

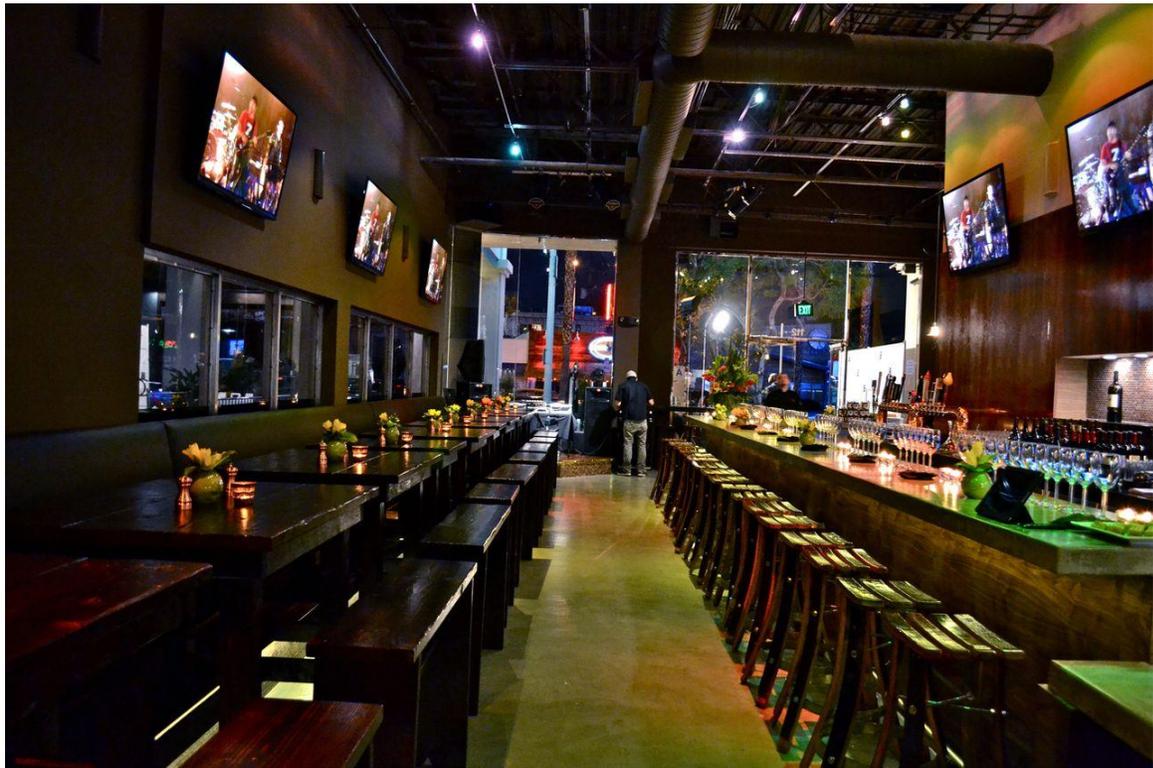
APPLICANT: On The Thirty, Inc.
ADDRESS: 14622 Ventura Blvd., Suites 112-115- Sherman Oaks
CASE NO: ZA-2013-1960-CUB
CONTACT: Ira Handelman – Handelman Consulting, Inc. (818) 990-0559

PROJECT DESCRIPTION:

On The Thirty is seeking to upgrade its current Conditional Use Permit from beer and wine to full line of alcohol for on-site consumption in conjunction with an existing 5,049 square feet, 110-seat full service restaurant. On The Thirty has been operating this restaurant professionally and responsibly and thus wishes to offer a more complete beverage menu to its patrons.

To better serve its customers, On The Thirty would also like to extend its hours of operation from 11:00am - 11:00pm daily to 8:00am - midnight, Sunday thru Wednesday and 8:00am – 2:00am, Thursday – Saturday. Plus, they would like to offer limited entertainment in the form of 3 acoustical musicians and a DJ.

The proposed changes will not adversely affect the adjacent businesses or surrounding neighborhood due to the restaurant's location on Ventura Blvd. in the front of the La Reina Shopping Center. There is another store and a parking lot behind the restaurant. There is also Dickens Street between the parking lot and the nearest house. This forms an extensive buffer between the restaurant and the neighborhood. There will continue to be ample parking.





MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone C2-1L	District Map 166-5A151
APC South Valley	Community Plan Sherman Oaks-Studio City-Toluca Lake	Council District 4
Census Tract 1413.04	APN 2276-002-066	Case Filed With [DSC Staff]
		Date

CASE NO. _____

APPLICATION TYPE Conditional Use Permit - Alcoholic Beverages (CUB)
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 14622 Ventura Blvd., Suites 112-115, Sherman Oaks, CA Zip Code 91403

Legal Description: Lot 361-368 Block None Tract TR 5822

Lot Dimensions Irregular Lot Area (sq. ft.) 68,892.7 Total Project Size (sq. ft.) 3,049

2. PROJECT DESCRIPTION

Describe what is to be done: Sale of a full-line of alcohol for on-site consumption in a 5,049 sq.ft. full service restaurant with 86 interior seats and 24 seats on adjacent patio, and limited live entertainment (up to 3 acoustical musicians, DJ).

Currently permitted for beer & wine only. Hrs. of oper./alcohol sales 8am-Midnight Sun-Wed., 8am to 2am Thurs-Sat.

Present Use: Full-service restaurant Proposed Use: Full-service restaurant

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24-W, 1
Per LAMC 12.24-W, 1, Conditional Use Permit to allow the sale of a full-line of alcohol for on-site consumption at a 5,049 sq.ft. full-service restaurant with 86 interior seats and 24 patio seats and limited live entertainment. Hours of operation and alcohol sales 8am to Midnight, Sunday - Wednesday; 8am to 2am, Thursday, Friday and Saturday.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.22-A
Per LAMC 12.22-A, a deviation from the Mini Shopping Center permitted hours of operation to allow hours of operation to cease at 12 Midnight Sunday through Wednesday, and 2am Thursday, Friday and Saturday.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
ZA 2009-4106 CUB

4. OWNER/APPLICANT INFORMATION

Applicant's name Justin Urich Company On the Thirty, Inc.
 Address: 14622 Ventura Blvd., Suite 112-115 Telephone: (818) 788-0330 Fax: ()
Sherman Oaks, CA Zip: 91403 E-mail: _____

Property owner's name (if different from applicant) Pacific Site, Llc
 Address: 888 Figueroa St #1900 Telephone: (213) 745-5191 Fax: ()
Los Angeles Zip: 90017 E-mail: _____

Contact person for project information Brett Engstrom Company Art Rodriguez and Associates
 Address: 709 E. Colorado Blvd., Suite 200 Telephone: (626) 683-9777 Fax: (626) 693-9991
Pasadena, CA Zip: 91101 E-mail: brett4artrodriguez@yahoo.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: _____ Print: David Taban

ALL-PURPOSE ACKNOWLEDGMENT

State of California

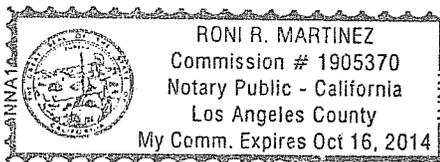
County of Los Angeles

On June 25, 2013 before me, Roni R. Martinez, Notary Public
 (Insert Name of Notary Public and Title)

personally appeared David Taban, 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.
 _____ (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Friday, June 21, 2013. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	PACIFIC SITE, LLC
Entity Number:	199934710035
Date Filed:	12/13/1999
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	888 S FIGUEROA ST STE 1900
Entity City, State, Zip:	LOS ANGELES CA 90017
Agent for Service of Process:	DAVID TABAN
Agent Address:	888 S FIGUEROA ST STE 1900
Agent City, State, Zip:	LOS ANGELES CA 90017

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

[Privacy Statement](#) | [Free Document Readers](#)

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APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT – ALCOHOLIC BEVERAGES

APPLICANT: ON THE THIRTY, INC.

**PROPERTY: 14622 VENTURA BLVD., SUITE 112-115
SHERMAN OAKS, CA 91403**

REFERENCE: PER LAMC 12.24-W,1, CONDITIONAL USE PERMIT TO ALLOW THE SALE OF A FULL-LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE OPERATION OF AN EXISTING FULL SERVICE RESTAURANT.

ADDITIONAL FINDINGS

a. General Conditional Use

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.

On the Thirty is located within an existing commercial building along a popular commercial corridor. The restaurant will provide an additional dining option to those working, visiting and residing in the area.

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 the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The restaurant occupies an existing tenant space within a long established retail center. The commercial space and the physical components of the building (size, height, operation) blend with the nature of the area. The property itself is a commercially zoned parcel (C2-1L) and designated Community Commercial under the General Plan Land Use designations. Should this application be granted, On the Thirty will continue to coexist with the other uses in the vicinity, while avoiding any detrimental effects to nearby residential properties. As such, the business will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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.

