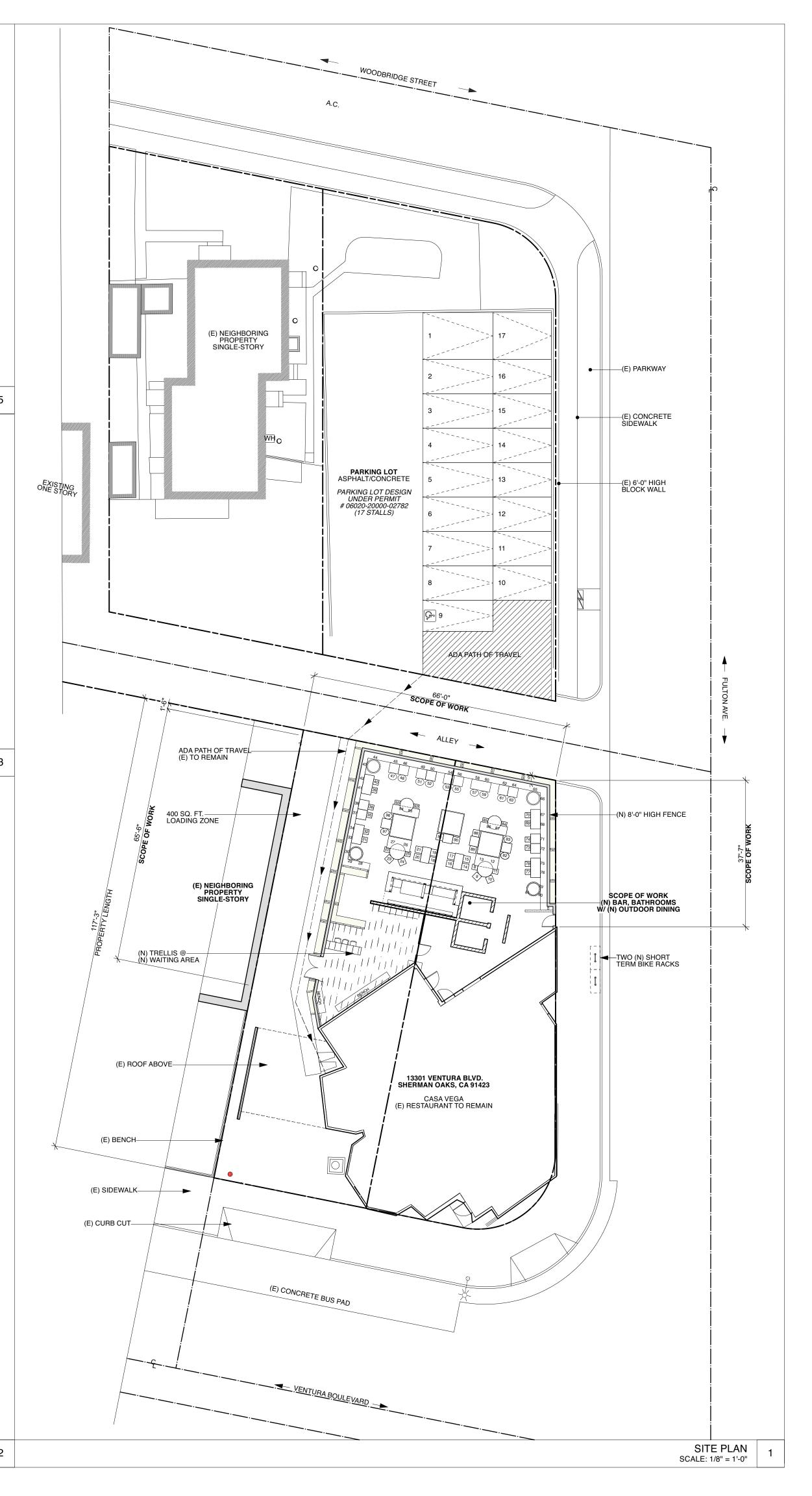
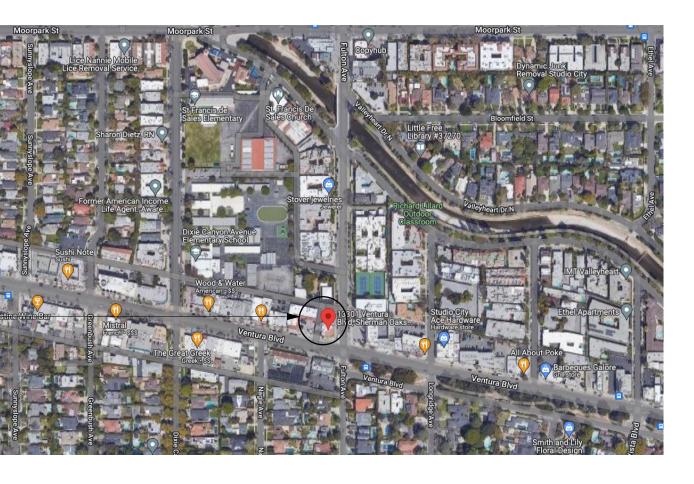
**xPROJECT DESCRIPTION:** RENOVATION TO AN EXISTING PARKING LOT TO (N) OUTDOOR DINING, BAR AND TWO ADA BATHROOMS. RENOVATION TO INCLUDE A NEW WATER FEATURE, TRELLIS AND FIREPLACE LEGAL INFORMATION/ DESCRIPTION: ADDRESS: 13301 VENTURA BLVD, SHERMAN OAKS, CA 91423 LEGAL DESCRIPTION: TRACT: TR 6374 BLOCK: NONE LOT: FR 1 & 2 MAP: 165B157 ZONE: C2-1VL LOCATION APN: 2360011011 BUILDING AND SAFETY INFORMATION: \_ N/ 9,046.4 SQ FT. (PER ZIMAS) LOT SQ. FT. (APPROX.): (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) A3 RESTAURANT (NO CHANGE) OCCUPANCY: NO. OF STORIES: 1 (NO CHANGE) 18.88 FT. (NO CHANGE) (PER NAVIGATE LA) BUILDING HEIGHT: PLANNING AND ZONING INFORMATION: ZONING INFORMATION: ZI-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) 120 SQ. FT. (N) BOH (NET): 1,171 SQ. FT. (N) OTHER (NET): TOTAL: (E) PARKING: 8 AUTO SPACES ONSITE VICINITY (N) PARKING: 11 AUTO SPACES + BIKE REPLACEMENT (2) LONG TERM & (2) SHORT TERM = (1) AUTOSPACE \_\_\_\_ N / 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: MECHANCIAL, ELECTRICAL & PLUMBING ALL SIGNAGE ARCHITECTURAL: HEALTH DEPARTMENT A-0.0 A-0.1 A-0.2 LAND USE REGULATIONS A-0.3

