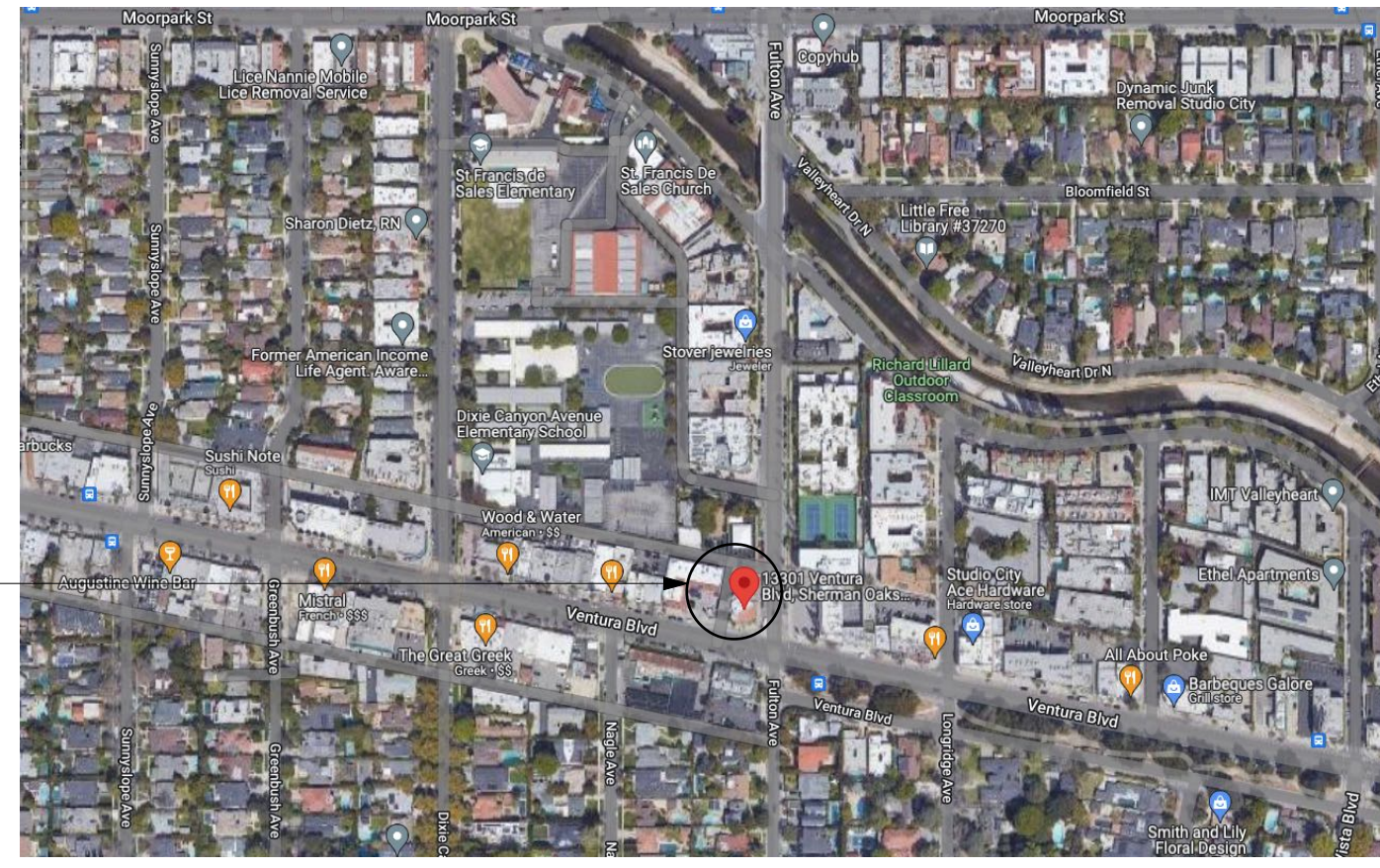
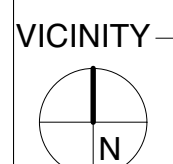


PROJECT DESCRIPTION:	RENOVATION TO AN EXISTING PARKING LOT TO (N) OUTDOOR DINING, BAR AND TWO ADA BATHROOMS. RENOVATION TO INCLUDE A NEW WATER FEATURE, TRELLIS AND FIREPLACE
LEGAL INFORMATION/DESCRIPTION:	
ADDRESS:	13301 VENTURA BLVD, SHERMAN OAKS, CA 91423
LEGAL DESCRIPTION:	TRACT: TR 6374 BLOCK: NONE LOT: FR 1 & 2 MAP: 165B157
ZONE:	C2-1VL
APN:	2360011011
BUILDING AND SAFETY INFORMATION:	
LOT SQ. FT. (APPROX.):	9,046.4 SQ. FT. (PER ZIMAS)
(E) BUILDING SQ. FT.:	3,193 SQ. FT. (PER ZIMAS)
ADDITION SQ. FT.:	445 SQ. FT.
TOTAL (N) BUILDING SQ. FT.:	3,638 SQ. FT.
CONSTRUCTION:	TYPE V (NO CHANGE)
OCCUPANCY:	A3 RESTAURANT (NO CHANGE)
NO. OF STORIES:	1 (NO CHANGE)
BUILDING HEIGHT:	18.88 FT. (NO CHANGE) (PER NAVIGATE LA)
PLANNING AND ZONING INFORMATION:	
ZONING INFORMATION:	Z1-1729 SPECIFIC PLAN: VENTURA/CAHUENGA BOULEVARD CORRIDOR
GENERAL PLAN LAND USE:	GENERAL COMMERCIAL
(E) RESTAURANT SERVICE AREA (SFA) (NET):	1,550 SQ. FT.
(110 INTERIOR SEATS)	
(E) BOH (NET):	1,199 SQ. FT.
(E) OTHER (NET):	371 SQ. FT.
(N) RESTAURANT SERVICE AREA (SFA) (NET):	1,591 SQ. FT.
(103 OUTDOOR SEATS)	
(N) BOH (NET):	120 SQ. FT.
(N) OTHER (NET):	1,171 SQ. FT.
TOTAL:	
(E) PARKING:	8 AUTO SPACES ONSITE
(N) PARKING:	11 AUTO SPACES + BIKE REPLACEMENT (2) LONG TERM & (2) SHORT TERM = (1) AUTOSPACE
RELEVANT CODES:	2020 CALIFORNIA BUILDING CODE (CBC) 2020 CALIFORNIA MECHANICAL CODE (CMC) 2020 CALIFORNIA ELECTRICAL CODE (CEC) 2020 CALIFORNIA PLUMBING CODE (CPC) 2020 CALIFORNIA ENERGY CODE (CEnc) 2020 CALIFORNIA FIRE CODE (CFC) 2020 CALIFORNIA GREEN BUILDING STANDARDS CODE (CBC) ALL LOCAL AMENDMENTS TO THE AFOREMENTIONED CODES
UNDER SEPARATE PERMIT:	MECHANICAL, ELECTRICAL & PLUMBING ALL SIGNAGE HEALTH DEPARTMENT
LAND USE REGULATIONS:	
FLOOR AREA RATIO PERMITTED 1.0:	PROPOSED - .4021:1
LOT AREA COVERAGE PERMITTED 60%:	PROPOSED: 49.5%
HEIGHT LIMITATION 30 FEET:	PROPOSED: 10'
SIDE YARD:	PROPOSED: 18" LANDSCAPED
REAR YARD:	PROPOSED: 18" LANDSCAPED
FRONT YARD:	EXISTING 227 SQ. FT. LANDSCAPED



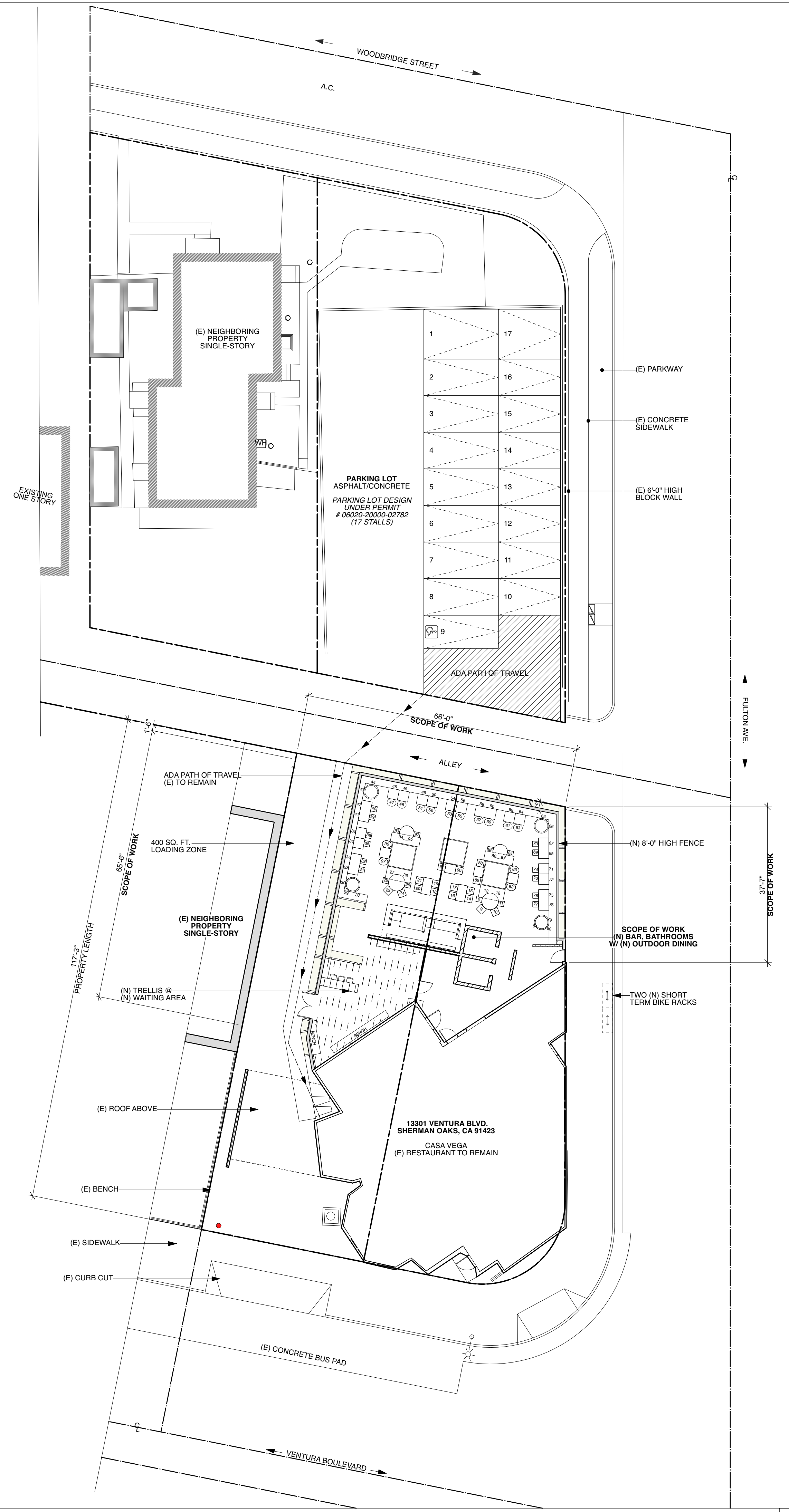
LOCATION MAP NTS 5



VICINITY MAP NTS 3

ARCHITECTURAL:

- A-0.0 TITLE SHEET
- A-0.1 GENERAL NOTES
- A-0.2 ADA NOTES
- A-0.3 ADA NOTES
- A-0.4 BUILDING ANALYSIS
- A-0.5 BUILDING RECORDS
- A-1.0 AS-BUILT/DEMO PLAN
- A-1.1 PROPOSED FLOOR PLAN
- A-1.2 PROPOSED ROOF PLAN
- A-2.0 EXTERIOR ELEVATIONS
- SURVEY 1
- SURVEY 2



SITE PLAN SCALE: 1/8" = 1'-0" 1

PROJECT DATA NTS 6

SHEET INDEX NTS 2

PROJECT:
13301 VENTURA BLVD.
SHERMAN OAKS, CA 91423



Design Universal
ARCHITECTURE AND DESIGN
ROBERT THIBODEAU
912 LINCOLN BLVD.
VENICE, CA 90291
PH: 310.452.8161
FX: 310.452.8171

OWNER:
Christy Vega
13301 Ventura Blvd.
Sherman Oaks, CA 91423
PH: 818.788.4868
Email: christy.casavega@gmail.com

STRUCTURAL ENGINEERING & SURVEYING:
PETER T. ERDEYLI & ASSOCIATES
2999 Overland Ave, Suite 103
Los Angeles, CA 90034
PH: 310.553.9339
Email: contact@erdeliy.com

