

# APPLICATIONS



## 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<sup>1</sup>: 14239 - 14241 W Ventura Bd; 14228 W. Moorpark St.      Unit/Space Number: \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract): LOT 251, 265, 267; Block: none; Tract: TR 9275

Assessor Parcel Number: 2265-019-006, 18, 20      Total Lot Area: 17,513(inc. parking)

#### 2. PROJECT DESCRIPTION

Present Use: Banquet Hall/Resuarant

Proposed Use: Banquet Hall/Restuarant with full line of CUB and CUX

Project Name (if applicable): Republic

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

<sup>2</sup> 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:**

Request to add a full-line of liquor for onsite sale and consumption along with live entertainment and dancing in conjunction with the existing banquet hall and restaurant use, 8AM - 2AM. Patio and Rooftop.

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 \_\_\_\_\_ - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup>: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: 14, 912 (existing) \_\_\_\_\_ square feet

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

<sup>4</sup> 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: \_\_\_\_\_ Required # of Parking Spaces: \_\_\_\_\_

### 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)? \_\_\_\_\_ feet

If dedications are required on multiple streets, identify as such: \_\_\_\_\_

## 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: 12.24 W.18

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

Action Requested: Request to add a full-line of liquor for onsite sale and consumption along with live enteratinment & dancing in conjuction with the use of the existing banquet hall/restaurant.

**Authorizing Code Section:** 5C, 6B, 7A-F, & 8 of Ventura/Cahuenga Boulevard Corridor SP

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested:** Project Permit Compliance within Ventura/Cahuenga Boulevard Corridor SP for banquet hall/resurant use.

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): APCSV-2016-2960-SPE-SPP

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.: \_\_\_\_\_

- |  |   |
|--|---|
| <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

Applicant<sup>5</sup> Name: Republic Plaza LLC

Company/Firm: \_\_\_\_\_

Address: 14241 Ventura Blvd, #300, Unit/Space Number: \_\_\_\_\_

City: Sherman Oaks State: CA Zip Code: \_\_\_\_\_

Telephone: 2132600123 E-mail: mailianassociates@gmail.com

(323) 468-0056 mike@muselifestylegroup.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): 14241 Ventura LLC

Address: 14241 Ventura Blvd, #300, Unit/Space Number: \_\_\_\_\_

City: Sherman Oaks State: CA Zip Code: 91423

Telephone: 2132600123 E-mail: mailianassociates@gmail.com

(323) 468-0056 mike@muselifestylegroup.com

**AGENT / REPRESENTATIVE NAME:** \_\_\_\_\_

Company/Firm: Mailian & Associates

Address: 4447 Sunset Avenue Unit/Space Number: \_\_\_\_\_

City: Montrose State: CA Zip Code: 91020

Telephone: 2132600123 E-mail: mailianassociates@gmail.com

<sup>5</sup> 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):** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Company/Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Unit/Space Number:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information<sup>6</sup>**

**(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.

<sup>6</sup> 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 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).** An 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: 7-11-23

Print Name: Mikayel Israyelyan, Manager of 14241 Verdugo LLC

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

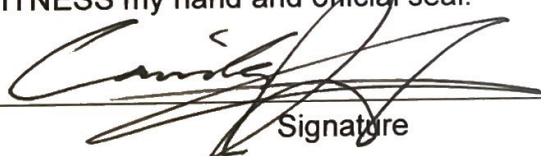
On 07-11-2023 before me, Camila A. Juarez Guardado, Notary Public

(Insert Name of Notary Public and Title)

personally appeared Mikayel Israyelyan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(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



## 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.
- h. 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. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. 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:** 7-11-23

**Print Name:** Mikael Issayelyan



## **PROJECT NARRATIVE**

Addresses: 14239 - 14241 W Ventura Blvd. and 14228 W.

Moorpark St., Sherman Oaks Ca 91423

APNs: 2265-019-006, 18, 20

Representative: Mailian & Associates  
mailianassociates@gmail.com  
213.260.0123

Applicant: Republic Plaza LLC

Property Owner: 14241 Ventura LLC

## **Project Request**

The proposed project is requesting conditional use to permit the operation, with an unlimited term, of an existing 5,118 sqft. existing interior banquet hall/restaurant space and 660 sqft 2<sup>nd</sup> floor bar area and 2,765 sqft rooftop bar area with a requested hours of operation from 8AM - 2AM daily along with live entertainment and dancing, and the onsite sale and consumption of a full line of alcoholic beverages in conjunction with the banquet hall/restaurant use, within an existing 14,912 commercial building which has office uses as well. There are presently 58 onsite available parking spaces for events that can be used onsite, but the banquet hall required per Code is only 20 spaces, which can be accommodated either underground, in the rear by alley and/or within the two lots across the alley, as depicted on the plans. However, with valet, the banquet can accommodate 78 parking spaces onsite. The 5,118 sqft. existing banquet hall space accommodates 272 occupancy at capacity, but the project is proposing only 228 seats, along with 28 seats at the 2<sup>nd</sup> floor bar area and 58 seats at the rooftop area. No violations or citations have been ever issued per any local authorities.

## **Specific Actions**

- Los Angeles Municipal Code Section 12.24-W,18, authorizing request of a conditional use to permit live entertainment and dancing for the existing use of banquet hall along with a full line of alcoholic beverage onsite sale and consumption in conjunction with the existing banquet hall new use of banquet hall.
- Los Angeles Municipal Code Section 5C, 6B, 7A-F & 8 of the Ventura/Cahuenga Boulevard Corridor Specific Plan authorizing request of Project Permit Compliance for the proposed use of a banquet hall/restaurant with live entertainment and dancing along with a full line of alcoholic beverage onsite, sale and consumption.

## **Physical Property & Surrounding Description**

The project is currently a banquet hall, and the project consists only of proposing the specified actions above. The project is located within an existing commercial building along W. Ventura Boulevard, 597' east of Beverly Glen Boulevard. and 736' west of Stansbury Avenue, within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area, specifically located within the VENTURA / CAHUENGA BOULEVARD CORRIDOR Specific Plan Area. The property is in the C2-1VL Zone with a General Commercial land use designation. Surrounding properties within 600' are also primarily commercial based along Ventura Boulevard, and within the commercial zones, and include a mixture of restaurants, retail, churches and other such commercial uses. The closest residential use is over 200 feet away to the north for the proposed location of the project.

## **Background and Previous Related Cases**

The project was approved for the commercial building back in 2018 via case APCS-2016-2960-SPE-SPP. Copy of the determination is enclosed.

## **Additional Operation Information**

Project intends to have security guards onsite for each event for the full event hours and the number of guards will be based on the guest count of the event, the areas of the event space being activated to cover all ingress and egress areas as well as roaming guards. These guards will be staffed from a security company. The project also intends to have security cameras installed and alarm system for additional protection. The total number of employees, at maximum capacity, will be 19, which is composed of 1

shift.

However, at regular, there will be 10 employees. Below is a breakdown of employees, at maximum counts:

- Bar Staff at maximum occupancy: 2 employees
- Food Staff Front at max occupancy: 8 employees
- Food Staff Back of House: 5 employees
- Office Staff: 1 employee
- Security: 2
- Manager: 1



## NC DESCRIPTION AND RESPONSES

Addresses: 14239 - 14241 W Ventura Blvd. and 14228 W.

Moorpark St., Sherman Oaks Ca 91423

APNs: 2265-019-006, 18, 20

Representative: Mailian & Associates  
mailianassociates@gmail.com  
213.260.0123

Applicant: Republic Plaza LLC

Property Owner: 14241 Ventura LLC

### **1. Provide a brief description of the proposed project; including type of project, size of the lot, square footage of the building, square footage of the open space, height of building, density and parking. For mixed-use projects, please provide breakdown of above information.**

The proposed project is requesting conditional use to permit the operation, with an unlimited term, of an existing 5,118 sqft. existing interior banquet hall/restaurant space and 660 sqft 2<sup>nd</sup> floor bar area and 2,765 sqft rooftop bar area with a requested hours of operation from 8AM - 2AM daily along with live entertainment and dancing, and the onsite sale and consumption of a full line of alcoholic beverages in conjunction with the banquet hall/restaurant use, within an existing 14,912 commercial building which has office uses as well. There are presently 58 onsite available parking spaces for events that can be used onsite, but the banquet hall required per Code is only 20 spaces, which can be accommodated either underground, in the rear by alley and/or within the two lots across the alley, as depicted on the plans. However, with valet, the banquet can accommodate 78 parking spaces onsite. The 5,118 sqft. existing banquet hall space accommodates 272 occupancy at capacity, but the project is proposing only 228 seats, along with 28 seats at the 2<sup>nd</sup> floor bar area and 58 seats at the rooftop area. No violations or citations have been ever issued per any local authorities.

### **2. Provide information on all applicable zoning regulations, including allowable height, density and parking requirements. Describe what deviations from the allowable zoning the applicant is requesting, including variances and exceptions.**

The project is only requesting a conditional use to permit live entertainment and dancing for the existing use of banquet hall along with a full line of alcoholic beverage onsite sale and consumption in conjunction with the existing banquet hall new use of banquet hall. Furthermore, the project is requesting a Project Permit Compliance for the proposed use of a banquet hall/restaurant with live entertainment and dancing along with a full line of alcoholic beverage onsite, sale and consumption. The project was approved for the existing commercial building back in 2018 via case APCS-2016-2960-SPE-SPP and later went through a change of use for the banquet hall use. No exterior changes to the building are proposed.

