



ASSOCIATES INC.

ARCHITECTURE

INTERIOR

PLANNING

DESIGN

ENTITLEMENT

MARCH , 9 , 2018

PROJECT ADDRESS :

13424 - 28 WEST VENTURA BLVD.
SHERMAN OAKS CALIFORNIA 91423

EXISTING ZONING FEATURES:

LOT, 10 AND 11
BLOCK, C
TRACT, 5956
ZONE, C2-1VL
HEIGHT DISTRICT, 1 VL

EXISTING LOT FLOOR AREA:

LOT 10 = 3187.0 SQ. FEET
LOT 11 = 4779.9 SQ. FEET
TOTAL LOT AREA = 7966.9 SQ. FEET

EXISTING BUILDING FLOOR AREA :

ZONING 3337 SQ. FEET

EXISTING HEIGHT OF THE BUILDING:

14'-10"

PROJECT DESCRIPTION:

CHANGE OF USE OF EXISTING AUTO REPAIR SHOP
TO A CORE AND SHELL RESTAURAN USE ,BY REMODELING THE EXISTING
STRUCTURES ON SITE WITH NO ADDITIONAL FLOOR AREA TO ITS
EXISTING STRUCTURES, PORTION OF THE EXISTING ROOF TO BE RAISED
TO THE HEIGHT LIMIT OF 22'-6"
WITH NEW 16 PARKING ON SITE , LANDSCAPED , WITH A CONC FENCE
WALL AT THE PARAMETER, CLOSING THE VENTURA BLVD DRIVE WAYS
AND REDUCING THE ONE ON GREENBUSH TO ONE ONLY
PROVIDING 24 SHORT TERM BICYCLE PARKING

NO DISCRETIONARY ENTITLEMENT REQUESTED

2339 MANNING AVE

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