MEP ENGINEERS:
GMEP ENGINEERS
26439 Rancho Pkwy S, STE #120
Lake Forest, CA 92360
PH: 949.267.9095
Email: justink@gmepe.com

EXPEDITER:
FE Design & Consulting
327 E. 2nd St. #222
Los Angeles, CA 90012
PH: 213.545.2620
Email: eddie@fedesignandconsulting.com

INTERIOR DESIGNER:
Rachael Goddard Design Studio
PH: 323.493.7848
Email: rg@rachaelgoddard.com

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1. SCHEMATIC DESIGN	06.30.2022
2. PLANNING CASE SET	02.16.2023

TITLE SHEET

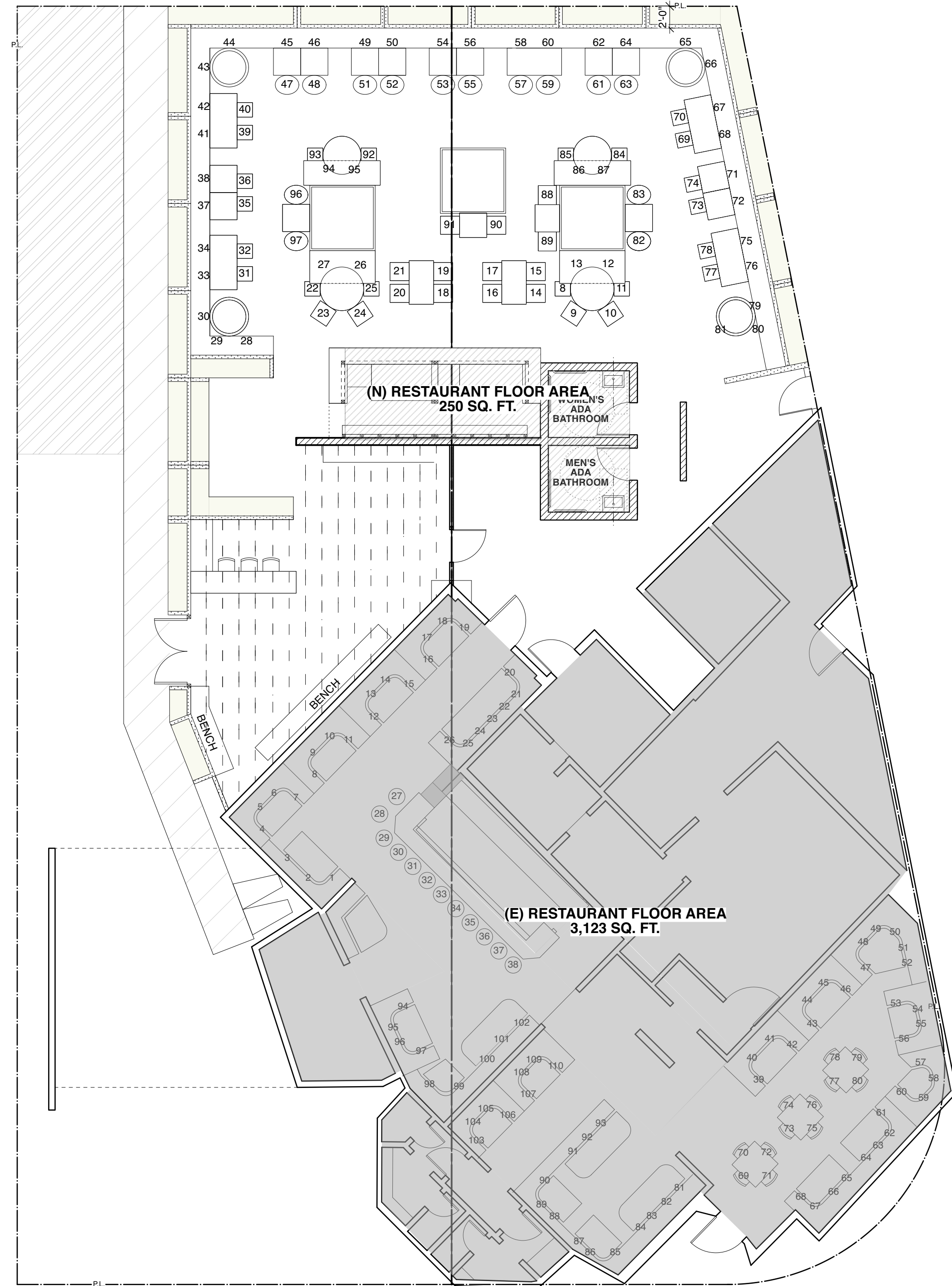
DATE: 02.16.23 DRAWN: BIK SCALE: AS NOTED

A-0.0

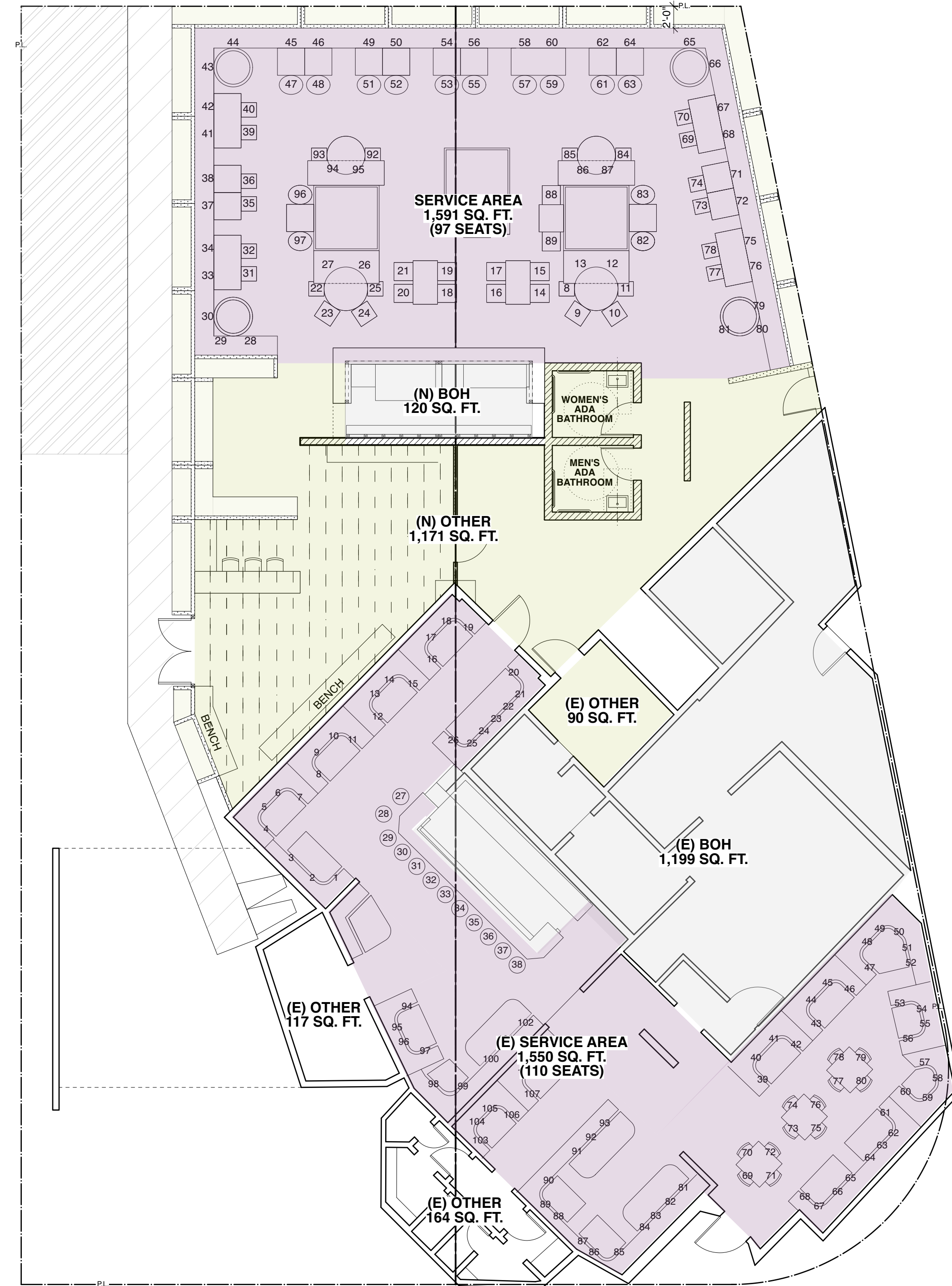
REVISION / ISSUE:	DATE:
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BUILDING ANALYSIS & GENERAL NOTES

DATE: 02.16.23 DRAWN: BIK SCALE: 1/8" = 1'-0"





ZONING SQUARE FOOTAGE
 Scale: 1/8" = 1'-0" 2






SQUARE FOOTAGE FLOOR AREA
 Scale: 1/8" = 1'-0" 1

AREA DIAGRAM KEY

	(E) RESTAURANT FLOOR AREA =	3,123 SQ. FT.
	(N) RESTAURANT FLOOR AREA =	250 SQ. FT.
	TOTAL (N) AREA =	3,373 SQ. FT.

AREA DIAGRAM KEY

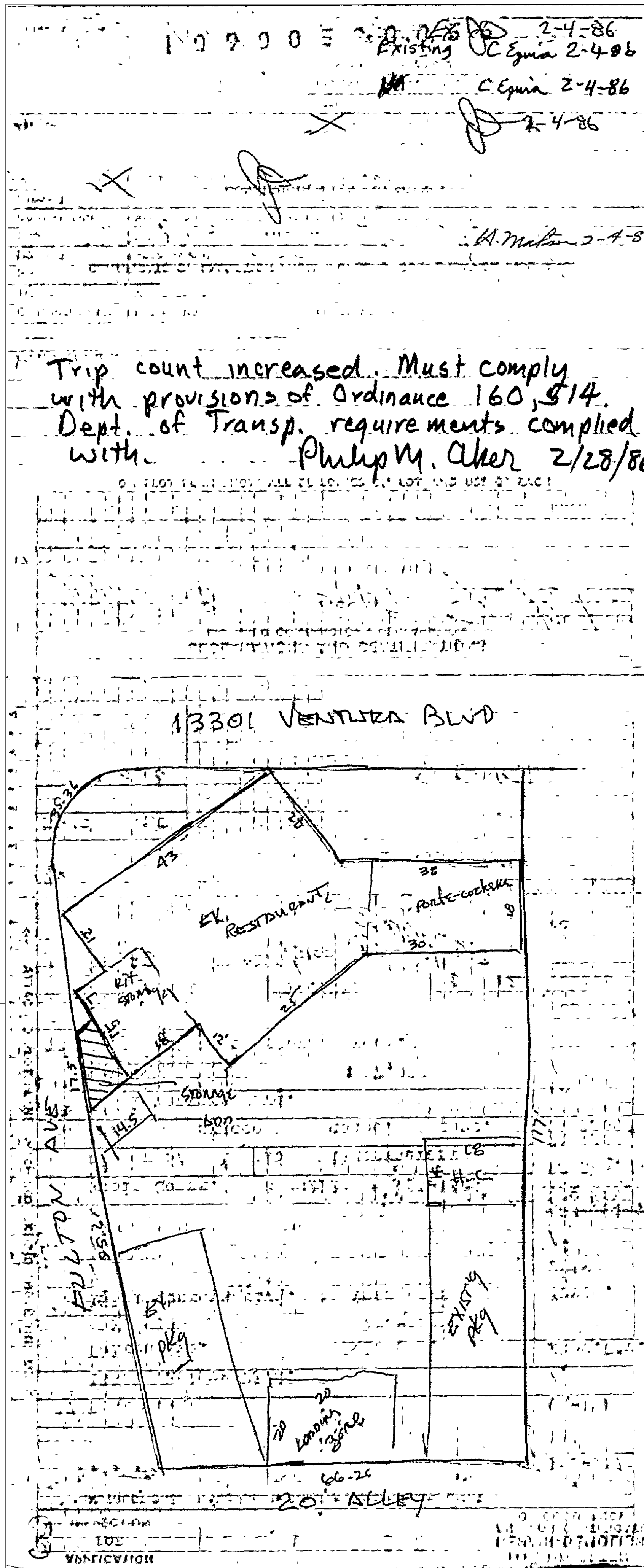
	NET SERVICE FLOOR AREA (EXISTING INTERIOR) =	1,550 SQ. FT.		NET OTHER AREAS (E) PATIO/BATHROOM/STORAGE) =	371 SQ. FT.
	NET SERVICE FLOOR AREA (NEW PATIO) =	1,591 SQ. FT.		NET OTHER AREAS (N) PATIO/BATHROOM/STORAGE) =	1,171 SQ. FT.
	TOTAL NET SERVICE FLOOR AREA (SFA) =	3,141 SQ. FT.		TOTAL NET OTHER AREAS =	1,542 SQ. FT.
	NET COMMERCIAL BOH (EXISTING INTERIOR) =	1,199 SQ. FT.			
	NET COMMERCIAL BOH (NEW EXTERIOR) =	120 SQ. FT.			