### **3. Provide graphic illustration of project proposal including side context in the neighborhood or adjacent properties, using a plot plan and photographs. Please provide architectural plans for each floor of the project, elevations, section, material sample boards, photos of adjacent properties, including both sides of the street.**

The project is located within an existing commercial building along W. Ventura Boulevard, 597' east of Beverly Glen Boulevard. and 736' west of Stansbury Avenue, within the Sherman Oaks - Studio City - Toluca Lake - Calhuenaga Pass Community Plan Area, specifically located within the VENTURA / CAHUENGA BOULEVARD CORRIDOR Specific Plan Area. The property is in the C2-1VL Zone with a General Commercial land use designation. Surrounding properties within 600' are also primarily commercial based along Ventura Boulevard, and within the commercial zones, and include a mixture of restaurants, retail, churches and other such commercial uses. The closest residential use is over 200 feet away to the north for the proposed location of the project. Please refer to enclosed plans and graphical presentation.

**6. Please be prepared to address the following issues:**

**a. What is expected environmental clearance? Required, EIR, MND, etc?**

Per the filed case, ZA-2023-1782-CUB-CUX-SPP, a CE was issued ENV-2023-1783-CE.

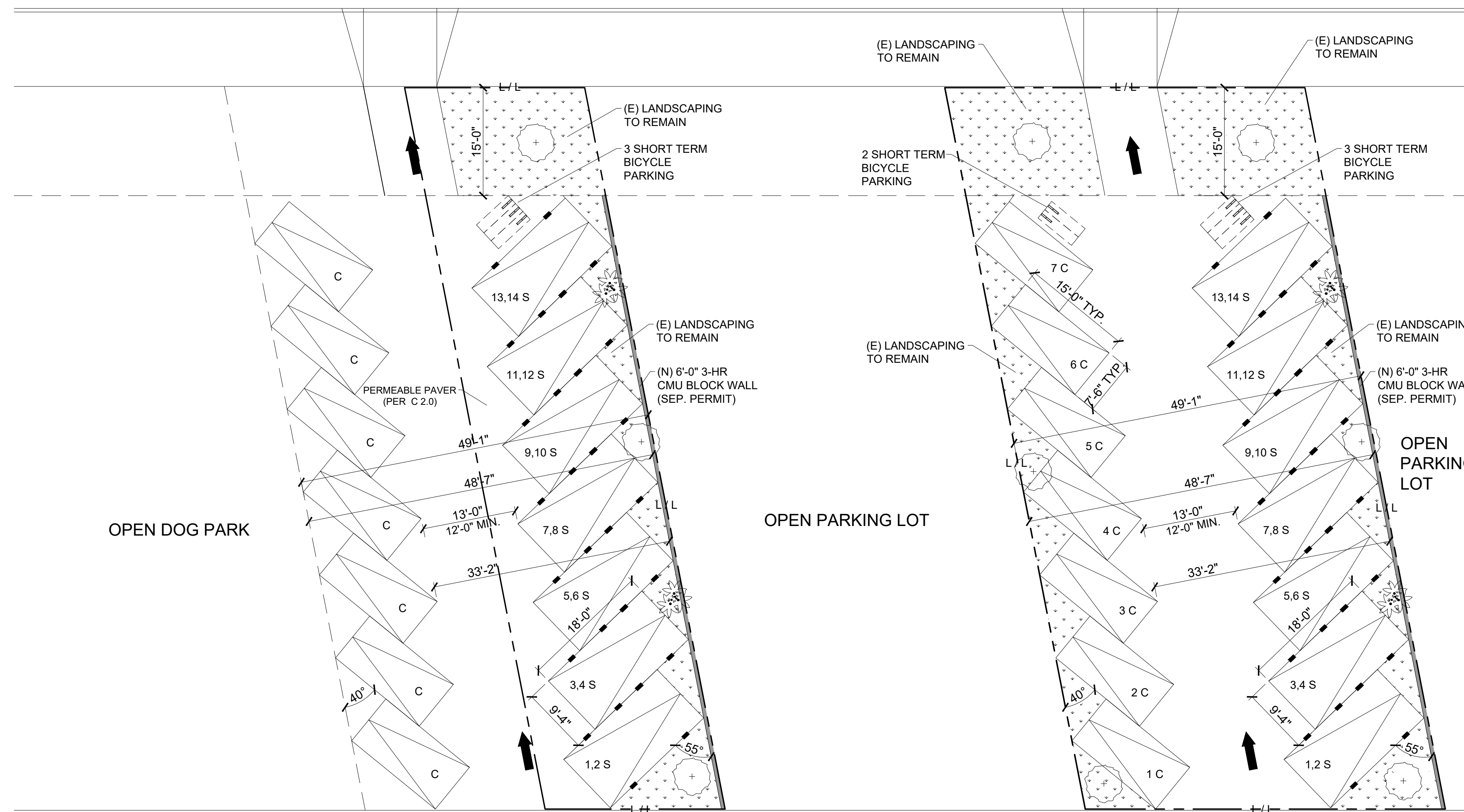
**b. How will the project address traffic issues? Parking, landscaping, architectural scale, Adjacent neighbors, aesthetics.**

The banquet hall use is not a use that is fully active necessarily 7 days a week, although it is a use that is existing on site and not proposed pr this application. However, the banquet hall parking required per Code is only 20 spaces, which can be accommodated either underground, in the rear by alley and/or within the two lots across the alley, as depicted on the plans. However, with valet, the banquet can accommodate 78 parking spaces onsite.

The project is already built and fully landscaped.

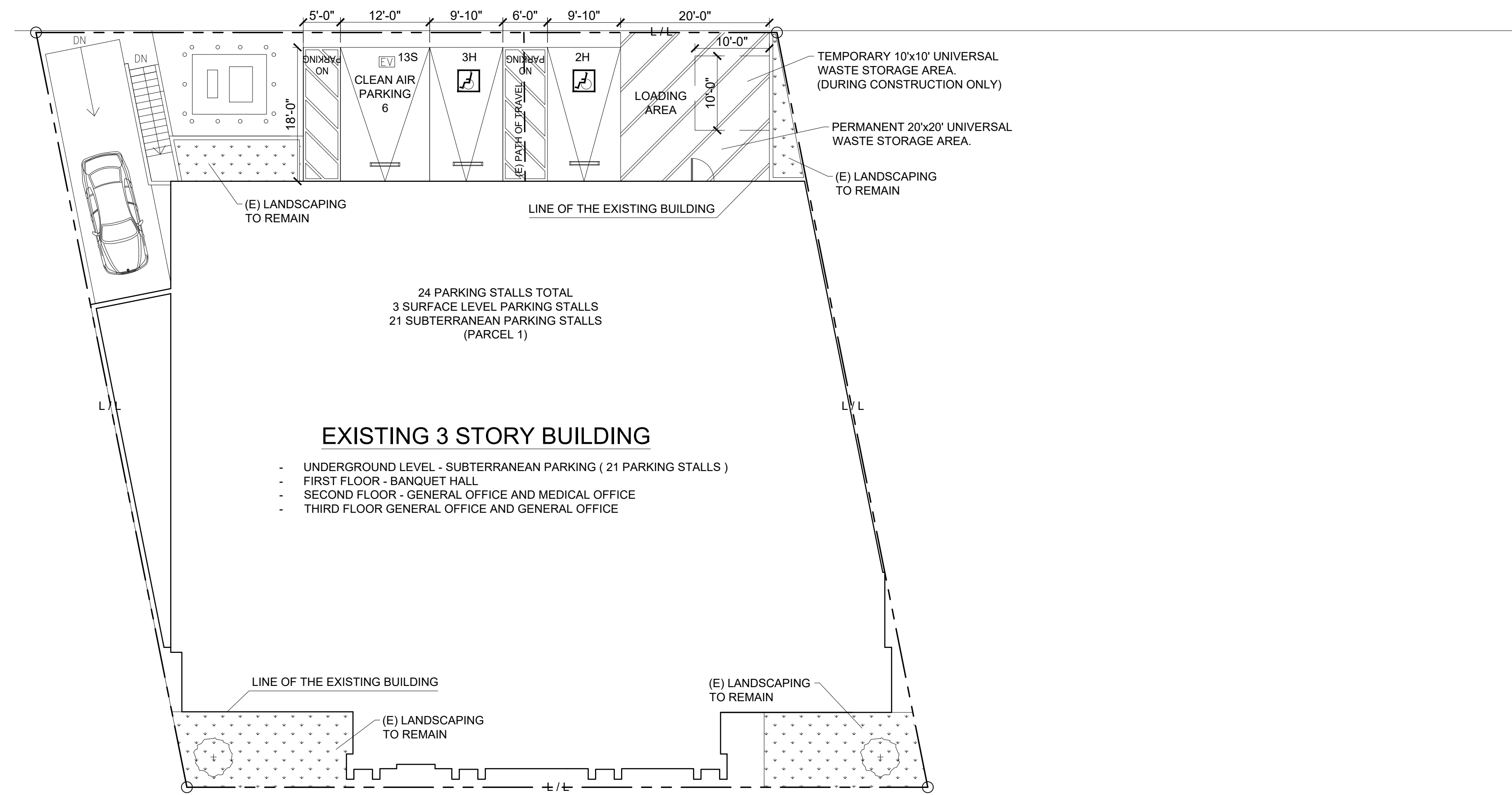
**c. Is this project in the VENTURA SPECIFIC PLAN AREA?**

The project is within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area, specifically located within the VENTURA / CAHUENGA BOULEVARD CORRIDOR Specific Plan Area.