FLOOR AREA RATIO PERMITTED 1.0: LOT AREA COVERAGE PERMITTED 60%: HEIGHT LIMITATION 30 FEET : SIDE YARD : REAR YARD : FRONT YARD : PROPOSED - .4021:1 PROPOSED: 49.5% PROPOSED: 10' PROPOSED: 18" LANDSCAPED PROPOSED: 18" LANDSCAPED EXISTING 227 SQ. FT. LANDSCAPED





LOCATION MAP NTS



VICINITY MAP NTS

TURAL: TITLE SHEET GENERAL NOTES ADA NOTES ADA NOTES BUILDING ANALYSIS BUILDING RECORDS AS-BUILT/DEMO PLAN PROPOSED FLOOR PLAN PROPOSED ROOF PLAN EXTERIOR ELEVATIONS

A-0.4

A-0.5

A-1.0

A-1.1

A-1.2

A-2.0

SURVEY 1

SURVEY 2

PROJECT: 13301 VENTURA BLVD. SHERMAN OAKS, CA 91423

ARCHITECT:



DesignUniversal ARCHITECTURE AND DESIGN

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EXPEDITER:

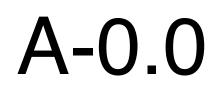
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	1
REVISION / ISSUE:	DATE:
1. SCHEMATIC DESIGN	06.30.2022
2. PLANNING CASE SET	02.16.2023

TITLE SHEET

DRAWN:	SCALE:
BIK	AS NOTED



1. These drawings shall remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his or her use and for occupying the project for which they were prepared, and may not be used for the construction of any other project.