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BUILDING RECORDS

DATE:	DRAWN:	SCALE:
02.16.23	BIK	

A-0.5



3 APPLICATION FOR INSPECTION CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY **TO ADD-ALTER REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1, 2, 3	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
			6374	2	165-157
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE		
17 Restaurant	same		C2-1VL		
3. JOB ADDRESS	13301 Ventura Blvd.		FIRE DIST.		
			2		
4. BETWEEN CROSS STREETS	AND		LOT TYPE		
Fulton Ave.	Dixie Cyn		Rev. Cor.		
5. OWNER'S NAME	Ray Vega		PHONE		LOT SIZE
			788-4868		
6. OWNER'S ADDRESS	CITY		IRREG.		
13301 Ventura Blvd.	Sherman Oaks		ALLEY		
7. ENGINEER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE
					20'S
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE
					BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		AFFIDAVITS		
			39434		
10. CONTRACTOR	BUS. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE
Rubin Const.	B 292127		353-1305		
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
	67	57	1	16	1) Restaurant
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
	stucco	compo.	conc.		
13. JOB ADDRESS	13301 Ventura Blvd.		STREET GUIDE		
			VN		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING			\$ 7,000		
15. NEW WORK (Describe)	Add 120 SF of storage room.		GRADING		
			FLOOD		
			yes		
			HWY. DED. CONS.		
			yes		
NEW USE OF BUILDING	RESTAURANT		SIZE OF ADDITION	STORIES	HEIGHT
			14.5x15	1	12
TYPE	GROUP	FLOOR AREA	PLANS CHECKED	ZONED BY	
V	A-3	+120/3100	J. Vega	Telles	
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	FILE WITH	
			J. Vega	rc	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR	
	+1/8			rc	
			COMB GEN MAJ.S. CONS. EQ.		
P.C. NO.	GPJ	CONT. DISP.	B & S-B-3 (R 5.85)		
47.60					
S.P.C.	P.M.				
BP	EJ	.50	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B & S. SECTIONS 22.12 & 22.13 LAMC.		
LF	F.H.				
O/S		2:08			
DIST. OFFICE	S.O.S.S.	SPRINKLERS REQ'D SPEC.			
VN					
P.C. NO.	CID	ENERGY			
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date: 3/3/86 Lic. Class: B Lic. Number: 29177 Contractor: Jack [Signature]

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build, or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. 7031.5, B & P. C. for this reason:
Date: 3/3/86 Owner's Signature: [Signature]

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. _____ Insurance Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date: _____ Applicant's Signature _____
Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date: 3/3/86 Applicant's Signature: [Signature]
NOTICE TO APPLICANT: After making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____ Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property upon which such work is performed. (See Sec. 91.0202 LAMC)
Signed: [Signature] Position: agent Date: 3/3/86
(Owner or agent having property owner's consent)

Address of Building **13301 Ventura Boulevard**
CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

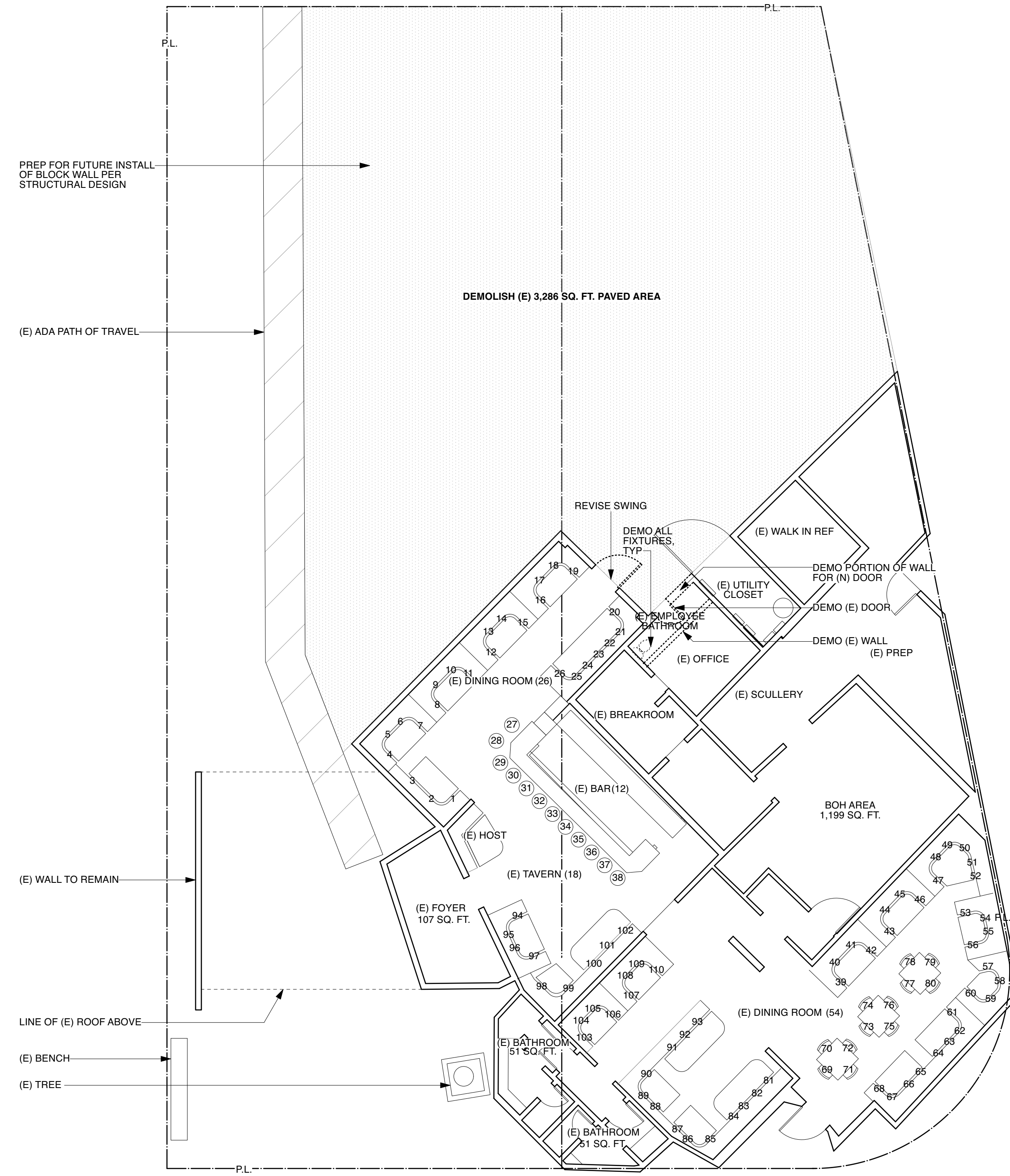
Note: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.

Issued 7/10/86 Permit No. and Year **2 0045186**

Add 14'5" x 15' storage room to an existing 1 Story, Type V, 67' x 57' restaurant, creating a irregular shaped building. 8 parking spaces required and provided. A-3 Occupancy. "Subject to any affidavits or Building and Zoning Code Modifications".

Owner Ray Vega
Owner's Address 13301 Ventura Blvd.
Sherman Oaks, CA 91403

B & S 95a (R 1.77) 5888788288588883973 BY **R. KLINE/ak**



AS-BUILT/ DEMO PLAN
 Scale: 1/8" = 1'-0" 1

REVISION / ISSUE:	DATE:
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AS-BUILT PLAN

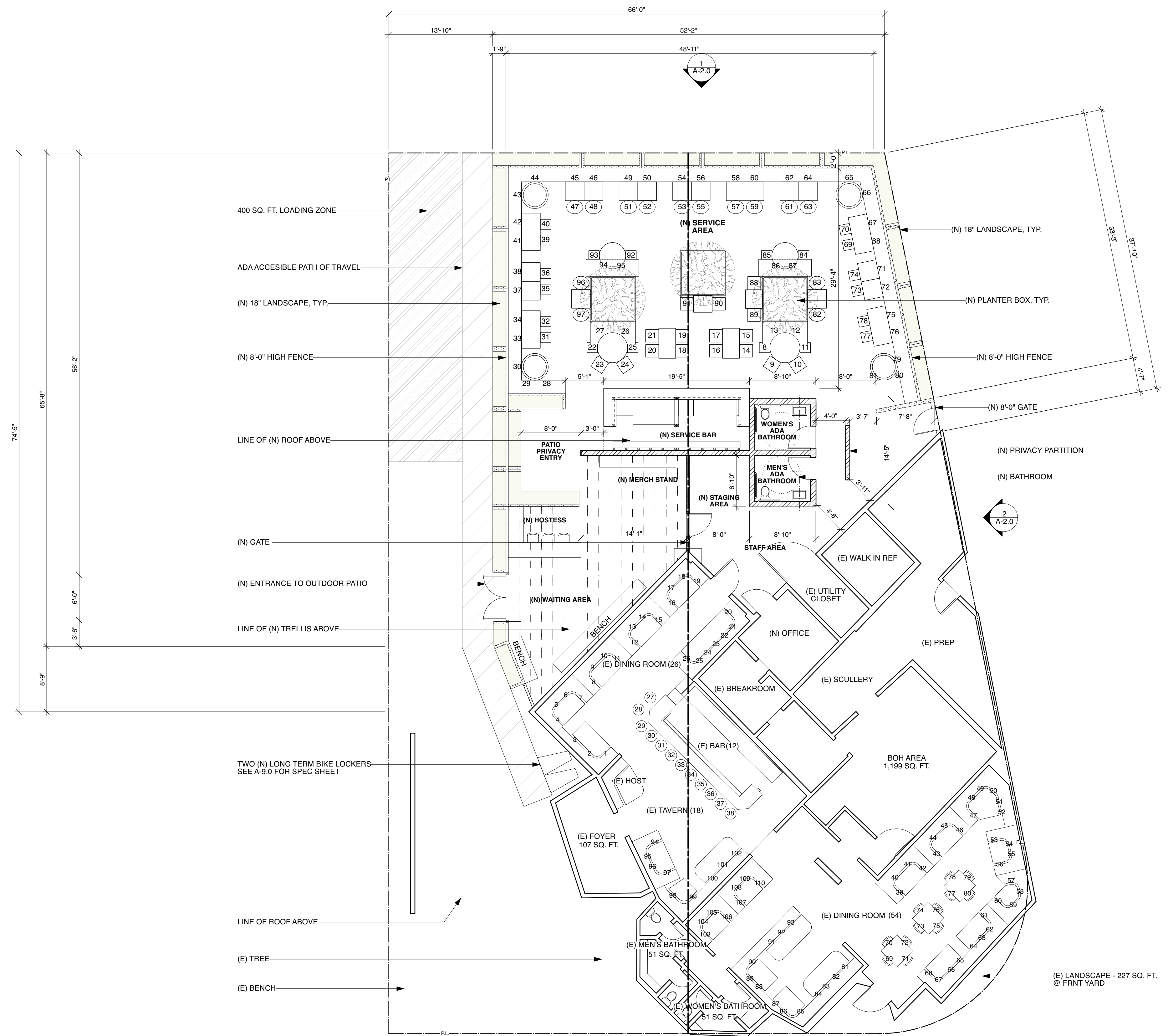
WALL TYPES	3 HR RATING REQ'D	CONC. WALLS	(E) WALLS TO REMAIN - CONVERTED TO TYPE 5B	EXTERIOR ELEVATION	ENLARGED BUILDING SECTION	INTERIOR ELEVATION	WALL / BASE FINISH (SEE A-7.2)	WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM	HOSE BIB	CONCEALED DOWNSPOUT, ALL DRAIN TO CISTERN	PLANTER AREA	LEGEND
2 HR RATING REQ'D	CMU WALLS	(N) NON BEARING STEEL STUD PARTITION WALLS		ENLARGED PLAN / ELEVATION	GENERAL BUILDING SECTION	TYP. DETAIL	FINISH	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE	AREA DRAIN	FLUSH ACCESS PANEL SPEC ON A-9.3	(E) TREE WELL ON P.R.O.W.	
1 HR RATING REQ'D	STEEL WALLS	(N) BLOCK WALLS - 1 HR MIN RATING REQUIRED PER 602 CBC										
		WOOD WALLS	(N) WALLS 2X 6 WOOD STUD PER STRUCT. - 1 HR RATED PER TABLE 602 CBC									
			(N) WALLS 2 X 6 WOOD STUD PER STRUCT. - NON RATED (TYPE 5B)									