14 PARKING STALLS TOTAL,  
(7) 2-CAR LIFT STALLS  
(14238 MOORPARK ST, PARCEL 2)

21 PARKING STALLS TOTAL,  
(7) 2-CAR LIFT STALLS, 7 COMPACT STALLS  
(14228 MOORPARK ST, PARCEL 3)



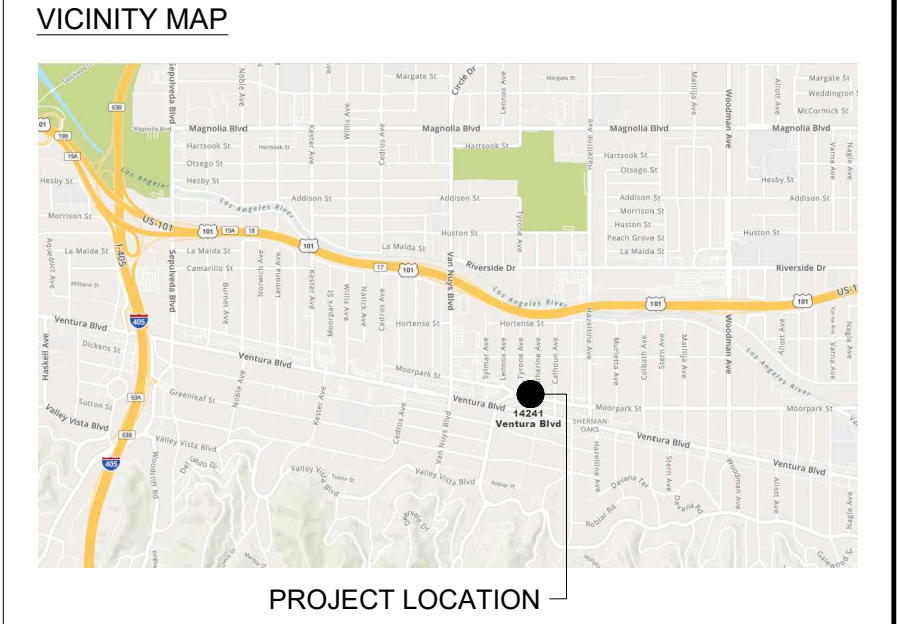
**EXISTING 3 STORY BUILDING**

- UNDERGROUND LEVEL - SUBTERRANEAN PARKING ( 21 PARKING STALLS )
- FIRST FLOOR - BANQUET HALL
- SECOND FLOOR - GENERAL OFFICE AND MEDICAL OFFICE
- THIRD FLOOR GENERAL OFFICE AND GENERAL OFFICE

EXISTING SITE PLAN  
SCALE: 3/32" = 1'-0"

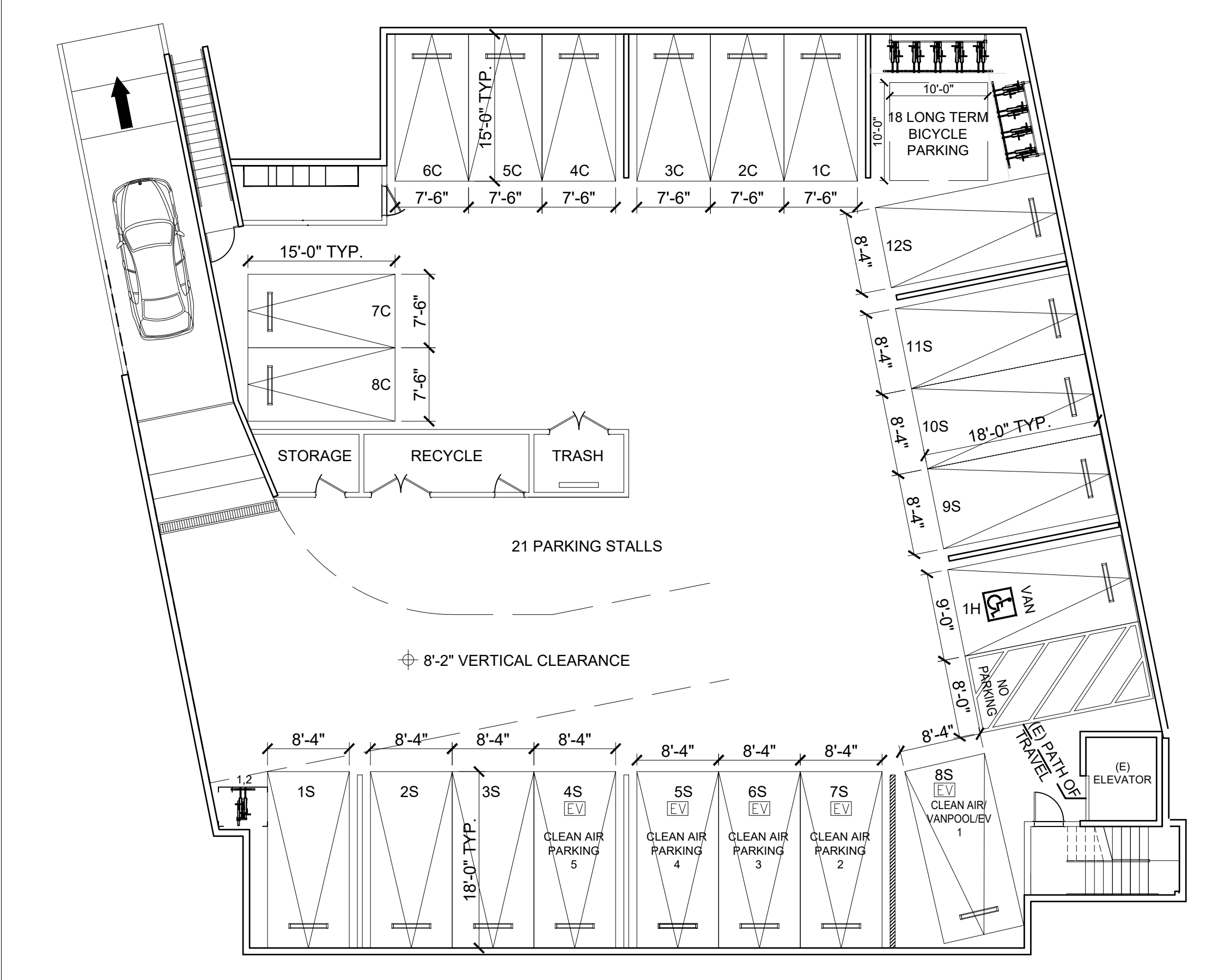
**PROJECT INFORMATION:**

- ASSESSOR PARCEL NUMBER	PARCEL 1: 2265-019-006 PARCEL 2: 2265-019-020 PARCEL 3: 2265-019-018
- LOT SIZE	PARCEL 1: 10,017.0 FT <sup>2</sup> PARCEL 2: 2,498.4 FT <sup>2</sup> PARCEL 3: 4,998.4 FT <sup>2</sup> TOTAL: 17,513.8 FT <sup>2</sup>
- ZONE	C2-1VL (VENTURA/CAHUENGA BLVD CORRIDOR SPECIFIC PLAN)
- OCCUPANCY	UNITS 100-101 A-2 UNITS 200-201 B UNITS 202-203 B UNITS 300-304 B UNITS 305-306 B
- USE	UNITS 100-101 BANQUET HALL UNITS 200-201 GENERAL OFFICE UNITS 202-203 MEDICAL OFFICE UNITS 300-304 GENERAL OFFICE UNITS 305-306 GENERAL OFFICE
- CONSTRUCTION TYPE	V-A / I-A
- FIRE SPRINKLERED	YES
- NUMBER OF STORIES: BUILDING	3 STORIES
- LANDSCAPING (EXISTING TO REMAIN)	2,360 FT <sup>2</sup>
- FLOOR AREA (EXISTING BUILDING)	14,912 FT <sup>2</sup>
- FLOOR AREA (EACH UNIT)	UNITS 100-101 (E) BANQUET HALL 5,118 FT <sup>2</sup> FIRST FLOOR CIRCULATION 1,297 FT <sup>2</sup> UNITS 200-201 1,854 FT <sup>2</sup> UNITS 202-203 2,010 FT <sup>2</sup> SECOND FLOOR CIRCULATION 805 FT <sup>2</sup> UNITS 300-304 2,450 FT <sup>2</sup> UNITS 305-306 1,378 FT <sup>2</sup> THIRD FLOOR CIRCULATION 0 FT <sup>2</sup>
- ORIGINAL PARKING REQUIRED PER (APCSV-2016-2960-SPE-SPP):	UNITS 100-101 5,118 FT <sup>2</sup> / 250 = 20 FIRST FLOOR CIRCULATION 1,297 FT <sup>2</sup> / 250 = 5 UNITS 200-201 1,854 FT <sup>2</sup> / 200 = 9 UNITS 202-203 2,010 FT <sup>2</sup> / 300 = 7 SECOND FLOOR CIRCULATION 805 FT <sup>2</sup> / 300 = 3 UNITS 300-304 2,450 FT <sup>2</sup> / 300 = 8 UNITS 305-306 1,378 FT <sup>2</sup> / 300 = 5 TOTAL PARKING REQUIRED (57 - 3 BICYCLE REPLACED) = 54
- ADDITIONAL PARKING REQUIRED PER APPROVED CHANGE OF USE (PERMIT# 18014-10003-04012)	UNITS 100-101 5,118 FT <sup>2</sup> FIRST FLOOR CIRCULATION 432 FT <sup>2</sup> (1/3 OF COMMON CIRCULATION AREA) EXEMPT (ORDINANCE 187096) -5,000 FT <sup>2</sup> ADDITIONAL PARKING REQUIRED (550 / 100 = 6) - (550 / 250 = 2) = 4
- NEW TOTAL REQUIRED PARKING	54 EXISTING + 4 ADDITIONAL = 58
- PARKING PROVIDED:	PARCEL 1 24 (13 STANDARD, 8 COMPACT, 3 ACCESSIBLE) PARCEL 2 14 STANDARD PARCEL 3 21 (14 STANDARD, 7 COMPACT) VALET PARKING SPACES 59 CONVENTIONAL PARKING SPACES TOTAL PARKING PROVIDED 19 VALET PARKING SPACES 78 PARKING SPACES



**SHEET INDEX:**

A-0.1	PROJECT INFO + SITE PLAN + PARKING PLANS
A-0.2	VALET PARKING PLANS
A-1.1	FIRST FLOOR PLAN (BANQUET HALL)
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	ROOFTOP PATIO FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS



EXISTING BASEMENT PARKING PLAN  
SCALE: 3/32" = 1'-0"