2. These drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project, and unless otherwise provided, the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyrigh

3. All construction fabrication, and installations shall conform to the latest adopted editions of the UBC, UFC, UPC, NEC and any federal, state or local codes, regulations or ordinances of the governing agency having jurisdiction over this project. Such applicable codes etc. are those in effect at the time the permit application for the project is recorded.

4. The interior finishes shall comply with UFC appendix V1-C and UBC chapter 8.

5. All work performed and materials used shall be of the same standard of quality as that of the existing finished building as a minimum unless noted or scheduled otherwise.

6. Verify that services to be removed or abandoned have been properly and safely shut off, capped, or sealed. 7. Verify hours of work with landlord. Keep noise and vibration to a minimum. If performing any core drilling or similar activities, perform work in a safe manner in accordance with landlord's requirements, OSHA, state or federal guidelines, .

Protect space below from water damage or damage from falling debris. 8. Restore all removed cementitious fireproffing with new fireproffing to achieve required rating. Repair work to be

9. Provide ceiling access panels as required to allow for service of or adjustment to any valves or mechanical items as required. Access panels to be flush with ceiling and painted to match ceiling. Provide rated access panels in rated ceiling equal to the level of protection as that of the ceiling.

10. Drywall contractor to carefully study the architectural and interiors drawings and provide 20 ga. backing where required for attachment of all items to be wall mounted

**CONSTRUCTION NOTES:** 

satisfactory with county building inspectors.

1. Construction to comply with all local, state, and national codes.

2. All dimensions are shown to face of finish u.o.n.

3. Contractor shall field verify all dimensions, notify architect immediately of any and all dimensional discrepencies before proceeding with work.

4. Contractor to install prefabricated fireplaces (City of LA approved) as per manufacturer's recommendations and in compliance with all relavent building codes

5. Contractor to provide spark arrestor in chimneys of all fireplaces with openings not to excede 1/2" firecode 11.111. 6. Top of chimney to extend a minimum of 3' above any roof within 10'.

7. All plumbing, electric, and hvac fixtures and equipment to be city of la approved and installed according to applicable codes. Plumbing fixtures are required to be connected to a sanitary sewer or an approved sewage disposal system. 8. Provide ultra flush water closets for new construction. Existing shower heads and toilets must be adapted for low water consumption. New toilets to be 1.28 ga. or less.

9. Glazing used for shower doors / bath enclosures to be tempered saftey glass and shall pass ubc standard no. 54-2 and comply with 91.807, 91.2406.4.5

10. All wet areas in kitchen and baths to have 5/8" greenboard at walls and ceiling.

11. Provide 70" min. high non absorbant wall adjacent to shower and approved shatter-resistant materials for shower enclosure.

12. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6-foot candles over the area of the room at a height of 30 inches above the floor lever.

13. Glass skylights to comply with 91.2409. plastic skylights to comply with 91.2603.7.1

14. Damp proof all walls and foundations below grade.

15. An approved seismic gas shut off valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping per ordinance 171,874 for work over \$10,000. Separate permit is required.

16. Water heater must be strapped to wall.

17. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

18. No protected tree shall be relocated or removed without the approval from the Board of Public Works

19. In new construction smoke alams shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke alarms shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit.

20. Where a pool or hot tub is provided, provide an alarm for doors to the dwelling that form a part of the enclosure. The alarm shall sound continuously for a minumum of 30 seconds when the door is opened. It shall atuomatically reset and be equipped with a manual means to deactivate (for 15 secs. max) for a single opening. The deactivation switch shall be al least 54" above the floor.

21. Suction outlets shall be designed and installed in accordance with ANSI / APSP-7.

22. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB) No. 2977 23. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with

a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. 24. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply.

25. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dweeling unit or sleeping unit for which the permit is obtained.

26. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first

27. Skylights and sloped glazing shall comply with section R308.6.

28. Unit skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall stte the approved labeling agency name, product designation and performance grade rating (research report not required).

29. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

30. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000).

#### GENERAL NOTES

include inspection of the above items.

1. These construction documents have been prepared based on the requirement of all applicable local and state building codes, ordinances, and regulations

2. Contractor shall have current workers' compensation insurance coverage in compliance with Section 3800 of the California Labor Code, on file with the state control board. 3. All work, construction, and materials shall comply with all provisions of the building code and with other rules,

regulations and ordinances governing the place of building. 4. Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials or both to bring to the attention of the architect any discrepancies or conflict between the requirements

of the code and the drawings 5. The contract structural drawings and specifications represent the finished structure. They do not indicate the means or method of construction. The subcontractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing, shoring for loads due too construction equipment, etc. Contractor shall provide plans and permits for temporary shoring of excavations that remove the lateral support from a public way or an existing building or structure. Observation visits to the site by the architect shall not

6. In preparing a proposal, the contractor shall have visited the site, carefully examined the drawings and the methods of removal and storage of materials, the sequencing of operation, and the problems attendant thereto. No allowance will be made to the contractor for any error through negligence in observing the site condition.

7. Architect shall be notified immediately by the contractor should any discrepancy or other questions arise pertaining to the working drawings. Work shall not commence until clarifications are obtained from the architect

8. On-site verification of all dimensions and conditions shall be the responsibility of the contractor. Site conditions in conflict with the expressed dimensions herein shall be brought to the attention of the architect for consideration and new alignments may be established only with the written approval and acceptance of the architect

9. Dimensions shall take precedence over scales shown on the drawings. Do not scale drawings. Large scale details govern over small scale details.

10. All dimensions are to the face of finish unless otherwise noted. All work shall be erected plumb, level, and true in accordance with the details.

11. Notes and details on drawings shall take precedence over general notes and typical details. Where no details are shown, construction shall conform to similar work on the project.

12. Provide temporary sanitary facilities for workmen's use per the local building department regulations.

13. Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square foot. Contractor shall provide adequate shoring and/or bracing where structure has not attained design strength

14. No deviation from the structural design without written approval of the structural engineer and building department authority to deviate from the plans or specifications.

15. All material stored on the site shall be stacked neatly on skids, platforms or blocking "high and dry" protected as recommended by the manufacturers from potential damage and deterioration caused by the elements

16. All equipment, hardware, and other items shall be supplied as specified, unless changes are reviewed and accepted by both owner and architect. If changes are required for any reason to comply with the design intent, contractor shall notify architect immediately with recommendation of remedial course of action

17. Contractor shall notify utility companies prior to excavating for utilities and shall be responsible for locating all underground construction prior to excavation. Contractor shall notify owner and architect of any conditions found

18. The contractor shall provide all necessary blocking, backing, framing, hangers or other support for all fixtures,

#### 19. Regulations, Taxes, and Permits

equipment and cabinetry.

The whole of the work shall be executed in strict accordance with the regulations and codes of the governmental agencies whose jurisdiction is applicable. The owner shall pay for plan checking and building permits. Each sub-contractor shall satisfy local permit, license, insurance and safety requirements and shall be responsible for the job inspections pertaining to his/her trade. All applicable sales taxes shall be included in contract. Sub contractor shall obtain and pay for all permits pertaining to his/her trade.

#### 20. <u>Submittals</u>

Contractor shall submit 3 copies of required shop drawings, calculations of fabricated products, and 5 copies of manufacturer's catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used or installed for the project owner's acceptance. The architect's approval of submittals and shop drawings shall not relieve the contractor from the responsibility for deviations from drawings or specifications unless he/she has, in writing, called the architect's attention to such deviations at the time of submissions; nor shall the contractor be relieved from responsibility for errors of any sort in the shop drawings.