DATE: 02.16.23 DRAWN: BIK SCALE: 1/8" = 1'-0"

A-1.0

REVISION / ISSUE:	DATE:
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PROPOSED FLOOR PLAN



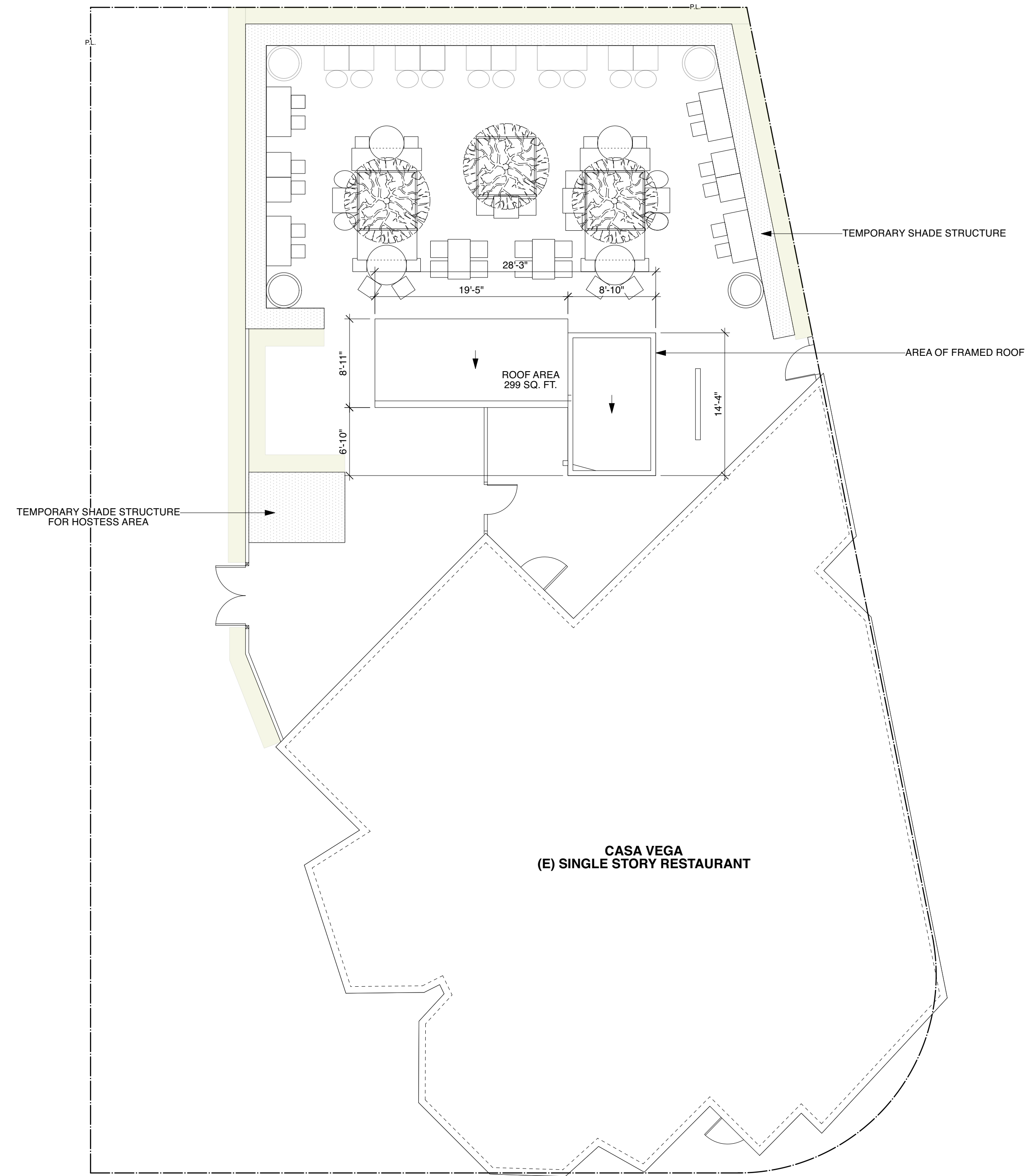
FIRST FLOOR FLOOR PLAN
 Scale: 1/8" = 1'-0" 1

EXISTING & PROPOSED USES	
EXISTING:	
(E) RESTAURANT SERVICE FLOOR AREA (INDOOR):	1,550 SQ. FT. (NO CHANGE)
(E) SEATS (INDOOR):	110 SEATS (NO CHANGE)
PROPOSED:	
(N) RESTAURANT SERVICE FLOOR AREA (OUTDOOR PATIO):	1,531 SQ. FT.
(N) SEATS (OUTDOOR PATIO):	97 SEATS
TOTAL (N) RESTAURANT SERVICE FLOOR AREA ((E) INDOOR & (N) OUTDOOR PATIO):	3,081 SQ. FT.
TOTAL (N) SEATS ((E) INDOOR AND (N) OUTDOOR PATIO):	207 SEATS

WALL TYPES	3 HR RATING REQ'D	CONC. WALLS	(E) WALLS TO REMAIN - CONVERTED TO TYPE 5B	EXTERIOR ELEVATION	ENLARGED BUILDING SECTION	INTERIOR ELEVATION	WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM	HOSE BIB	CONCEALED DOWNSPOUT, ALL DRAIN TO CISTERN	PLANTER AREA	LEGEND
	2 HR RATING REQ'D	CMU WALLS	(N) NON BEARING STEEL STUD PARTITION WALLS	ENLARGED PLAN / ELEVATION	GENERAL BUILDING SECTION	TYP. DETAIL	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE	AREA DRAIN	FLUSH ACCESS PANEL SPEC ON A-9.3	(E) TREE WELL ON P.R.O.W.	
	1 HR RATING REQ'D	STEEL WALLS	(N) BLOCK WALLS - 1 HR MIN RATING REQUIRED PER 602 CBC								
		WOOD WALLS	(N) WALLS 2X 6 WOOD STUD PER STRUCT. - 1 HR RATED PER TABLE 602 CBC								
			(N) WALLS 2 X 6 WOOD STUD PER STRUCT. - NON RATED (TYPE 5B)								

DATE:	DRAWN:	SCALE:
02.16.23	BIK	1/8" = 1'-0"

A-1.1



**CASA VEGA
 (E) SINGLE STORY RESTAURANT**

ROOF PLAN
 Scale: 1/8" = 1'-0" 1

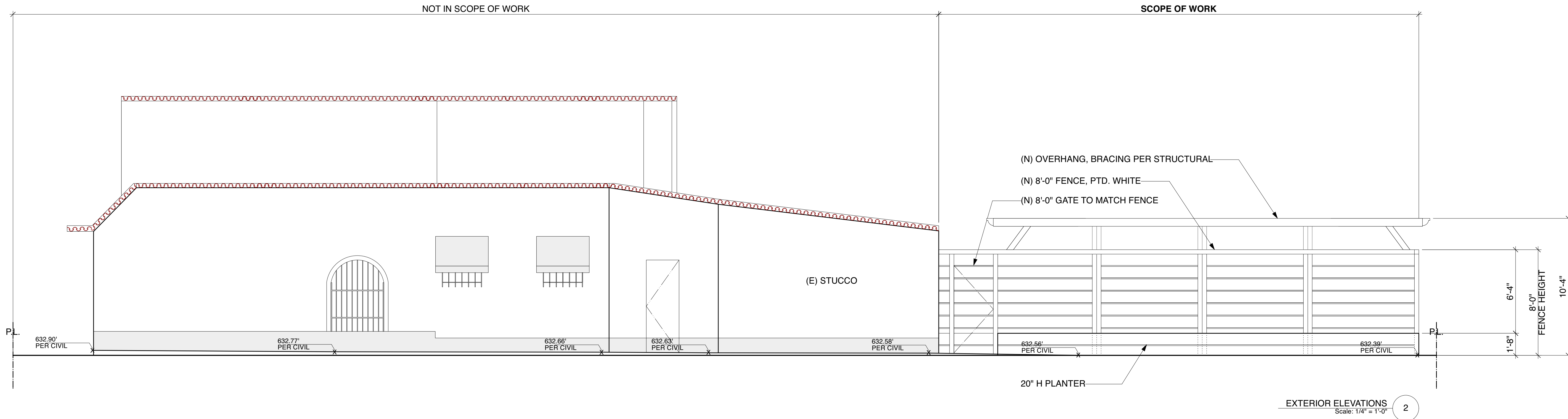
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ROOF PLAN

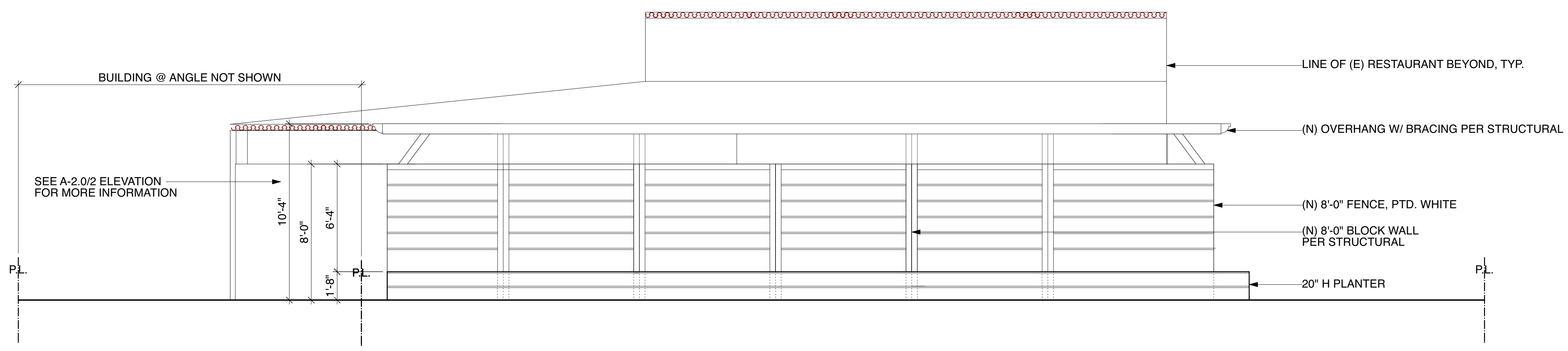
WALL TYPES	3 HR RATING REQ'D	CONC. WALLS	(E) WALLS TO REMAIN - CONVERTED TO TYPE 5B	EXTERIOR ELEVATION	ENLARGED BUILDING SECTION	INTERIOR ELEVATION	WALL / BASE FINISH (SEE A-7.2)	WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM	HOSE BIB	CONCEALED DOWNSPOUT, ALL DRAIN TO CISTERN	PLANTER AREA	LEGEND
	2 HR RATING REQ'D	CMU WALLS	(N) NON BEARING STEEL STUD PARTITION WALLS	ENLARGED PLAN / ELEVATION	GENERAL BUILDING SECTION	TYP. DETAIL	FINISH	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN) TERMINATED TO THE OUTSIDE	AREA DRAIN	FLUSH ACCESS PANEL SPEC ON A-9.3	(E) TREE WELL ON P.R.O.W.	
	1 HR RATING REQ'D	STEEL WALLS	(N) BLOCK WALLS - 1 HR MIN RATING REQUIRED PER 602 CBC									
		WOOD WALLS	(N) WALLS 2X 6 WOOD STUD PER STRUCT. - 1 HR RATED PER TABLE 602 CBC									
			(N) WALLS 2 X 6 WOOD STUD PER STRUCT. - NON RATED (TYPE 5B)									

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EXTERIOR ELEVATIONS



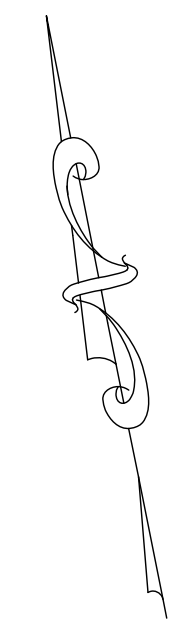
EXTERIOR ELEVATIONS
 Scale: 1/4" = 1'-0" 2



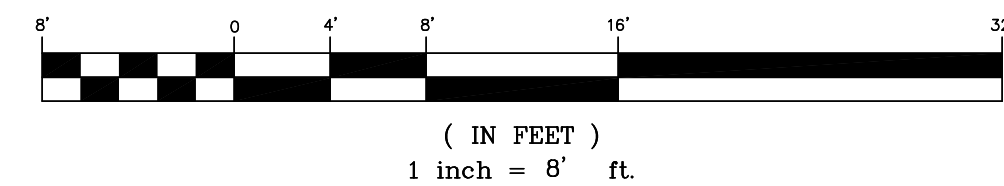
EXTERIOR ELEVATIONS
 Scale: 1/4" = 1'-0" 1