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BANQUET HALL (CUP)  
 14241 W. VENTURA BLVD, UNITS 100-101  
 SHERMAN OAKS, CA 91423

PROJECT: 050121

**REVISIONS:**

DATE	NOTES

DATE: 09.09.23

PROJECT INFO +  
SITE PLAN +  
PARKING PLANS

SHEET:  
**A-0.1**

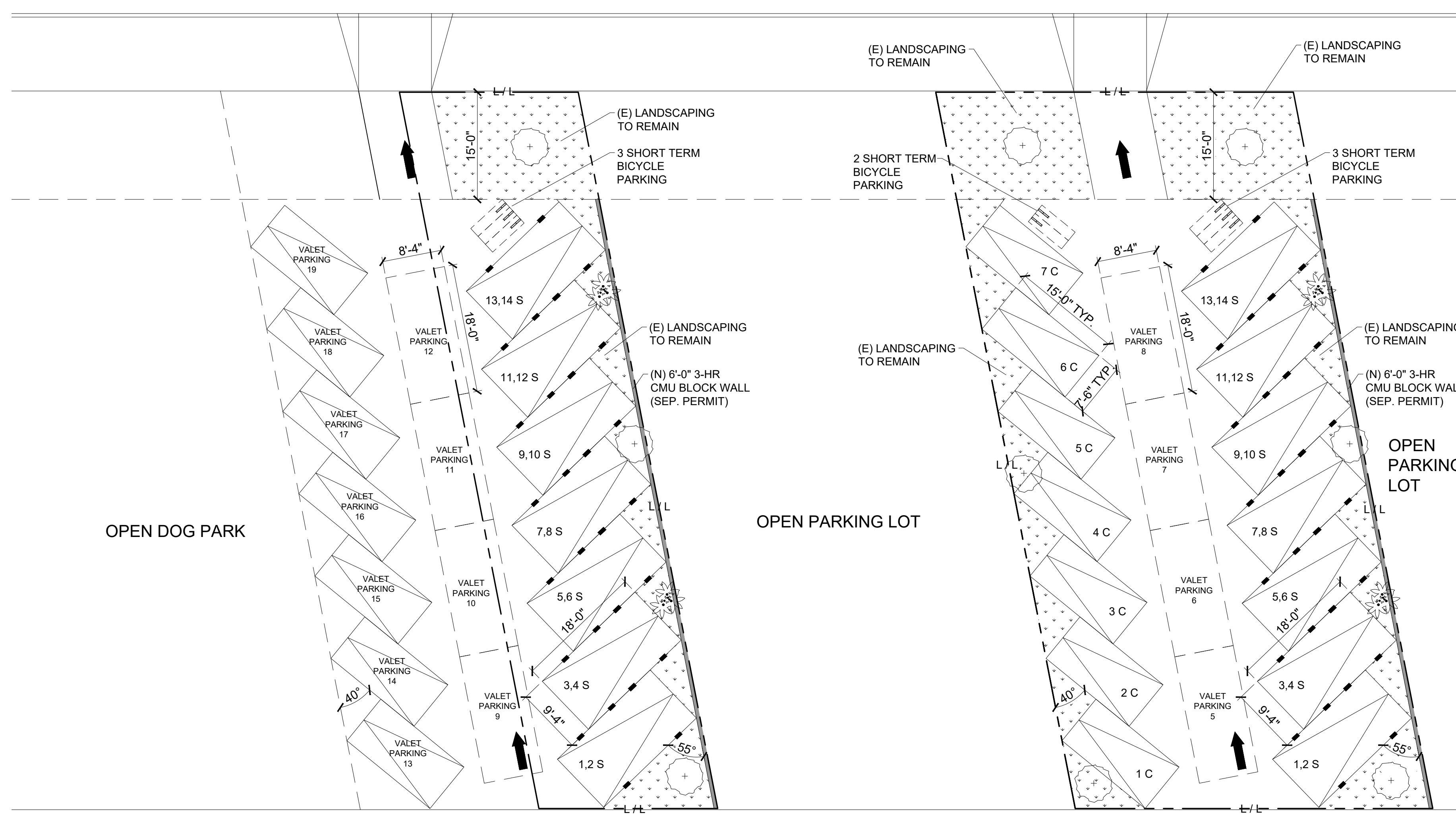




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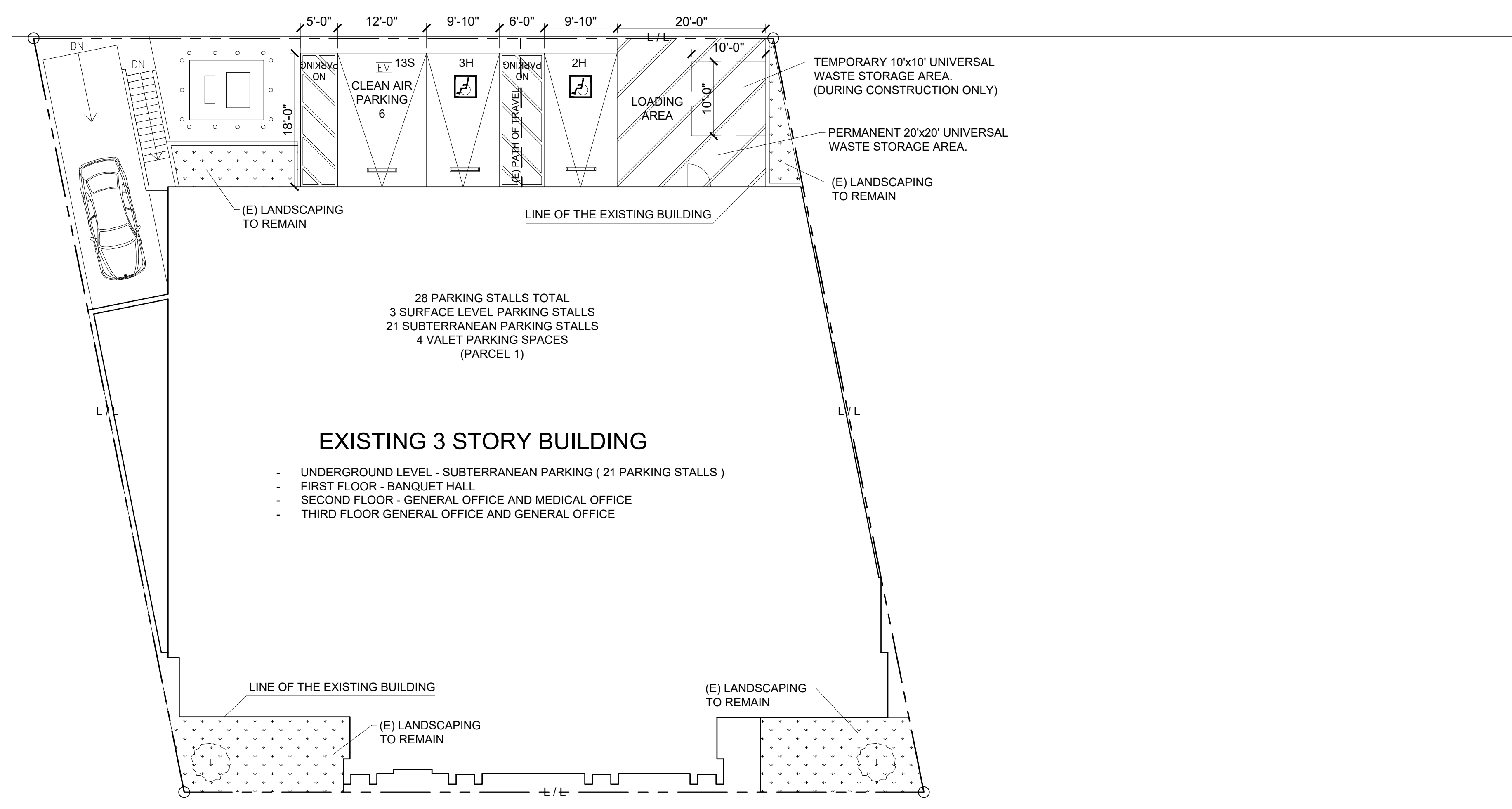
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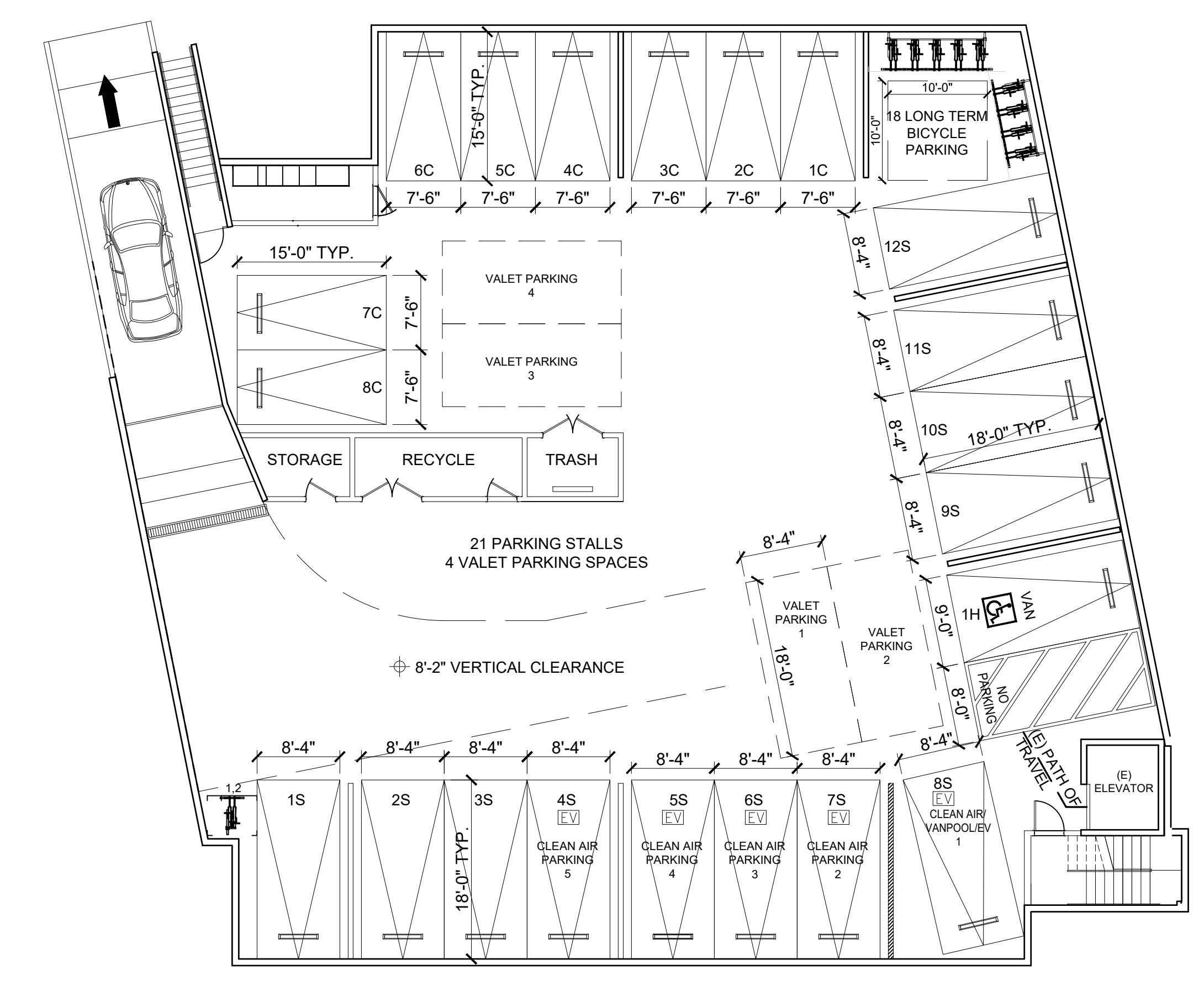