21. Supply new, purely unadulterated, first line quality manufactured materials shipped to job site in original containers with the manufacturer's label showing exact type, size grade, weight, and use. Store in manner consistent with manufacturer's recommendations.

#### 22. <u>Workmanship</u>

Shall be of the highest quality and done by skilled employees in the practice of their trade.

### 23. <u>Responsibility of Subcontractors</u>

A. Each subcontractor shall at all times be fully aware of the job progress to allow himself/herself ample lead time to commence each phase of his/her work.

B. Subcontractors shall thoroughly inspect adjacent work that may impact installation of their trade and notify general contractor, in writing, of any irregularities. Commencing work constitutes acceptance of conditions and therefore responsibility for and rectification any resulting, unsatisfactory work.

C. Materials and the work of others shall be inspected by each trade prior to the commencement of his/her particular standard as herein described, shall be replaced by the subcontractor at the subcontractor's sole expense including the work of others damaged by initial failure or corrective repairs. The inability of the general contractor, or his/her representative, to notice omitted or faulty materials or workmanship during construction shall not constitute a release from these requirements of subcontractor. If work is considered to be substandard, the work shall be tested as is standard to that industry. If the work fails to meet the testing standards, subcontractor shall pay for the testing and the replacement of the work. If the work passes the test the owner pays for the test and repair of said work.

F. Each subcontractor shall maintain adequate protection of all his/her work from damage and shall protect the owner's and other trades' work and property from damage or injury while fulfilling his/her contract. All materials, work in place, finishes, paving and sidewalks, and existing utilities shall be included in the requirement.

G. Structure and contents shall be protected from the inclemencies of weather during the term of the work.

H. In the event subcontractors' work is damaged by other trades, it will be the subcontractor's obligation to resolve the cost of repairs of said damage with responsible subcontractors. the general contractor shall have the power of final arbitration in these matters.

I. Each trade shall cooperate fully, both with the general contractor's superintendent and other trades, and consult with other trades (in writing, if need be), in order to "can out," allow passage, provide protection or do work necessary to allow others to follow in an orderly, professional manner.

J. All materials and appliances shall be uncrated by subcontractor responsible for installation, unless otherwise specified in contract.

24. Work, Authorization, and Payments

All work done or materials used shall be covered by a contract, contract change order, purchase order, or work order. No invoice will be processed unless it lists the contract, purchase order, work order, or change order number.

The contractor shall clean and remove from the site any debris and unused materials. Unused materials, equipment, scaffolding, and debris shall be removed from the site at completion. Final cleaning shall include: removal of all grease, dust, stains, labels, fingerprints, paint spots from the site, and exposed interior and exterior finish surfaces; polish surfaces so designated to shine finish; and repair, patch or touch up, or replace marred surfaces to specified finish, or to match adiacent surfaces.

#### SUPPLEMENTAL NOTES

25. <u>Clean-up</u>

1. General conditions of the contract for construction will be those agreed upon by and between the owner and the contractor. However, for the purpose of compiling these specifications, it has been assumed that the general conditions will be those contained in the AIA Document A111, a copy of which is on file at the office of the architect.

2. Should errors, omissions, or discrepancies appear in drawings or specification, or in the work done by others affecting this work, the architect shall be notified at once and will issue instructions as to procedure.

3. The contractor shall conform to and abide by all local, city, county, and state building and safety laws. Such laws shall be considered as part of these specifications and the provisions of such regulations shall be observed. The contractor shall notify the architect if drawings or specifications are at variance. Should the contractor perform any work contrary to such laws, or regulations, he/she shall bear all costs arising.

4. Named products make no guarantees for products identified by trade name or manufacturer.

5. The contractor shall review all documents related to this project for errors, omissions, and discrepancies prior to the start of construction. The contractor shall arrange a pre-construction meeting to review errors, omissions and discrepancies prior to the performance of any work.