LEGEND

- CENTERLINE
- EXISTING BUILDING
- FOUND OR SET MONUMENT AS NOTED
- LOT LINE
- BOUNDARY LINE
- WALL
- WHEEL CHAIR ACCESS RAMP
- FENCE LINE
- STREET LIGHT
- STREET LIGHT PULL BOX
- POWER OR TELEPHONE POLE
- GUY ANCHOR OR POLE
- ELECTRIC VAULT/PULL BOX
- SIGN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- TREE
- PALM TREE
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL PULL BOX
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER OR VALVE
- CENTERLINE
- FINISHED FLOOR
- FINISHED SURFACE
- FLOWLINE
- NATURAL GRADE
- TOP OF CURB
- LEAD AND TAG

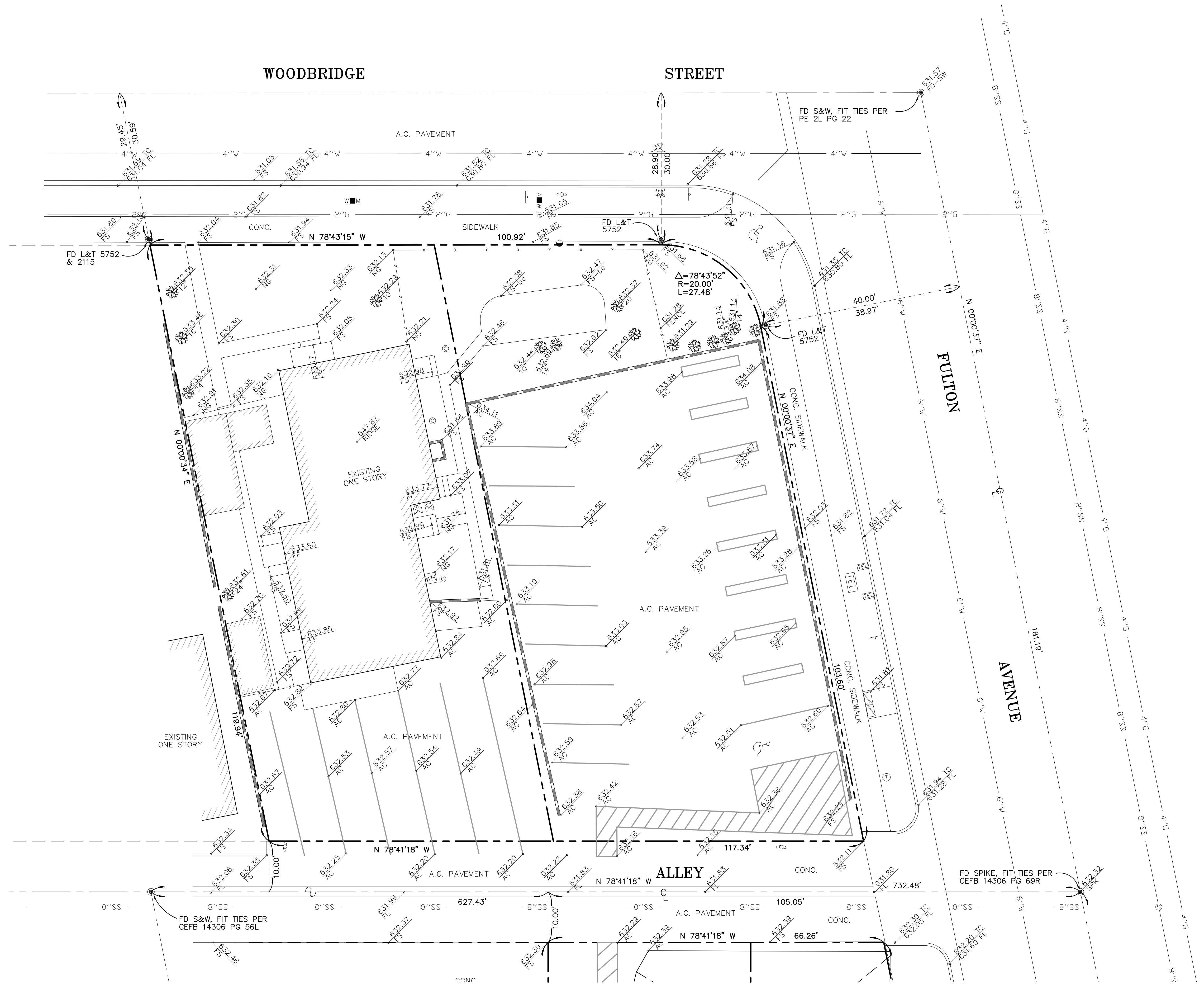


GRAPHIC SCALE



BASIS OF BEARINGS:
 USED BEARING OF N 78°41'20" W, ON THE CENTERLINE OF VENTURA BOULEVARD, AS SHOWN ON TRACT MAP NO. 6374, RECORDED IN BOOK 72 OF MAPS, PAGE 2, OF THE LOS ANGELES COUNTY RECORDS, AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:
 ELEVATION OF 632.991; CITY OF LA BENCHMARK ID: 08-08941;
 DATUM: NAVD 1988; YEAR OF ADJUSTMENT 2000.
 SPK S CURB VENTURA BLVD 2FT E/O BCR E/O FULTON AVE, WAS USED AS BENCHMARK FOR THIS PROJECT.



REVISIONS	
NO.	DESCRIPTION/DATE

WORK ORDER NO.	DRAWN BY:	F.K.
CHECKED	DRAWING FILE NAME	
DATE	P.E.	FIELD BOOK NO.
1-16-2022		

ARCHITECTURAL SURVEY MAP

13300-06 WOODBRIDGE AVE, SHRMAN OAKS, CA

LOTS 13 & 14 OF TRACT MAP 12260, RECORDED IN BOOK 262 OF MAPS,
 PAGE 18, RECORDS OF THE COUNTY OF LOS ANGELES

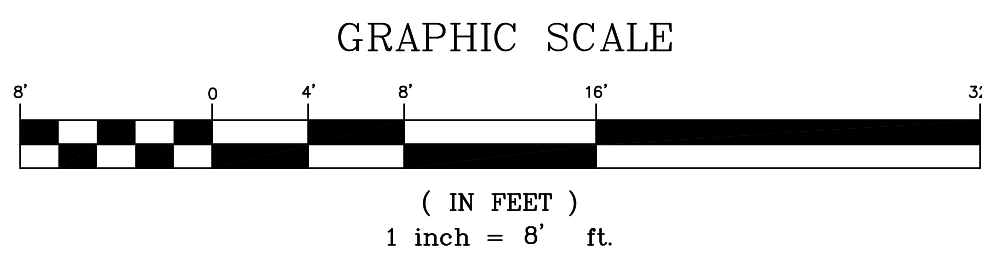
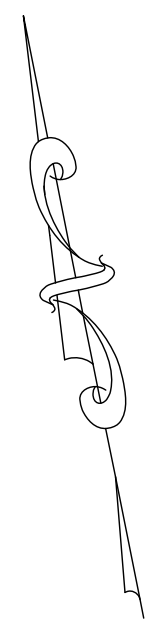
PETER T. ERDELYI & ASSOCIATES

ARCHITECTURAL ENGINEERING
STRUCTURAL DESIGN

2999 Overland Ave., Suite 103 Los Angeles, CA 90034
 Tel: (310) 553-9339 Fax: (310) 284-7927
 E-mail: peter@erdeliyi.com
 Web: www.erdeliyi.com

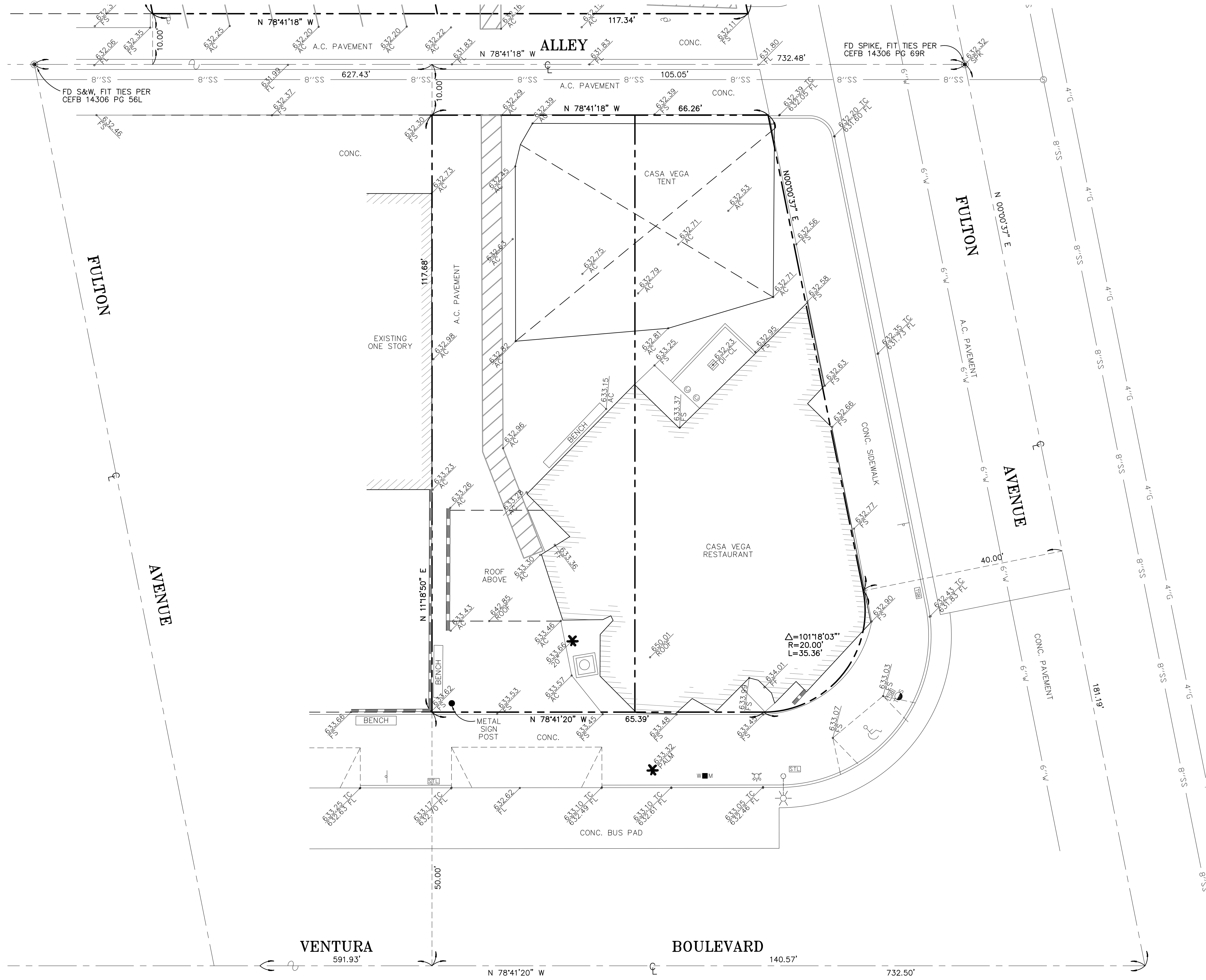
LEGEND

-  CENTERLINE
-  EXISTING BUILDING
-  FOUND OR SET MONUMENT AS NOTED
-  LOT LINE
-  BOUNDARY LINE
-  WALL
-  WHEEL CHAIR ACCESS RAMP
-  FENCE LINE
-  STREET LIGHT
-  STREET LIGHT PULL BOX
-  POWER OR TELEPHONE POLE
-  ELECTRIC VAULT/PULL BOX
-  SIGN
-  SANITARY SEWER MANHOLE
-  SANITARY SEWER CLEAN-OUT
-  TREE
-  PALM TREE
-  PEDESTRIAN SIGNAL POLE
-  TRAFFIC SIGNAL PULL BOX
-  AREA DRAIN
-  FIRE HYDRANT
-  WATER METER
-  WATER VALVE
-  CENTERLINE
-  FINISHED FLOOR
-  FINISHED SURFACE
-  FLOWLINE
-  NATURAL GRADE
-  TOP OF CURB
-  LEAD AND TAG



BASIS OF BEARINGS:
USED BEARING OF N 78°41'20" W, ON THE CENTERLINE OF VENTURA BOULEVARD, AS SHOWN ON TRACT MAP NO. 6374, RECORDED IN BOOK 72 OF MAPS, PAGE 2, OF THE LOS ANGELES COUNTY RECORDS, AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:
ELEVATION OF 632.991; CITY OF LA BENCHMARK ID: 08-08941;
DATUM: NAVD 1988; YEAR OF ADJUSTMENT 2000.
SPK S CURB VENTURA BLVD 2FT E/O BCR E/O FULTON AVE, WAS USED AS BENCHMARK FOR THIS PROJECT.