25 PARKING STALLS TOTAL  
(7) 2-CAR LIFT STALLS, 11 VALET SPACES (14238 MOORPARK ST, PARCEL 2 AND ADJACENT LOT)

25 PARKING STALLS TOTAL  
(7) 2-CAR LIFT STALLS, 7 COMPACT STALLS, 4 VALET SPACES (14228 MOORPARK ST, PARCEL 3)



EXISTING SITE PLAN w/ VALET SPACES  
SCALE: 3/32" = 1'-0"



EXISTING BASEMENT PARKING PLAN w/ VALET SPACES  
SCALE: 3/32" = 1'-0"

BANQUET HALL (CUP)  
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PROJECT: 050121

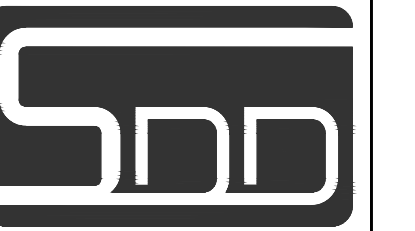
REVISIONS:

DATE	NOTES

DATE: 09.09.23

VALET PARKING PLANS

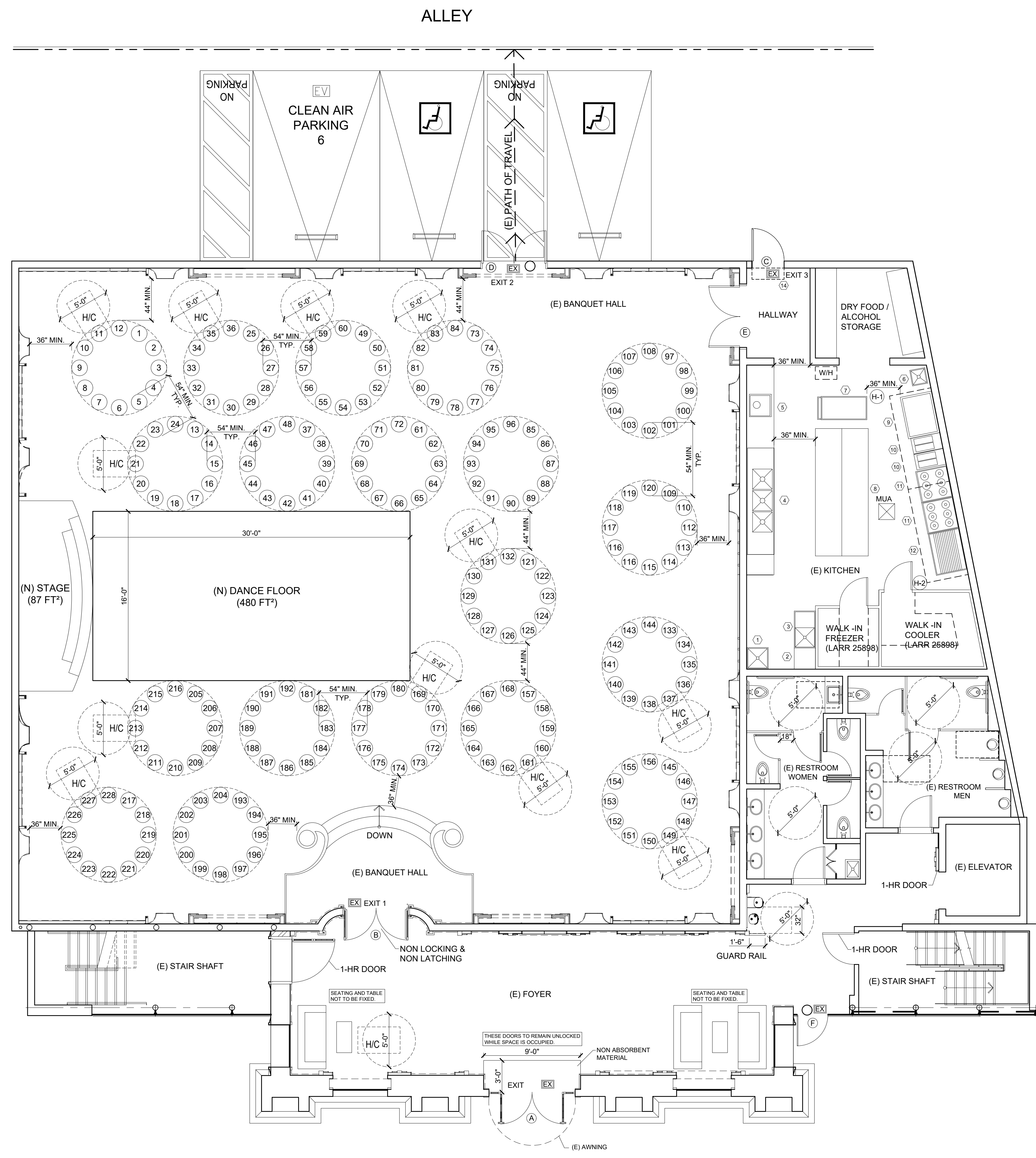
SHEET:  
**A-0.2**



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OCCUPANCY LOAD CALCULATIONS				
SPACE	USE*	AREA (SF)	LOAD FACTOR	OCCUPANCY
DINING AREA	A-2	4,000	15	266
ENTRY	A-2	318	200	2
KITCHEN	A-2	800	200	4
TOTAL				272
TOTAL OCCUPANT LOAD 272 < 300				
NOTE: * OCCUPANT USE AND LOAD FACTOR PER ON CBC TABLE 1004.1.2				

SEATING COUNT	
STANDARD SEATS	216
ACCESSIBLE SEATS	12 (228 x .05 = 11.4)
TOTAL SEATS	228

PROPOSED FIRST FLOOR PLAN (BANQUET HALL)  
SCALE: 3/16" = 1'-0"