On the Thirty substantially conforms to the purpose, intent and provisions of the General Plan. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby residential properties. The property is zoned for commercial use, C2-1L. General Plan Land Use designated states it to be used for General Commercial. A full-service restaurant offers a useful service to those residing, working and visiting the neighborhood by offering a quality dining option. The sale of alcoholic

beverages enhances the atmosphere and is expected in similar businesses, while still conforming to the intent of the General plan.

b. Additional Findings

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

On the Thirty operates within an existing tenant space in a long established retail center. The center and its business tenants have coexisted with the surrounding community for years. The approval of this application will allow the full-service restaurant to offer a more complete beverage service to its patrons, and will not result in any additional traffic or disruption to the neighborhood. On the Thirty is aware of the responsibility of offering alcoholic beverages for on-site consumption and the business will be operated in a professional manner should this application be granted.

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

While there a number of alcohol serving establishments operating within the vicinity, this is a busy and important commercial corridor for this part of the city. As such, the area can support numerous alcohol serving operations. On the Thirty and other nearby restaurants serve the large number of people that are working, visiting and residing in the area.

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

On the Thirty operates on a commercially zoned property and is therefore a proper use in this location. The restaurant's location is a substantial distance from and sufficiently shielded from residential properties, thereby limiting the potential for detrimental effects to those residents. Nonetheless, the restaurant will continue to be operated in a responsible manner so as to avoid detrimentally affecting the neighborhood.

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

a. What is the total square footage of the building or center the establishment is located in?

The square footage of the building is 51,080.0 s.f. per LA County Assessor.

b. What is the total square footage of the space the establishment will occupy?

The establishment will occupy a 3,049 s.f. space.

c. What is the total occupancy load of the space as determined by the Fire Department?

Applicant is uncertain of the exact occupant load.

d. What is the total number of seats that will be provided indoors? Outdoors?

Indoor seating will total 86; outdoor seating will total 24.

e. If there is an outdoor area, will there be an option to consume alcoholic outdoors.

Yes, alcoholic beverages will be available in the outdoor area.

f. If there is an outdoor area, is it on private property or the public light of way, or both?

The outdoor seating is located on private property.

i. If any outdoor area is on public right-of-way, has a revocable permit has been obtained?

N/A.

g. Are you adding floor area?

No, no floor area is being added.

h. Parking

ii. How many parking spaces are available on the site?

The code required parking spaces are available on-site.

iii. Are they shared or designated for the subject use?

The on-site parking spaces are shared by all the property's tenants.

iv. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?

N/A, no floor area is being added.

v. Have any arrangements been made to provide parking off-site?

Off-site parking is not provided.

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?

N/A

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

N/A

3. Will valet service be available? Will the service be for a charge?

No valet service is being proposed.

i. Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?

There are four sensitive uses within 600 feet of the project location:

- Baxter Northup Music Center; 14534 Ventura Blvd.
- Sherman Oaks Dance Academy; 14622 Ventura Blvd., #204
- Ultrazone Lazer Tag Facility; 14622 Ventura Blvd., #208
- Sherman Oaks Elementary School; 14755 Greenleaf St.

There are two sensitive uses within 1,000 feet of the project location:

- Kids & Teen Music Center; 14523 Ventura Blvd.
- Gymboree Play & Music Center; 14801 Ventura Blvd.

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined as LAMC 12.70 B17?

N/A.

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	8am-12am	8am-12am	8am-12am	8am-12am	8am-2am	8am-2am	8am-12am
Proposed Hours of Alcohol Sales	8am-12am	8am-12am	8am-12am	8am-12am	8am-2am	8am-2am	8am-12am

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc..?

Limited entertainment will be offered in the form of up to 3 acoustical musicians and a DJ.

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?

There is no minimum age requirement to enter the premises. However, all patrons who purchase alcohol must be at least 21 years old. Any patrons who look under the age of 30 will be asked to show valid identification upon purchase of any alcoholic beverages.

d. Will there be any accessory retail uses on the site?

No.

e. Security

i. How many employees will you have on the site at any given time?

There will be 5-15 employees on site at any given moment. Number of employees on site will be influenced in part by time of day, season and anticipated foot traffic.

ii. Will security guards be provided on-site?

No security will be provided.

iii. Has LAPD issued any citations or violations?

No, the LAPD has not issued any citations.

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?

A full-line of alcohol will be available.

ii. Will "fortified" wine (greater than 16% alcohol) be sold?