REVISIONS	
NO.	DESCRIPTION/DATE

WORK ORDER NO.	DRAWN BY:	F.K.
CHECKED	DRAWING FILE NAME	
DATE	P.E.	FIELD BOOK NO.
1-16-2022		

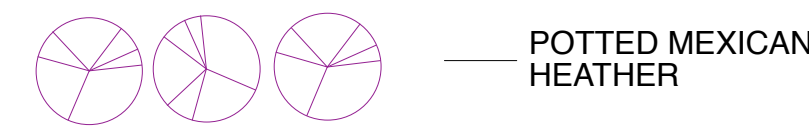
ARCHITECTURAL SURVEY MAP
13301-07 VENTURA BLVD, SHRMAN OAKS, CA
LOTS 1 & 2 OF TRACT MAP 6374, RECORDED IN BOOK 72 OF MAPS,
PAGE 1, RECORDS OF THE COUNTY OF LOS ANGELES

PETER T. ERDELYI & ASSOCIATES
ARCHITECTURAL ENGINEERING
STRUCTURAL DESIGN

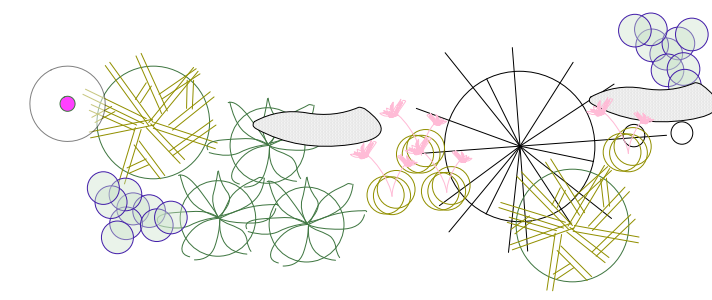


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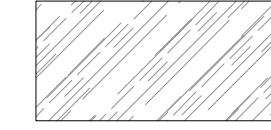
LEGEND



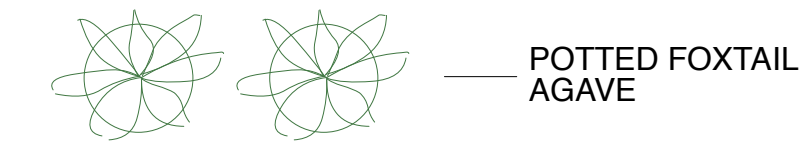
POTTED MEXICAN HEATHER



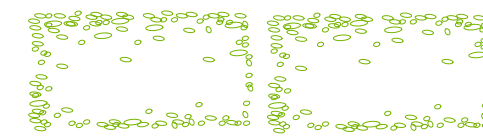
EXISTING MISC. DROUGHT TOLERANT PLANTS



EXISTING SUCCULENT MIX WITH 3/4" SAND COLOR GRAVEL



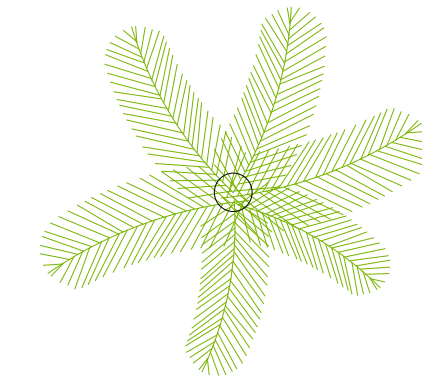
POTTED FOXTAIL AGAVE



EXISTING BOXWOOD



POTTED OLIVE TREE

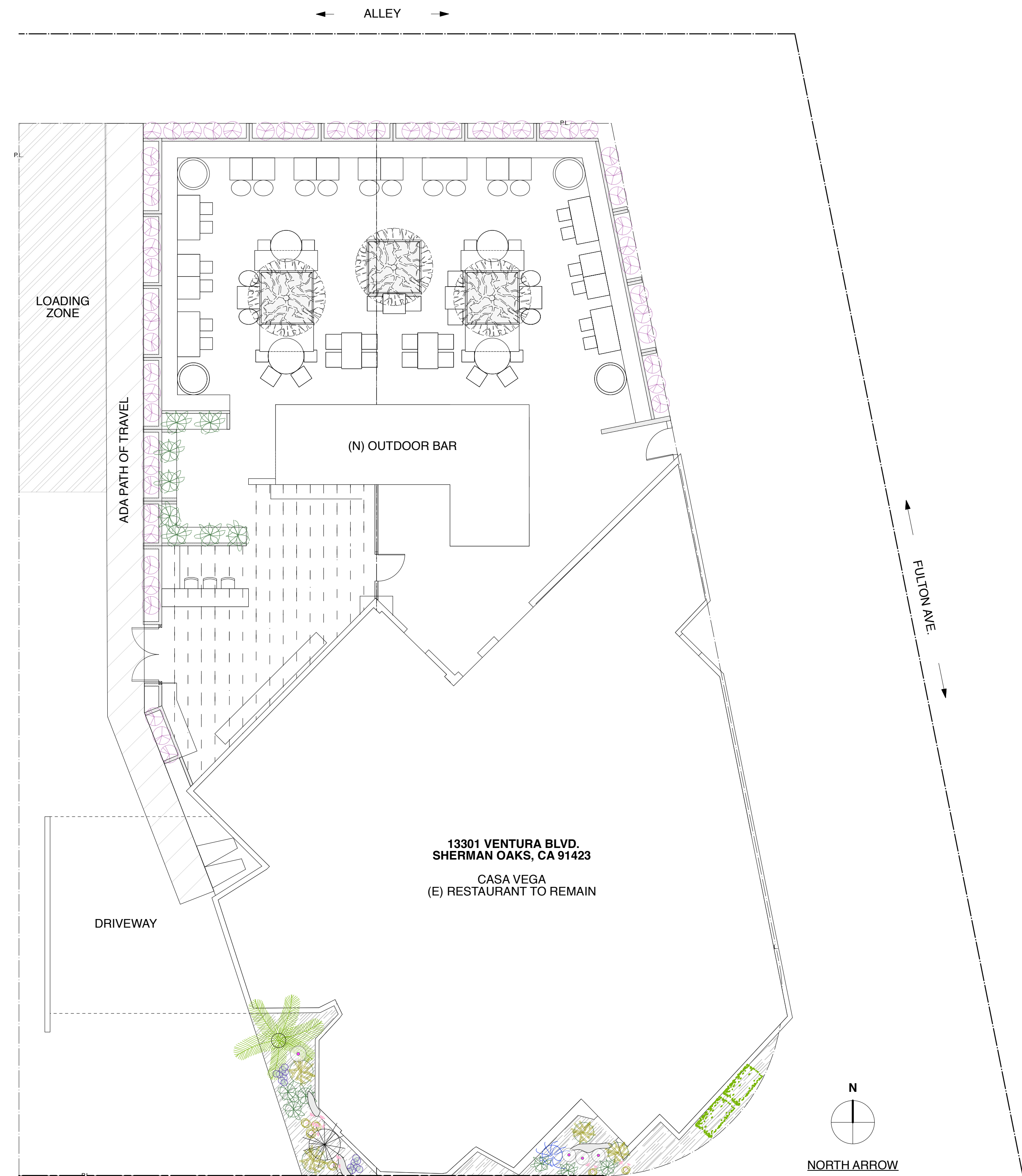
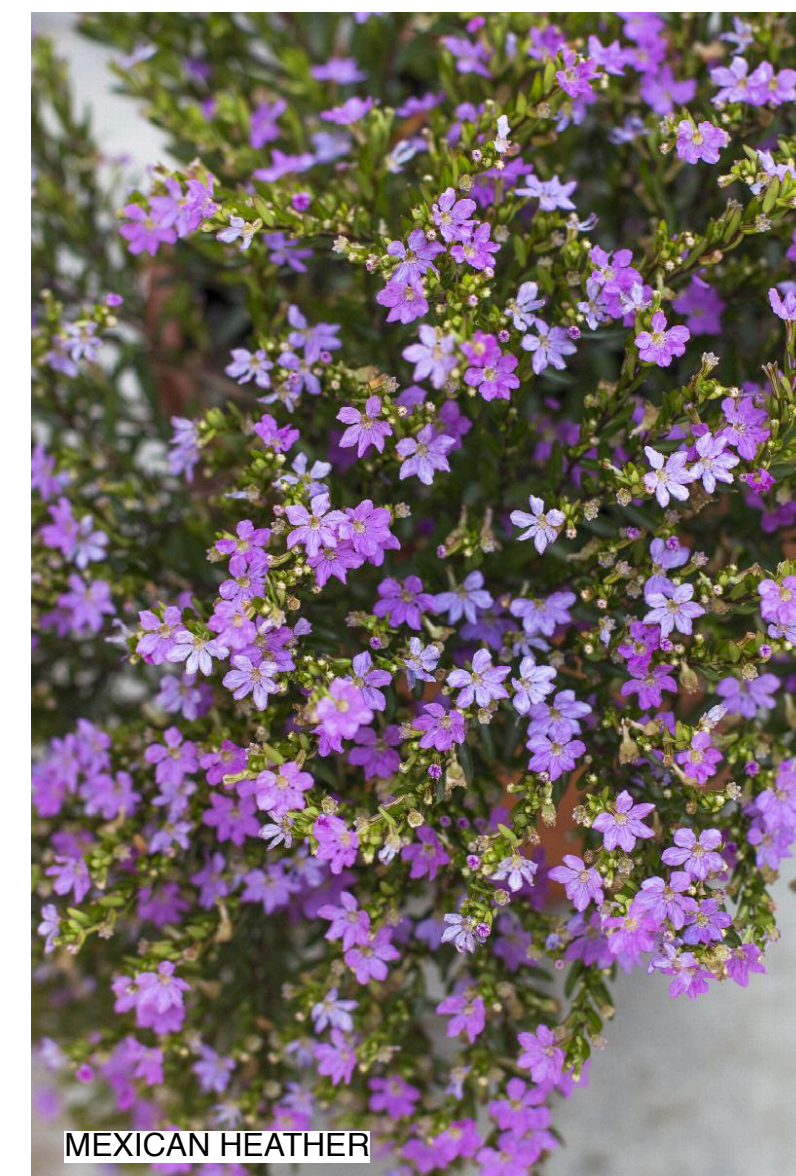


EXISTING PALM TREE

PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE SIZE (HEIGHTxWIDTH)
AGAVE ATTENUATA	FOXTAIL	1 GA	8	5' X 4'
CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	1 GA	50	2'- 4'
ARECACEAE	PALM TREE	EXISTING	1	32-50 FEET TALL
OLEA EUROPAEA	OLIVE TREE	15 GA	3	10' - 20'
BOXUS	BOXWOOD	1 GA	2	3' X 5'

PLANT PHOTOS



LANDSCAPE PLAN
Scale: 1/8" = 1'-0" 1

PROJECT:
13301 VENTURA BLVD.
SHERMAN OAKS, CA 91423



DesignUniversal
ARCHITECTURE AND DESIGN
ROBERT THIBODEAU
912 LINCOLN BLVD.
VENICE, CA 90291
PH: 310.452.8161
FX: 310.452.8171

OWNER:
Christy Vega
13301 Ventura Blvd.
Sherman Oaks, CA 91423
PH: 818.788.4868
Email: christy.casavega@gmail.com

STRUCTURAL ENGINEERING & SURVEYING:
PETER T. ERDELYI & ASSOCIATES
2999 Overland Ave. Suite 103
Los Angeles, CA 90034
PH: 310.553.9339
Email: contact@erdelyi.com

MEP ENGINEERS:
GMEP ENGINEERS
26439 Rancho Pkwy S, STE #120
Lake Forest, CA 92360
PH: 949.267.9095
Email: justink@gmepe.com

EXPEDITER:
FE Design & Consulting
327 E. 2nd St. #222
Los Angeles, CA 90012
PH: 213.545.2620
Email: eddie@fedesignandconsulting.com

INTERIOR DESIGNER:
Rachael Goddard Design Studio
PH: 323.493.7848
Email: rg@rachaelgoddard.com

REVISION / ISSUE:	DATE:
1. SCHEMATIC DESIGN	06.30.2022
2. PLANNING CASE SET	02.16.2023

LANDSCAPE PLAN

DATE: 04.19.23 DRAWN: BIK SCALE: 1/8" = 1'-0"

L0.0



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:
Waived hearing
Concurrent hearing
Hearing not be scheduled on a specific date (e.g., vacation hold)
Related Case Number(s):

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 Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address1 13301 West Ventura Boulevard (13301, 13307 W Ventura Blvd.; 13300-02 W Woodbridge St.; 4215 N Fulton Ave.) Unit/Space Number
Legal Description2 (Lot, Block, Tract)
Assessor Parcel Number Total Lot Area

2. PROJECT DESCRIPTION

Present Use
Proposed Use
Project Name (if applicable)

Describe in detail the characteristics, scope and/or operation of the proposed project CUP to allow the on & off-site sale & consumption of a full line of alcoholic beverages in conjunction with a 3,638 SF restaurant having 110 seats and a 2,008 SF outdoor patio with 103 seats and hours of operation from 11:30 am - 2:00 am daily. A ZV to allow an outdoor patio larger than 50% of the interior dining area. A SPP for a new outdoor patio and the addition of 445 SF of floor area.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e., vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g., school, park)
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 has special designation (e.g., National Historic Register, Survey LA)

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)

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 / 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 _____ – Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section _____

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

Action Requested, Narrative: A CUP to allow the on & off-site sale & consumption of a full line of alcoholic beverages in conjunction with a 3,638 SF restaurant having 110 seats and a 2,008 SF outdoor patio with 103 seats and hours of operation from 11:30 am - 2:00 am daily.