BANQUET HALL (CUP)  
14241 W. VENTURA BLVD, UNITS 100-101  
SHERMAN OAKS, CA 91423

PROJECT: 050121

REVISIONS:  
DATE NOTES

DATE	NOTES

DATE: 09.09.23

PROPOSED FIRST FLOOR PLAN

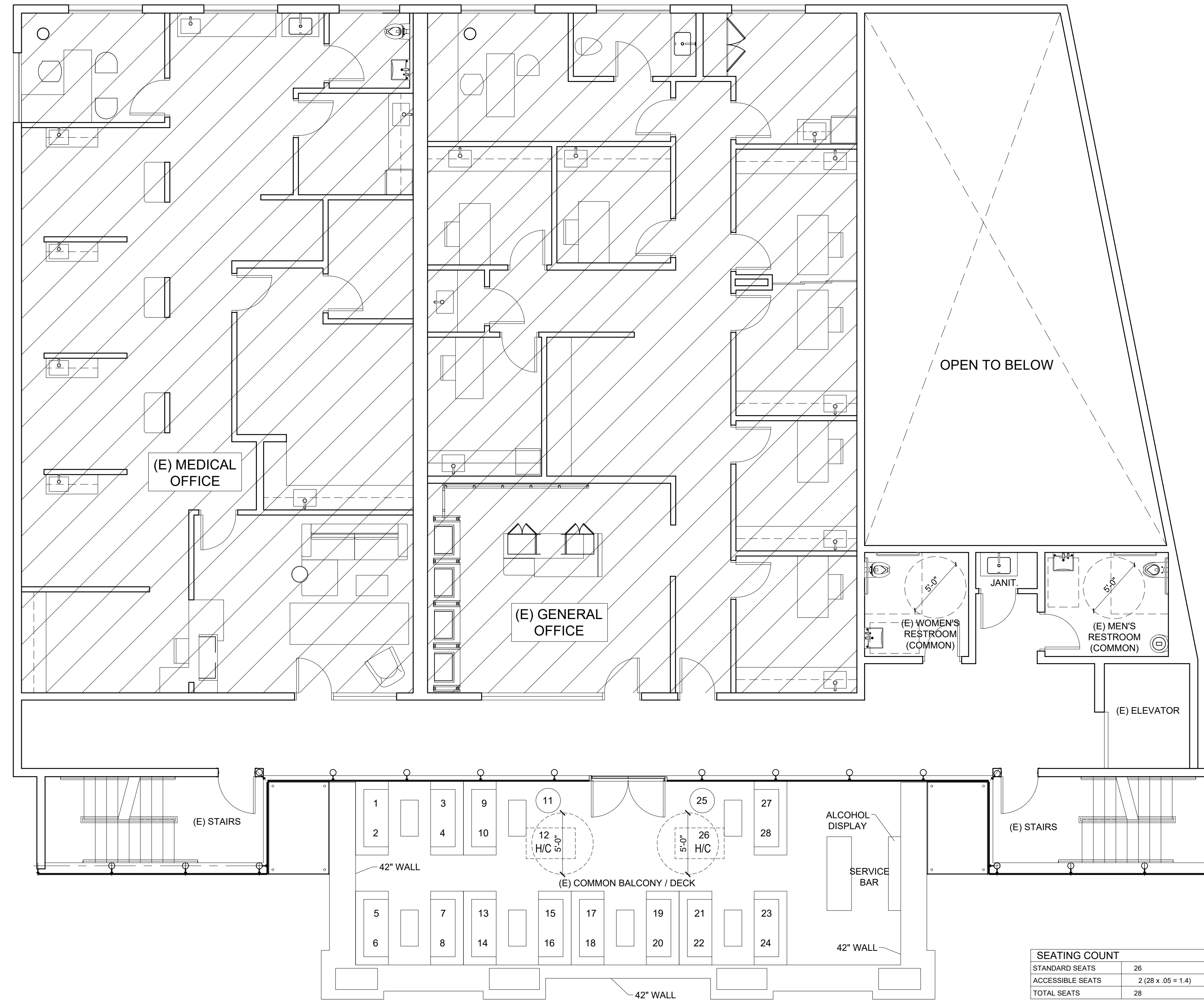
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A-1.1



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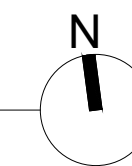
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SEATING COUNT	
STANDARD SEATS	26
ACCESSIBLE SEATS	2 (28 x .05 = 1.4)
TOTAL SEATS	28

**EXISTING SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**BANQUET HALL (CUP)**  
14241 W. VENTURA BLVD, UNITS 100-101  
SHERMAN OAKS, CA 91423

PROJECT: 050121

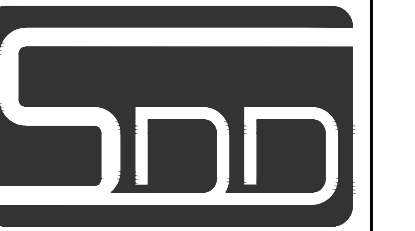
REVISIONS:	
DATE	NOTES

DATE: 09.09.23

EXISTING SECOND FLOOR PLAN

SHEET:

**A-1.2**

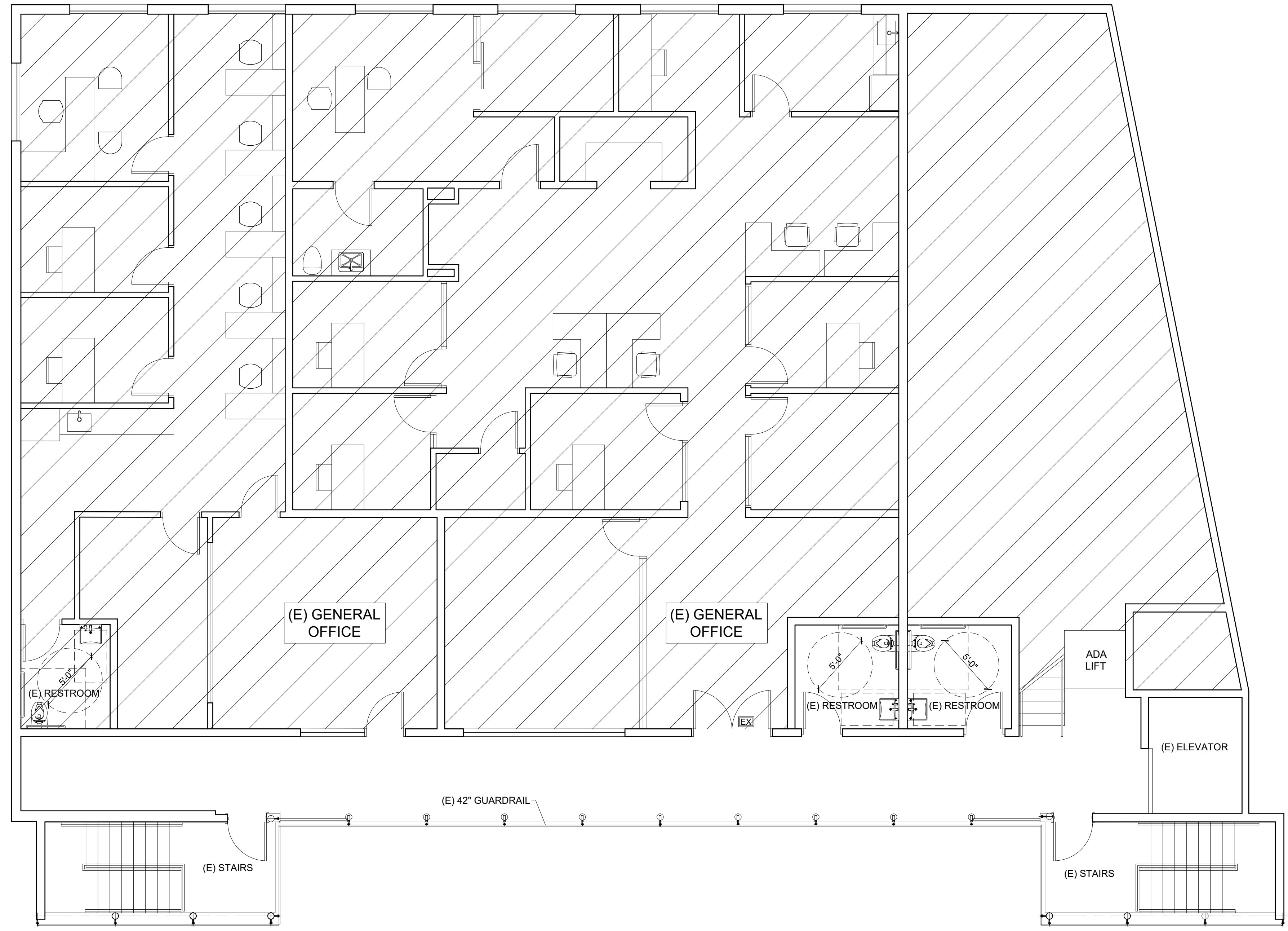


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**EXISTING THIRD FLOOR PLAN**

SCALE: 3/16" = 1'-0"

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PROJECT: 050121

REVISIONS:

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EXISTING  
 THIRD  
 FLOOR PLAN

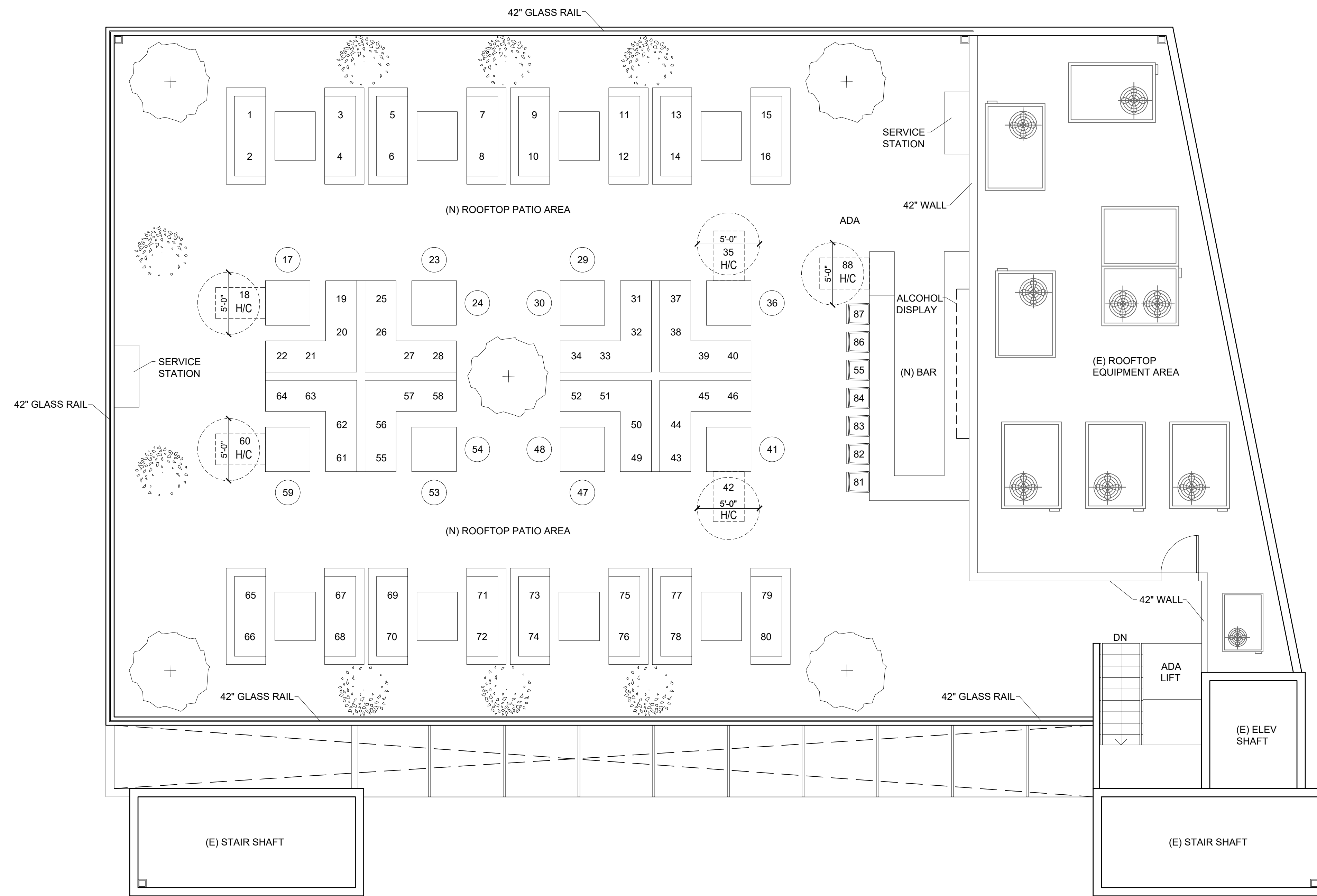
SHEET:  
**A-1.3**



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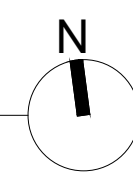
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SEATING COUNT	
STANDARD SEATS	86
ACCESSIBLE SEATS	5 (28 x .05 = 4.4)
TOTAL SEATS	88