Specialty wines with greater than 16% alcohol may be sold. However cheap, fortified wines such as "Thunderbird" will not be sold.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?

Alcohol will not be consumed on any adjacent property.

iv. Will there be signs visible from the exterior -that advertise the availability of alcohol?

Some signage may be placed on the building advertising a particular special. However no neon signage advertising alcoholic beverages will be placed in the windows of the restaurant. The restaurant operator will abide by all regulations established by the Dept. of ABC.

v. Food

1. Will there be a kitchen on the site?

Yes there will be a full kitchen on-site.

2. Will alcohol be sold without a food order?

Yes, alcohol will be sold without a food order. However the main focus of the business is a full-service restaurant.

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?

Under the proposed business plan the sale of alcohol will not exceed the sale of food items on a quarterly basis.

4. Provide a copy of the menu if food is to be served.

A menu will be provided prior to the hearing.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?

There is bar located within the restaurant. Food service is also available at the bar.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

There will be no off-site sale of alcohol.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?

Applicant is requesting the ability to offer a "happy hour."

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

This request is for the sale of alcoholic beverages for on-site consumption. Containers will not be sold.

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?

Beer and wine will be served in single serving sizes.

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements – <http://abc.ca.gov>

5. Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

a. Is this application a request for on-site or off-site sales of alcoholic beverages?

This request is for on-site sales of alcoholic beverages.

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

The establishment is a bona-fide eating establishment.

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

a. Issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or

N/A.

b. If issuance would result in, or add to an undue concentration of licenses.

N/A.

EXPEDITED PERMIT FEE AGREEMENT

Section 19.01 W LAMC

City of Los Angeles - Department of City Planning

CASE NO(S). CONDITIONAL USE (FULL LINE ON-SITE AND CCR HOURS?)

Project Address: 14622 Ventura Boulevard, Suite 112-115

I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project. I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code. I also understand that the initial fee of \$6,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s). In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$6,500

COMPANY/OWNER/APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- The undersigned has read and accepted the above statement.

Owner/Applicant: JUSTIN URICH For Owner/Applicant Authorized Signature Only:

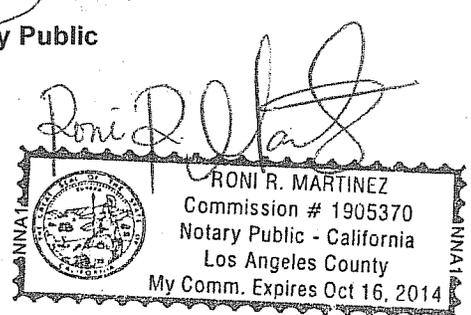
Print Address: 14622 Ventura Blvd #112-115 Subscribed and sworn before me this (date):
SHERMAN OAKS, CA 91403 May 14, 13, in the County of L.A.

Telephone No.: 818-788-0330 State of California

Authorized Signature: [Signature] Notary Public

Print Name: Justin Urich Stamp:

Date: 5/14/13



Please note that the information listed above will be used for billing purposes

Representative: Art Rodriguez and Associates

Contact: Scott Engstrom

Print Address: 709 E. Colorado Blvd, #200
PASADENA CA 91101

Telephone No.: 626-683-9777

Accepted By Expedited Processing Section

Signature: [Signature]

Date: May 13, 2013

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: City of Los Angeles Department of City Planning; COUNCIL DISTRICT: CD 4

PROJECT TITLE; LOG REFERENCE ENV

PROJECT LOCATION: 14622 Ventura Blvd., Suite 112-115, Sherman Oaks, CA 91403

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: CUP to allow a full-line of alcohol in an existing restaurant.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: Art Rodriguez and Associates

CONTACT PERSON: Brett Engstrom; AREA CODE: 626; TELEPHONE NUMBER: 683-9777; EXT.

Table with 3 columns: EXEMPT STATUS (Check One), STATE CEQA GUIDELINES, CITY CEQA GUIDELINES. Rows include MINISTERIAL, DECLARED EMERGENCY, EMERGENCY PROJECT, CATEGORICAL EXEMPTION (Class 5, Category 34), and OTHER.