Authorizing Code Section _____

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

Action Requested, Narrative: A Zone Variance to allow an uncovered outdoor eating area that exceeds more than 50 percent of the 50 percent of the interior eating area in the C2 Zone.

Additional Requests Attached YES NO

4. RELATED DEPARTMENT OF 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) _____

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

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 / public right-of-way
- Grading
- Haul Route
- New construction: 445 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 0 – Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? 0 ft.

If you have dedication requirements on multiple streets, please indicate: 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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 11.5.7

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

Action Requested, Narrative: A Specific Plan Project Permit Compliance to allow a new 10' high block wall around a new outdoor dining patio and the addition of 445 SF in the C2 Zone.

Authorizing Code Section 12.24W-27

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

Action Requested, Narrative: A CUP to allow the hours of operation from from 11:30a-2:00a daily in lieu of 7:00a-11:00p on a Commerical Corner/Mini-Shopping Center property.

Additional Requests Attached YES NO

4. RELATED DEPARTMENT OF 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) ZA-2005-1066-CUB-CU-SPP, ZA-2001-3626-PAD

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

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. _____

Ordinance No.: _____

- Condition Compliance Review
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

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, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form _____

Geographic Project Planning Referral _____

Case Consultation Referral Form _____

Redevelopment Project Area – Administrative Review and Referral Form _____

HPOZ Authorization Form _____

Affordable Housing Referral Form _____

Transit Oriented Communities Referral Form _____

Preliminary Zoning Assessment Referral Form (Plan Check #) _____

Housing Development Project determination (PZA Sec. II) _____

Optional HCA Vesting Preliminary Application _____

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

Mello Form _____

Citywide Design Guidelines Compliance Review Form _____

GPA Initiation Request Form _____

Expedite Fee Agreement _____

Department of Transportation (DOT) Referral Form _____

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

Hillside Referral Form (BOE) _____

Building Permits and Certificates of Occupancy _____

Order to Comply _____

Low Impact Development (LID) Referral Form (Stormwater Mitigation) _____

Replacement Unit Determination (LAHD) _____

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(*select only one*) 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.

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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

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 to 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 Mania Christina Fowler

Date June 16th, 2023

Print Name Mania Christina c/o Vega Management Inc.
Fowler

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

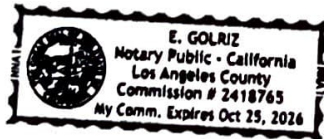
On June, 16th, 2023 before me, E. Golriz, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Maria christina Fowler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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 E. Golriz (Seal)



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 Marcie Rothman, owner

Date 1-25-23

Print Name Marcie Rothman, LLC Owner

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 San Diego

On Jan. 25, 2023 before me, N. Uzueta (Notary Public)
(Insert Name of Notary Public and Title)

personally appeared Marcie Helene Rothman / /, 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.

[Handwritten Signature]
Signature

(Seal)

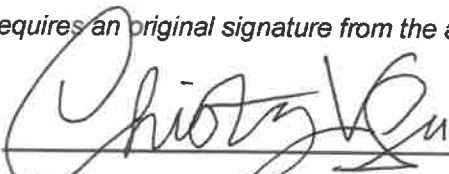


APPLICANT

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 it 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: _____



Print Name: Maria Christina Fowler

Date: _____

2/2/23



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Specific Plan Permit Compliance (SPP)

Conditional Use Beverage (CUB)

Zone Variance (ZV)

Additional Information/Findings

12265 W Ventura Blvd.

REQUEST

A CUP to allow the on & off-site sale & consumption of a full line of alcoholic beverages in conjunction with a 3,638 SF restaurant having 110 seats and a 2,008 SF outdoor patio with 103 seats and hours of operation from 11:30 am - 02:00 am daily. A ZV to allow an outdoor patio larger than 50% of the interior dining area. A SPP for a new outdoor patio and the addition of 445 SF of floor area.

Details of our project are as follows:

	New Approval
Use	Restaurant
Square Footage	3,638 sq. ft.
Unit/Address	13301 W Ventura Blvd.
Hours of Operation	11:30 a.m. to 2 a.m. daily
Type of Alcohol	Type 47 – Full Line on-site eating place
Food	Yes
Interior Seats	110 seats
Exterior Seats	103 seats
Total Seats	213 seats
Live Entertainment	No
Dancing	No
Off-Site Sales	Yes
Private Parties	Yes
Census Tract	1439.01
Neighborhood Council	Sherman Oaks
Parking	11



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SURROUNDING PROPERTIES

Surrounding properties are within the R3-1 and C2-1VL Zones and are characterized by level to gently sloping topography and improved streets. The surrounding properties are developed with one- and two-story apartments and commercial buildings. The general commercial neighborhood surrounding the site along Ventura Boulevard is an eclectic mixture of neighborhood serving retail and service uses which include those noted below along with numerous small neighborhood coffee houses, small restaurants, real estate offices, other financial businesses, clothing stores, specialty shops, liquor stores and a few upscale hair and nail salons. The nearest location of a comparable overflow parking lot in the R3 Zone serving a commercial use along Ventura Boulevard was sited at a shopping center in the 13400 block between Greenbush and Sunnyslope Avenues, two blocks (or approximately 1,000 feet) west of the subject property.

Adjoining properties along Woodbridge Street and to the north of the site are zoned R3-1 and developed with two- to three-story multi-family dwellings. The three-story condominium and apartment units located directly north of Woodbridge Street have ground-level parking areas accessed by a 20-foot wide alley at the western end of Woodbridge (adjacent and parallel to the school property) connecting through to Valley Heart Drive to the north.

Adjoining properties to the east of Fulton Avenue are zoned R3-1 and developed with one- and two-story multi-family apartment buildings. A 36-unit condominium complex (Fulton Towers) is located at 4220 North Fulton Street. A vacant residential lot is located east of the subject alleyway at 421 4 Fulton Street.

Properties along Ventura Boulevard are zoned C2-IVL and developed with one- and two-story commercial buildings occupied by general office uses. The adjoining property to the west is zoned [QIPF-1XL and developed with the Dixie Canyon Elementary School. Adjoining properties to the southwest of the site along Ventura Boulevard are zoned C2-1VL and are developed with two-story commercial buildings occupied by retail and service uses. There is an Alcoholics Anonymous meeting place (Radford Hall) located directly west of the Casa Vega Restaurant at 1331 1-13 West Ventura Boulevard. The latest meetings adjourn around 11 pm.

CIRCULATION

Ventura Boulevard, located less than one block south of the property, is a designated Major Highway dedicated a width of 100 feet and improved with curbs, gutters and sidewalks on both sides.

Fulton Avenue, adjoining the property to the east, is a designated Secondary Highway dedicated a variable width of 80 to 83 feet and improved with curbs, gutters and sidewalks.



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RELATED PRIOR CASES

Subject Property:

Case No. ZA 2001-3626-(PAD) - On April 30, 2002, the Zoning Administrator approved a determination of conditional use status and approval of plans, pursuant to the provisions of Sections L and M of the Los Angeles Municipal Code, to permit a 205 square-foot patio addition for 18 seats to an existing 3,275 square-foot restaurant accommodating a total of 124 patrons, including 13 at the bar, serving a full line of alcoholic beverages for on-site consumption and having hours of operation from 11 a.m. to 2 a.m. Monday through Friday, 4:30 p.m. to 2 a.m. on Saturday, and 12 noon to 2 a.m. on Sunday.

Ordinance No. 159,763 - Not applicable. Zone amendment from R4P-1 to R3-1 on April 11, 1985.

Ordinance No. 134,165 - Not applicable. Zone amendment to R4P-1 on March 9, 1967.

Surrounding Properties:

Case No. ZA 85-0071(CUB) - On April 7, 1985, the Zoning Administrator modified Conditions Nos. 1, 4, 6 and 10 of CUB 84-034, increasing the number of seats and reducing the parking measures located at 13362 Ventura Boulevard, across the street and one block west of the property.

Case No. ZA 96-0697(CUX) - On October 15, 1996, the Zoning Administrator approved a request to permit dancing in conjunction with the restaurant located at 13362 Ventura Boulevard, across the street and one block west of the property. On October 19, 2001, the Zoning Administrator found that the operation of the restaurant is consistent with the 15 terms and conditions of the grant, and that surrounding neighbors have not experienced negative impacts attributable to the restaurant's operation.

Case No. ZA 99-0513(PAB) - On September 10, 1999, the Zoning Administrator approved plans at 13360 Ventura Boulevard (Le Petit Bistro) authorizing the upgrade of the existing on-site sale of beer and wine to permit the on-site of a full line of alcoholic beverages in conjunction with an existing 1,990 square-foot restaurant located across the street and one block west of the property.

Case No. ZA 2000-4714(CUB) - On February 27, 2001, the Zoning Administrator approved a request to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant located at 13353 Ventura Boulevard approximately 275 feet west of the property. On May 30, 2001 the South Valley Area Planning Commission denied an appeal and sustained the action of the Zoning Administrator.

Case No. ZA 2004-0289(CUB) - On May 17, 2004, the Zoning Administrator approved a request for a Conditional Use Permit to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant (Max's Pan-Asian) located approximately 300 feet west of the subject property at 13355 Ventura Boulevard.



GENERAL CONDITIONAL USE FINDINGS

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.

The subject establishment is situated on a dense commercial corridor with a mix of retail, institutional, office, and commercial uses. The subject premises is an existing restaurant space that has been a neighborhood institution for almost 70 years. The Sherman Oaks/Studio City neighborhood(s) are made up of large areas of residential development which are served by a few commercial corridors. Ventura Boulevard is an essential commercial destination for local residents, and so a new restaurant will serve residents who are looking to enjoy a meal out of the home. Many customers look for a restaurant to have alcoholic beverage service when choosing where to dine. The availability of liquor will not be the focal point of the business but rather an ancillary amenity that will provide a desired option to many patrons. Casa Vega is also known for its late night hours, and would like to be able to offer a late night food option for local residents who may be out late for work or leisure. Given the above, it can therefore be proven that the request will enhance the restaurant and will perform a function that is beneficial to the community.

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's location, size, height and operations will be compatible with the immediate neighborhood due to the fact that this is an existing restaurant in an existing building on an existing commercial corridor. The restaurant does not directly abut any residential buildings, so there is a buffer between the restaurant use and the nearby residents. It can therefore be established that the project will be compatible with and will not adversely affect the surrounding properties.

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.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.



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The Community Plan Map designates the property for Neighborhood Office Commercial land uses. The lot is planned and zoned for commercial uses. The property is also within the boundaries of the Ventura Cahuenga Boulevard Specific Plan. A number of the policies in the Community Plan talk about aesthetics and compatibility with neighboring buildings. For example, to “Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.” In addition is “To enhance the appearance of commercial districts” and all of the policies under this objective speak to this goal. The subject property is subject to design review through DIR-2016-1930-SPP, which ensures that the proposed design of the restaurant is compatible with the local community. In addition, this is an existing restaurant, so the use is already part of the neighborhood and compatible with surrounding businesses and residents.

Plan Policy sets out that “New commercial uses shall be located in existing established commercial areas or existing shopping centers.” The subject property is an existing restaurant space in an existing shopping center. The proposed tenant improvements will be aesthetic only and will not expand the use or change the mode and character of this corner. When all of this is taken into consideration, it can be seen that the use conforms to the local community plan and the Specific Plan.