### PROPOSED ROOFTOP PATIO FLOOR PLAN

SCALE: 3/16" = 1'-0"



BANQUET HALL (CUP)  
14241 W. VENTURA BLVD, UNITS 100-101  
SHERMAN OAKS, CA 91423

PROJECT: 050121

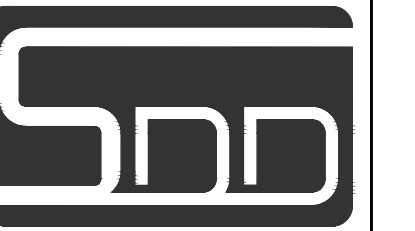
REVISIONS:	
DATE	NOTES

DATE: 09.09.23

PROPOSED ROOFTOP PATIO FLOOR PLAN

SHEET:

# A-1.4



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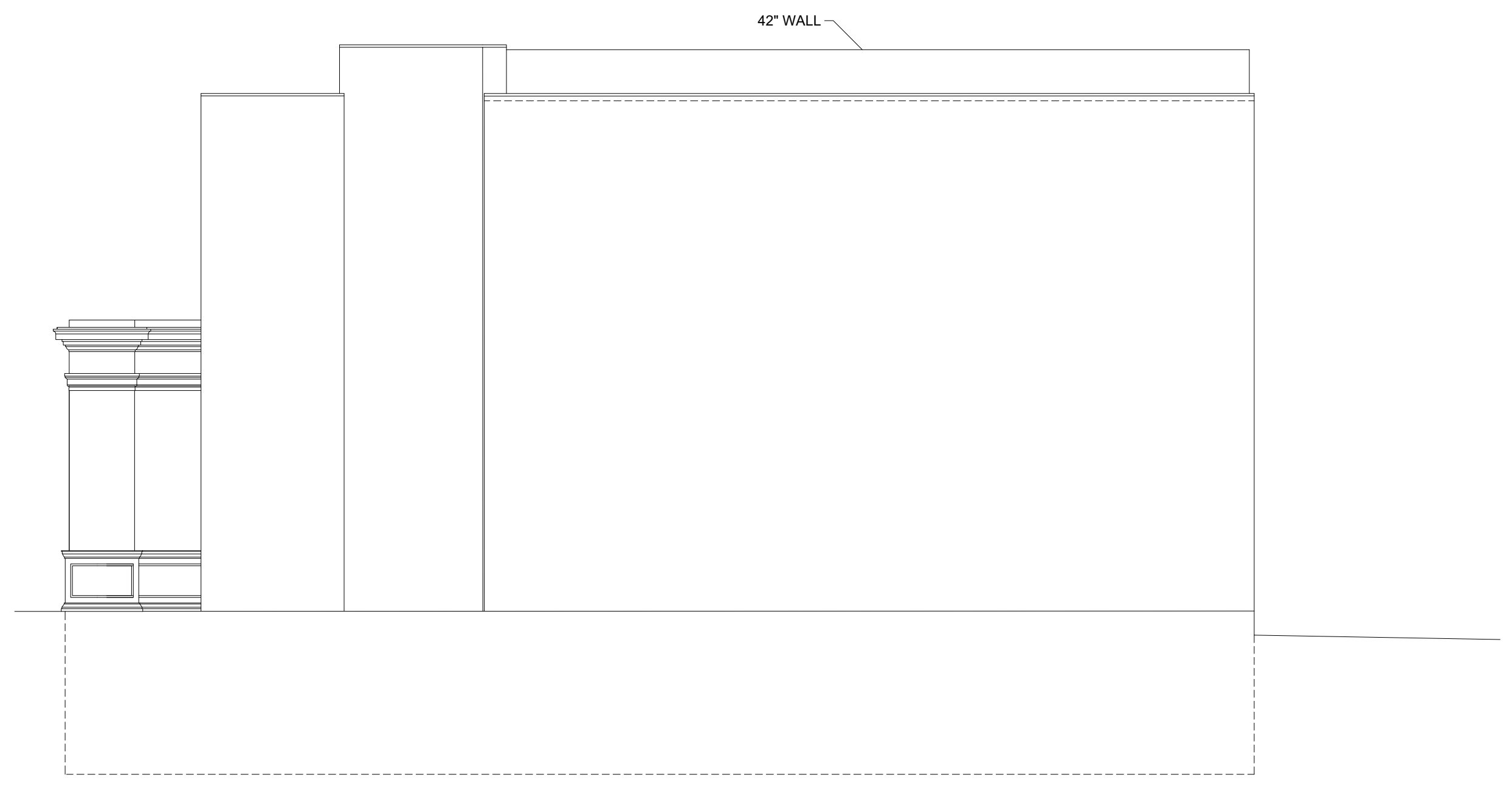
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- EL. +38.50' T.O. GLASS RAIL
- EL. +35.50' T.O. ROOF
- EL. +33.67' T.O. DBL. PLATE
- EL. +25.17' THIRD FLOOR LEVEL
- EL. +15.67' SECOND FLOOR LEVEL
- EL. ±00.00' GROUND FLOOR LEVEL  
662.32'
- EL. -01.50'
- EL. -11.17' GARAGE LEVEL