JUSTIFICATION FOR PROJECT EXEMPTION: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall, skating rink or bowling alley permit from the Los Angeles Police Commission.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE; TITLE; DATE

FEE; RECEIPT NO.; REC'D. BY; DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
Brett Engstrom
NAME (PRINTED)
6/3/13
DATE

[Handwritten Signature]
SIGNATURE

Community Planning Referral Form



This form, completed and signed by appropriate Community Planning staff, must accompany any *Master Land Use Application* submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, Historic Preservation Overlay Zones (HPOZs), Design Review Board (DRB) areas, Community Design Overlay (CDO) districts, Pedestrian Oriented Districts (PODs), Neighborhood Oriented Districts (NODs), or Sign Districts (SN).

1. Name of Specific Plan, HPOZ, DRB, CDO, POD, NOD, or SN

If this is a Density Bonus case, please write "Density Bonus" and the name of the Community Plan area

Ventura Blvd. Specific Plan

1a. Sub-Area (if applicable)

2. Address of Proposed Project:

14622 Ventura Blvd., Suite 112-115, Sherman Oaks, CA 91403

3. Description of Proposed Project:

Conditional Use permit to allow the sale of a full-line of alcohol for on-site consumption in conjunction with the operation of an existing full-service restaurant, which currently serves beer and wine only.

Project Type: New construction Addition Renovation Sign Change of use Grading

If change of use, what is existing use? N/A Proposed use? N/A

4. Note to Applicant: Other Approvals

Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary approvals from other City departments, including City Planning. Potential City Planning approvals in addition to Director's Determination are listed below. This list includes the most common approvals and is not exhaustive.

Zoning Administration

Adjustment or Variance
Conditional Use Permit (e.g. sale of alcohol)
Coastal Development Permit
Determination

CPC/APC/Director

Site Plan Review
Zone Change/General Plan Amendment
Conditional Use Permit
(e.g. educational institutions)
Density Bonus

Advisory Agency

Tract Map/Parcel Map
Small Lot Subdivision

City of Los Angeles Department of City Planning WEBSITE: www.cityplanning.lacity.org

DOWNTOWN OFFICE

City Hall - 200 N Spring St.
Rooms 621 & 667

VALLEY OFFICE

Marvin Braude Construction Center - 6262 Van Nuys Bl.
Rooms 351 & 430

SHAWN KERWIN ON THE THIRTY - AS BUILT PLAN

14622 VENTURA BLVD, SUITE 112.
SHERMAN OAKS, CA 91403

PROJECT SUMMARY

Construction: TYPE
Occupancy: A-2
Zoning: C2-1L
Zoning Info: None
Community Plan Area: Sherman Oaks - Studio City-
Teluca Lake-Cahuenga Pass
Specific Plan: Ventura/Cahuenga Blvd Corridor
Fire Zone: None

Legal Description:
AID #: 166-2A(1)-112
Tract: TR 5222
Lot: FR 262
Block: None

Owner: Shawn Kerwin
Phone: (310) 266 - 1223

Property Address:
14622 Ventura Blvd #112,
Sherman Oaks, CA 91403

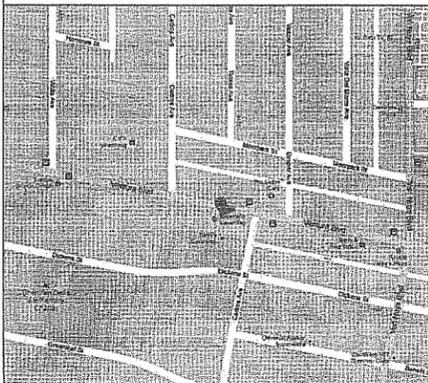
Architect:
BRIAN ARTHUR NOTEWARE
2850 OCEAN PARK BLVD, #315
Santa Monica, CA 90405
(310) 452 - 5444