ADDITIONAL FINDINGS

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

The applicant is an established restaurant operating for almost seven decades. In addition, the subject location is situated in on a dense commercial corridor with a mixture of retail, institutional, and office uses. A restaurant not only complements these uses, it is also a desired amenity for local residents and workers. The proposal is for a full-service restaurant and neither live entertainment nor patron dancing are requested. This in turn assures a use which is convenient to patrons, respects the welfare of the community, and furthers the goals of the Community Plan.

ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The intensity of commercial development in the immediate area explains the large number of on-site alcoholic licenses within the census tract. Ventura Boulevard is a bustling commercial corridor with a range of restaurants and markets. Although the number of on-site licenses exceeds the number permitted based upon ABC criteria, it should be noted that this scenario is typical of areas that attract large number of people who hail from outside of the census tract. The ABC establishes the allotted number of licenses per census tract by population and cannot take into account these other crucial neighborhood specific factors; however, they do continue to approve new licenses in these types of areas due to those circumstances mentioned above.



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iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The grant has been well conditioned, which should protect the health, safety and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to a neighborhood and will serve the neighboring residents and the local employees as well as visitors. Therefore as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

MINI-SHOPPING CENTER FINDINGS FOR EXTENDED HOURS

i. Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to and egress from any associated parking will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets

The property is an existing restaurant with an existing parking lot. There will be no new traffic congestion or hazards as a result of this tenant improvement.

ii. Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.

The property is an existing Mini-Shopping Center so the overall concentration of these types of centers is not changing.

ADDITIONAL FINDINGS- ZV

Explain why the strict application of the zoning code would result in practical difficulties and unnecessary hardship inconsistent with the general purpose and intent of the zoning regulations.

From Associate Zoning Administrator Fernando Tovar in ZA 2017-1343(CUB)(ZV):

The Code's regulations and Building and Safety policies applicable to ""outdoor eating areas"" and ""outdoor dining areas"" are convoluted and inconsistent depending on the zone. Restaurants are generally permitted in the CR, C1, C1.5, C4 and C2 Zone subject to certain limitations. In addition, Outdoor eating ""areas"", in conjunction with a ground floor restaurant are permitted by-right in these same zones, subject to certain limitations, none of which address the size of outdoor eating areas."



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However, Section 12.03 of the L.A.M.C. defines an "Outdoor Eating Area" as follows: When used in Sections 12.12.2, 12.13, 12.14, 12.21.1 and 12.24, this term shall refer to a covered or uncovered portion of a ground floor restaurant which is not completely enclosed within the building; is used primarily for the consumption of food and/or drinks by the patrons of the restaurant; and is not larger than 50 percent of the dining area of the ground floor restaurant. The provisions of the C4 Zone generally permit C2 uses, with some exclusions (restaurants are not one of those exclusions). The C2 Zone permits a "Restaurant, tea room or cafe (including entertainment other than dancing) or a ground floor restaurant with an outdoor eating area. An outdoor eating area for ground floor restaurants may be located anywhere between the building and any required side or rear yard." Therefore, outdoor eating areas in conjunction with a ground floor restaurant are permitted by-right in the C2 Zone and by extension, in the C4 Zone. Section 12.14-A, 1 (b)(3) sets forth the following limitations in the C2 Zone: "In connection with the stores, shops or businesses listed in Paragraph (a) all activities, other than incidental storage and outdoor eating areas for ground floor restaurants, shall be conducted wholly within a completely enclosed building".

While the C2 zone generally requires that commercial activities be fully enclosed, the C2 Zone clearly makes an exception for outdoor eating areas. However, as stated, neither the provisions of the C2 or C4 Zones establish limitations on the size of outdoor eating areas.

On August 18, 1961, the Chief Zoning Administrator issued ZAI 1808 to address ambiguities in the code at that time concerning outdoor activities permitted in the C2 Zone. Pursuant to ZAI 1808, the Chief Zoning Administrator determined that in the C2 Zone or less restrictive zones, it is permissible to have "dining terraces" or "outdoor eating patios" in connection with eating and refreshment establishments, provided all other activities, including any entertainment and dancing are conducted wholly within a completely enclosed building. Based on ZAI 1808, as a matter of practice and policy, Building and Safety permits outdoor eating areas in the C2 Zone to exceed 50% of the interior dining area (by-right) so long as parking is provided for that portion of the patio that exceeds 50% of the interior dining area. In the C2 Zone, if parking can not be provided for the portion of an outdoor eating area that exceeds the 50% limitation, the relief mechanism is to file a parking variance. Also, based on ZAI 1808, in the C2 Zone, Building and Safety policy not only permits outdoor eating areas within ground floor restaurant to exceed 50% of the interior dining area by-right, but also permits outdoor eating areas to be located above the ground floor (such as outdoor decks or roof-top decks) by-right.

However, ZAI 1808 only applies to the C2 or less restrictive zones and the language in the memo references outdoor "dining" areas and "patios" and does not reference "outdoor eating areas". Also, Building and Safety does treat "outdoor eating" areas and "outdoor dining" areas (for which there is no



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code definition) interchangeably. As a result, different standards apply to the maintenance of outdoor eating areas in the various C and M Zones and these standards are inconsistent.

For example, in the C2 Zone, which is more permissive than the C4 Zone, there is no limitation to the size of an outdoor eating area and outdoor eating areas may be located at ground level or anywhere above the ground floor. In the C4 Zone, outdoor eating areas are restricted to the ground floor and to the 50% limitation, regardless of whether parking can be provided for that portion of the patio exceeding 50%. Meanwhile, in the CR, C1 and C1.5 Zones, which are more restrictive than the C4 Zone, outdoor eating areas that exceed 50% of the interior dining area may be established by Conditional Use pursuant to Section 12.24-W,32 of the L.A.M.C.. The Conditional Use findings are less stringent than variance findings even though these zones are more restrictive than the C4 Zone. Yet, no provision is made to allow outdoor eating areas that exceed 50% of the interior dining area in the C4 Zone by Conditional Use. Therefore, the only relief mechanism to allow an outdoor eating area exceeding 50% of the interior dining area in the C4 zone (a more permissive zone than CR, C1 and C1.5) is a use variance (to allow an unenclosed activity). Ironically, an outdoor eating area above the ground floor in the C4 zone is also subject to a variance, but the outdoor eating area above the ground floor is not restricted to 50% limitation of the interior dining area.

Thus, the regulations, policies and relief mechanisms applicable to outdoor eating areas are inconsistent and are not synchronized with the zoning hierarchy. Therefore, the applicant is requesting a variance to authorize an uncovered outdoor eating (i.e. an unenclosed activity) that is otherwise permitted by-right but is limited to no more than 50 percent of the interior dining area of the existing ground floor restaurant.

The intent of zoning regulations to restrict outdoor dining is to ensure that the general welfare is preserved and no substantial negative externalities will create substantial impacts to surrounding properties and uses in the neighborhood. The request to allow outdoor dining in excess of 50 percent of the interior dining in the C2 zone would be in line with the general intent of the zoning regulations when factoring in the project's design features. The building extends towards the rear with no pedestrian engagement in the rear half of the lot.



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The strict application of the zoning code to restrict outdoor dining to not exceed 50 percent of indoor dining area would create practical hardships to utilize the existing structure for restaurant use.

The intent of the C2 restriction on outdoor dining is to minimize impacts on the surrounding community. The project will still meet the intent of the zoning regulations by limiting outdoor uses to a reasonable hour, restricting amplified music and live entertainment, and requiring the business to be operated as a bona fide restaurant.

Considering the unique product, experience, and design, the operation would experience the hardship of having to deal with limitations to an existing building that limits the number of dining seats within and without the building. Allowing for an outdoor dining area would address the hardship of strictly applying the Code, and meet the intent of promoting the general welfare and reducing substantial impacts to neighboring uses.

- ii. **Describe the special circumstances applicable to the subject property such as size, shape, topography, location, surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject site is located in an older part of the City where there is a scarcity of land and underutilized sites. Therefore, the City must strike a balance between strict zone enforcement and maximizing optimal use of the land, particularly in an area well served by public transit and rich with walkable amenities that future diners can take advantage of. In light of the combination of circumstances, including the age and site planning of the existing building, the fact that good zoning policy seeks to facilitate appropriate changes of use in existing buildings, and the fact that the area is well-served by public transit, approval of the variance for a larger patio is warranted.

Outdoor dining is allowed in the C2 zone but with restrictions; however, due the definition of an outdoor eating area limiting seating to 50 percent of the interior dining area, the applicant is requesting a zone



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variance. The size of the existing building limits the amount of interior dining that many of the larger projects in the area do not also face. Due to this, the amount of outdoor dining allowable is much more limited compared to other C2 zoned parcels. The request is to allow the adaption of this front area into a higher and better use that is more aptly suited for its commercial designation in this vibrant area.

- iii. **Explain why the variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the same zone and vicinity, but which, because of the special circumstances and practical difficulties or unnecessary hardship is denied to the property on question.**

The request has been filed in connection with a proposed new use within an existing building. The project does not involve new construction or expansion of the existing building; only the addition of patio seating. The site is currently vacant but recently housed a martial arts supply store. Approval of the request would allow viable and amplified reuse of the existing building. Moreover, the primary use is permitted by-right and can be conducted in a way that is consistent with surrounding uses. Due to some recent rezoning, there are many other uses that are not permitted in the C2 zone in the near vicinity of this property. The zone variance will not allow a primary use that is not permitted in the zone but instead will allow an allowed use to have an appropriate ancillary amenity.

There are limitations to the interior square footage to allow the restaurant to function and operate well. The ability to adapt part of the applicant's leasehold is pivotal to the success of the restaurant. The request for this outdoor dining space would be allowable if the building itself was bigger or the lot was in a C2 zone. Due to the small size of the existing structure on-site and desire to keep the shell of the building, there are special circumstances that many of the newer buildings do not face.

A restaurant with outdoor eating areas larger than 50% of their interior areas in the C2 zones is not uncommon. Both the Departments of City Planning and Building & Safety have approved similar requests with and without variances.

- iv. **Explain why the granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.**

Granting the request will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity. Both the CUP and the Zone Variance will be approved with conditions that establish the parameters of the applicant's operations.

Firstly, it can be assumed that the use patterns generated by the outdoor eating will not differ significantly from those generated if the patio was kept to the 50% maximum. Given the location and parcel character,



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the addition of a patio will result in an indiscernible change to how adjacent properties are affected. In fact, it can be anticipated that diners will be more incentivized to support nearby businesses while waiting to be seated or after their meal. Given the prominence of rideshare services, the ample public transit options serving this convenient location, and the introductions of a valet plan to accommodate motor vehicle drivers, parking will not be impacted by this use. In the bustling area around the subject property, it can be concluded with certainty that the approval of the requested variance will not harm surrounding properties nor inhibit the enjoyment of their respective uses.

v. **Explain why the granting the variance would not adversely affect any element of the General Plan.**

The General Plan is made up of several elements including the Land Use Element composed of the 35 Community Plans. The project, through adding a new intimate dining experience that is family-friendly and located within walking distance to the surrounding residential neighborhoods, would align with the following vision of the Framework Element for Neighborhood Districts:

Goal 30: Pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles' neighborhoods.

Objective 3.8 Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.

The Plan intends to facilitate growth and change to benefit the economic, social, and physical health, safety, welfare, and convenience of the Community. The proposed project, which reactivates a currently vacant space into an optimal neighborhood-serving use is compatible with this vision. The restaurant will be a convenient and unique dining option for not only visitors to Hollywood but also residents in the neighboring areas.

The request to allow outdoor dining in excess of 50% interior dining area will not adversely affect any element of the General Plan. The proposed use is in line with the vision of creating a sense of place that is welcoming.



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Specific Plan Permit Compliance (SPP) Additional Information/Findings 13301 Ventura Blvd.

A SPP for a new outdoor patio and the addition of 445 SF of floor area.

PARKING INFORMATION

Currently, there are (8) parking stalls on-site. The proposed expansion does include additional SF which may trigger parking.

The proposed changes will now incorporate 11 AUTO SPACES + BIKE REPLACEMENT (2) LONG TERM & (2) SHORT TERM = (1) AUTOSPACE.

PERMIT INFORMATION

06020-20000-02782 – Parking Lot

(a) That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and (Amended by Ord. No. 177,103, Eff. 12/18/05.)

- The proposed project must comply with the applicable development requirements of the Plan. The proposal involves the addition of 445 SF of floor area and a new outdoor patio on private property to the restaurant's rear. This proposed project does not include a change-of-use application. All proposals for the SPP application comply substantially with the SP.

(b) That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

- A Notice of Categorical Exemption was submitted with this application package.