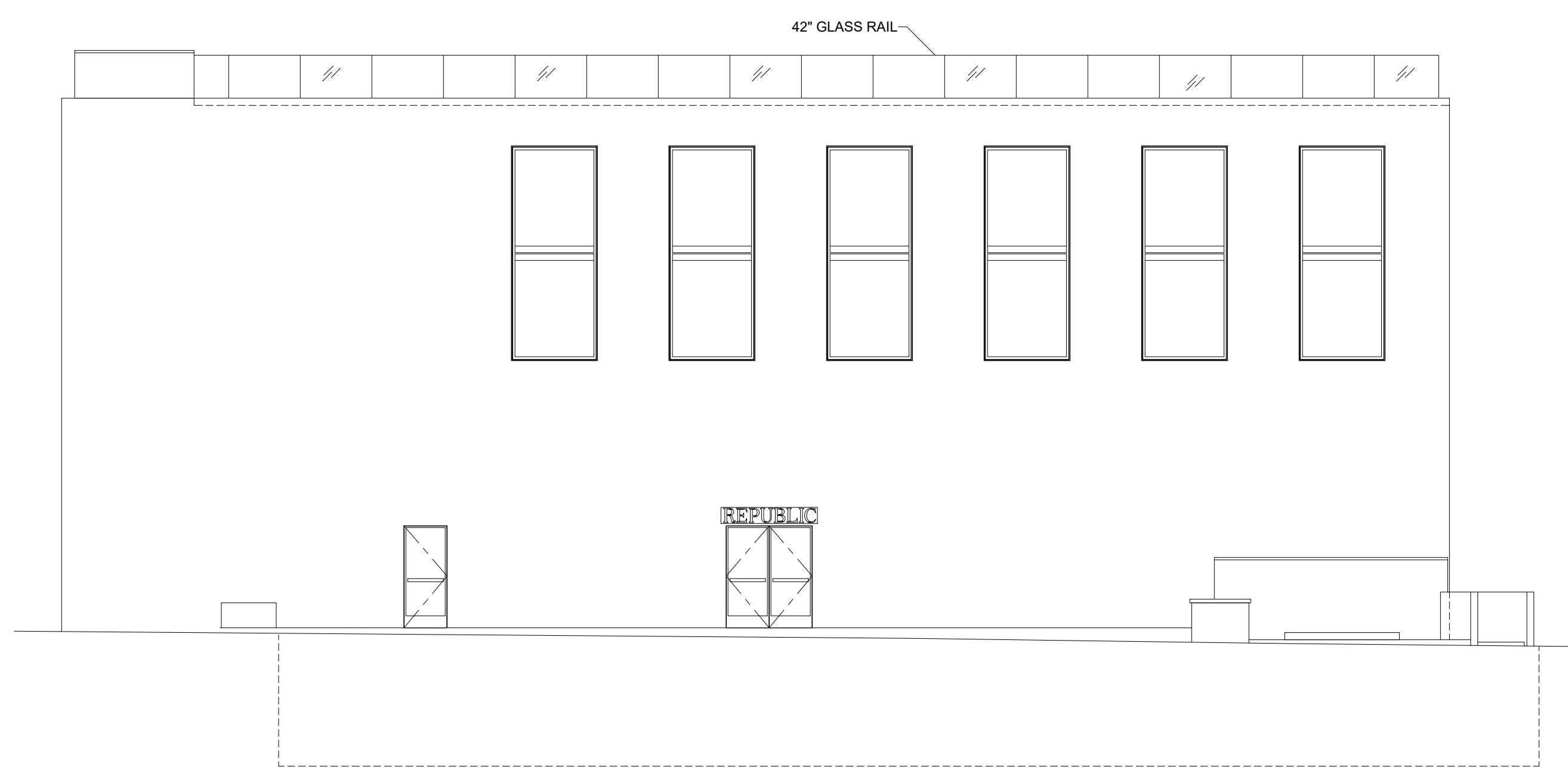
**FRONT / SOUTH ELEVATION**

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



**SIDE / EAST ELEVATION**

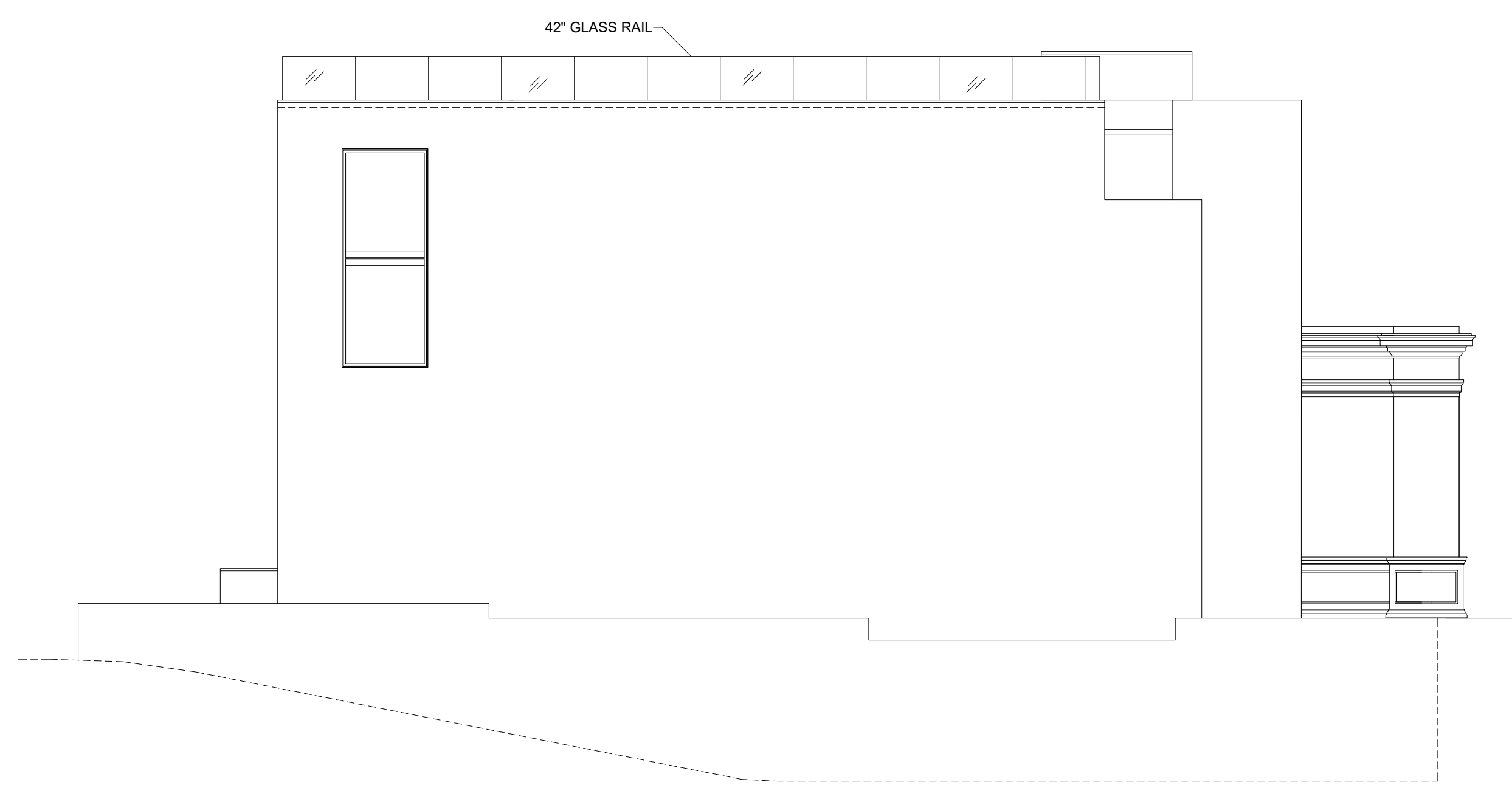
SCALE: 1/8" = 1'-0"



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- EL. ±00.00' GROUND FLOOR LEVEL  
662.32'
- EL. -01.50'
- EL. -11.17' GARAGE LEVEL

**BACK / NORTH ELEVATION**

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



**SIDE / WEST ELEVATION**

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

BANQUET HALL (CUP)  
14241 W. VENTURA BLVD, UNITS 100-101  
SHERMAN OAKS, CA 91423

PROJECT: 050121

REVISIONS:

DATE	NOTES

DATE: 09.09.23

PROPOSED EXTERIOR ELEVATIONS

SHEET: A-2.1

# Vicinity Map & Photographs

14241 Ventura Blvd

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October 13, 2023



**MAILIAN & ASSOCIATES**

Land Use and Zoning Consultants

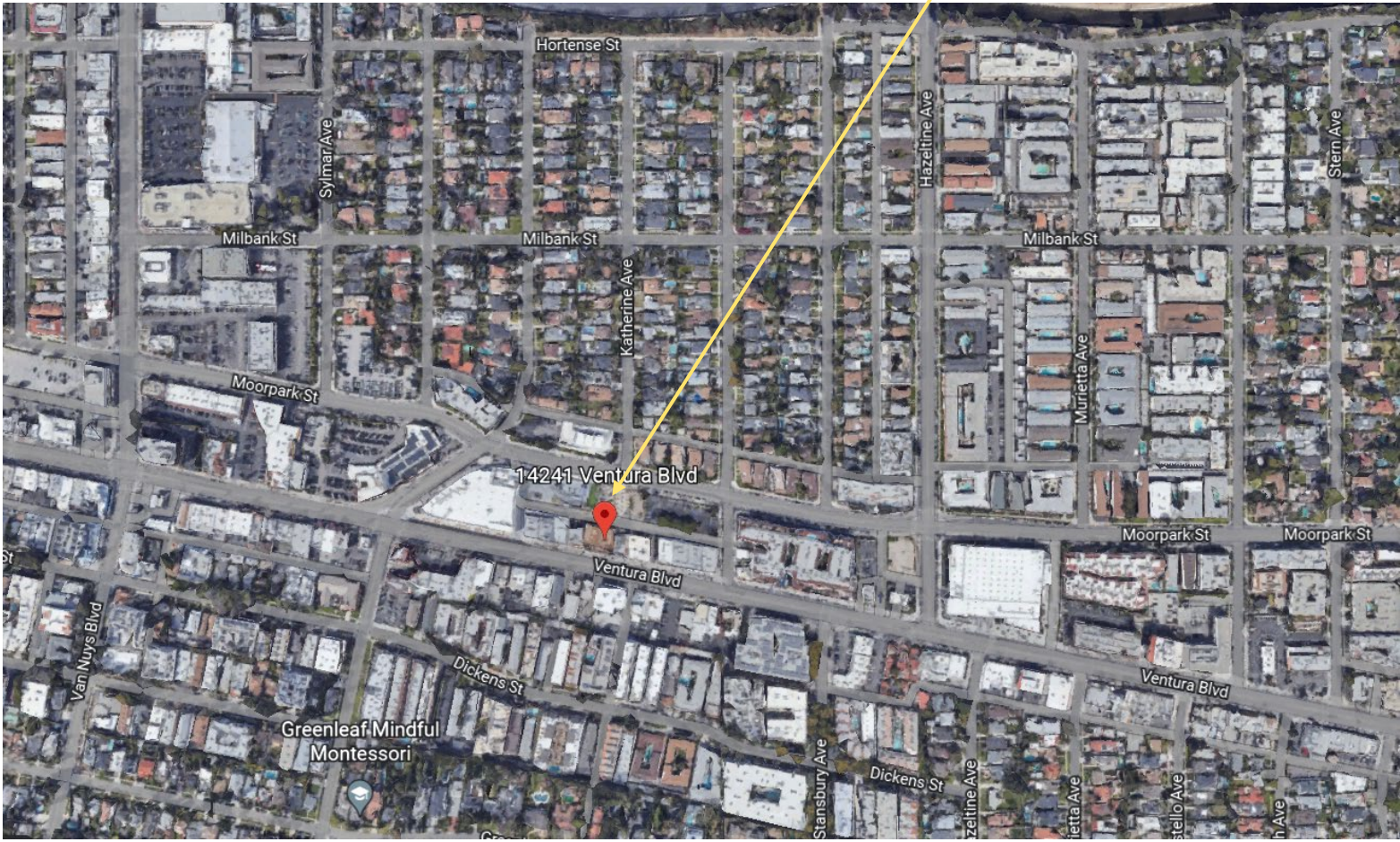
[mailianassociates@gmail.com](mailto:mailianassociates@gmail.com)

[www.mailianassociates.com](http://www.mailianassociates.com)

213.260.0123

# Vicinity Map

Project Site: 14241 Ventura Blvd.





Looking NORTH at site, from across Ventura Blvd.



# Abutting Uses - Along N. Wilcox Ave.



This commercial zone/use is directly abutting to the EAST along Ventura Blvd..

This commercial zone/use is directly abutting to the WEST along Ventura Blvd.



# Index Map



1: Looking SOUTH from site, along Ventura Blvd.



2: Looking SOUTHEAST from site, along Ventura Blvd.



### 3: Looking SOUTHWEST from site, along N. Wilcox Ave.



## 4: Second Floor – Bar Area Patio



## 5: Rooftop Patio





## 6: Interior Space



## 7: Parking Areas – Surface and Garage