Project Description:
- As built floor plan

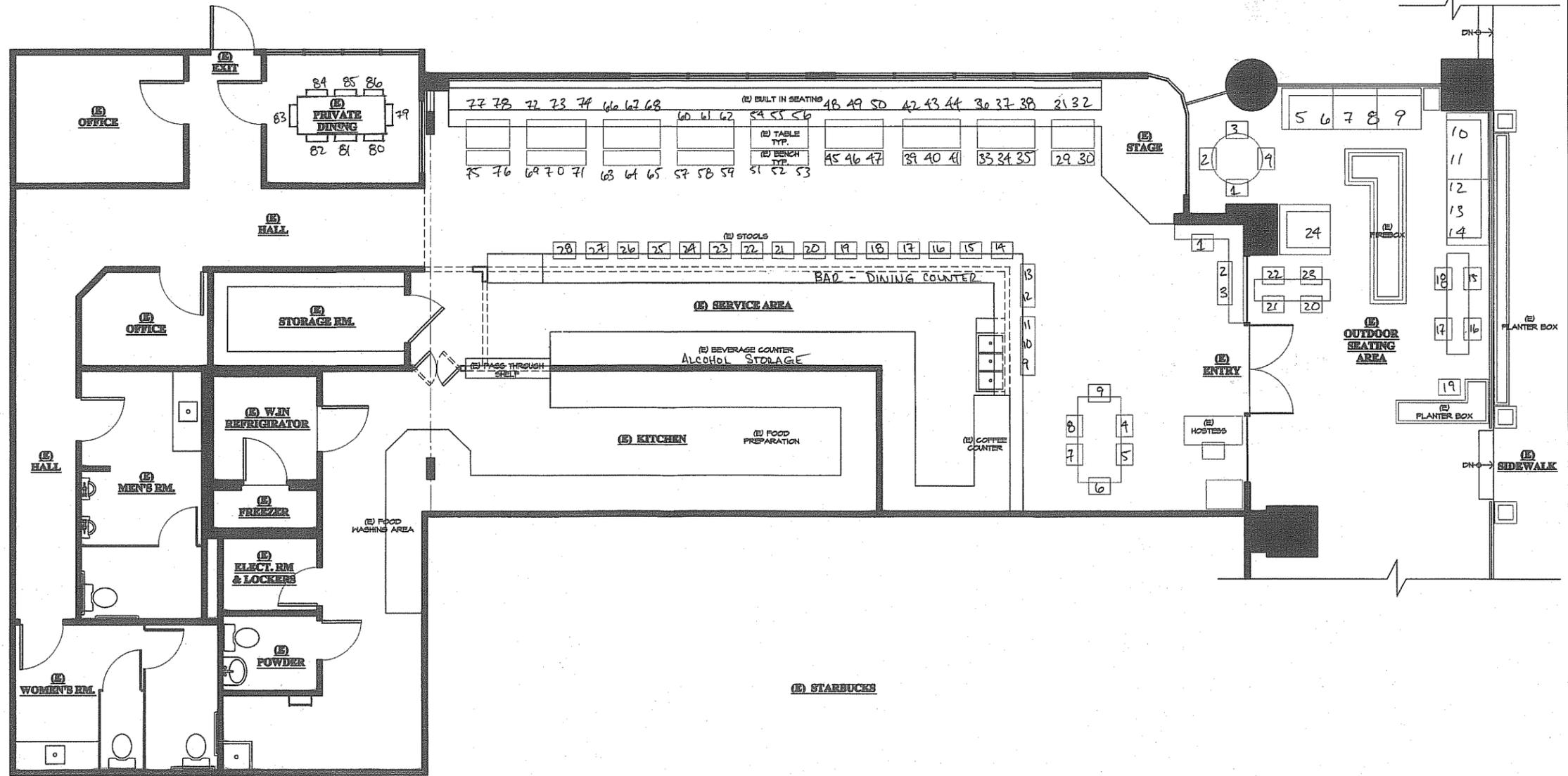
Building Code Area Summary:
Existing Floor Area 3,044 SF

SEAT COUNT
INTERIOR - 86
PATIO - 24
TOTAL 110

2 TABULATIONS
NTS



3 VICINITY MAP
NTS



1 FLOOR PLAN
1/4" = 1'-0"



ARCHITECTURE • ENGINEERING
PLANNING • DEVELOPMENT
BRIAN NOTEWARE AIA
ARCHITECT INC.
2850 OCEAN PARK BLVD #315 SANTA MONICA, CA 90405
PH: (310) 452-5444 FAX: (310) 452-7470

SHEET TITLE: TITLE SHEET & FLOOR PLAN
JOB NO: 2013-015
DATE: 02.15.15
DRAWN BY: AVILCAR

SHAWN KERWIN - ON THE THIRTY
(310) 980 - 9523
14622 VENTURA BLVD, SUITE 112.
SHERMAN OAKS, CA 91403



A-1

VENTURA BLVD.

302'-0"

108'-0"

SUITES
112-115

CEDROS AVE.



PROJECT LOCATION
14622 VENTURA BLVD.
SUITES 112-115
SHERMAN OAKS, CA 91403

LEGAL DESCRIPTION
APN: 2276-002-066
LOTS: 361 - 368
BLOCK: NONE
TRACT: TR 5822

SITE AREA
69,892.7 s.f.

PROJECT AREA
3,049 s.f.

PARKING
REQUIRED: 30 SPACES
PROVIDED: 218 SHARED SPACES

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