6. The builder shall provide the owner a list of the heating, cooling, water heating, and warranty manuals, and lighting systems, and conservation or solar devices installed in the building and instructions on how to use them efficiently.7. After installing insulation, the installer shall post in a conspicuous location in the building a certificate signed by the installer and the builder stating that the installation conforms with the requirements of Title 24, part 2, Chapter 2-53, and that materials installed conform with the requirements of Title 20, Chapter 2. The certificate shall state the manufacture's name and material identification, the installed R-value, and weight per square foot

8. The contractor shall provide a fire protection system during construction and maintain insurance.

9. The contractor shall protect trees and shrubs as indicated to remain by providing a fence around the tree or shrub of sufficient distance away and of sufficient height so that trees and shrubs shall not be damaged in any way. Contractor shall be responsible for any damage which may occur.

10. Contractor shall provide sprinkler system as required by code. Sprinkler system to be approved by the plumbing division prior to installation. Selection and location of sprinkler heads to be approved by architect prior to installation

11. Provide plans for temporarily storing of excavations that remove the lateral support from a public way or an existing building. Excavation adjacent to a public way require public works approval prior to issuance of building permit.

12. There shall be no trenches or excavations 5' or more in depth into which a person is required to descend or the contractor must obtain a necessary permit from the State of California Division of Industrial Safety prior to the issuance of a building or grading permit.

PROJECT:

13301 VENTURA BLVD. SHERMAN OAKS, CA 91423

**ARCHITECT:** 



DesignUniversal ARCHITECTURE AND DESIGN

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**INTERIOR DESIGNER:** 

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

**GENERAL ADA NOTES** 

DATE:	DRAWN:	SCALE:
02.16.23	BIK	NTS



# LABDBS

## P/GI 2020- 143

the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. **§11B-404.2.7** 

- 11. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: **§11B-404.2.9** a. Interior hinged doors and gates: 5 pounds maximum. b. Sliding or folding doors: 5 pounds maximum.
- c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds. d. Exterior hinged doors: 5 pounds maximum.
- 12. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. **§11B-404.2.10**

#### RAMPS

- 13. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2
- 14. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3
- 15. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. **§11B-405.4**
- 16. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5 17. The rise for any ramp run shall be 30 inches maximum. §11B-405.6
- 18. Ramps shall have landings at the top and the bottom of each ramp run. **§11B-405.7**
- 19. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B-
- 405.7.1 20. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B-405.7.2
- 21. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1
- 22. The landing clear length shall be 60 inches long minimum. §11B-405.7.3
- 23. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1
- 24. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. **§11B-405.7.4**
- 25. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5
- 26. Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8
- 27. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. **§11B-405.9** (See exceptions)
- 28. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. **§11B-405.9.2**
- 29. Landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-405.10** HANDRAILS
- 30. Handrails shall be provided on both sides of stairs and ramps. **§11B-505.2**
- 31. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. §11B-505.3
- 32. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. §11B-505.4 As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable

accommodation to ensure equal access to its programs, services and activities.. Page 4 of 10

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- 15. Sanitary napkin disposal units, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483 mm) above the finish floor. §11B-604.7.2
- 16. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. §11B-605.2
- 17. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 Operable Parts except that the flush control shall be mounted at a maximum height of 44 inches above the finish floor. §11B-605.4
- 18. For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-606.2
- 19. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. **§11B-606.3**
- SIGNS RELATED TO TOILETS AND BATHING FACILITIES
- 20. Entrances leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Room Geometric Symbols. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, directional signs indicating the location of the nearest compliant toilet room or bathing room within the facility shall be provided. Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, the toilet rooms or bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 11B-213.2 Toilet and Bathing Rooms, toilet rooms or bathing facilities complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA unless all toilet rooms and bathing facilities comply with 11B-603 Toilet and Bathing Rooms. Existing buildings that have been remodeled to provide specific toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the directions to these rooms posted in or near the building lobby or entrance on a sign complying with 11B-703.5 Visual Characters, including the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. §11B-216.8
- 21. Pictograms shall comply with the following:
- a. Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field. §11B-703.6.1
- b. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. §11B-703.6.2
- c. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 Installation Height and Location. §11B-703.6.3
- d. The installation height and location of Pictogram signs shall be per §11B-703.4.1.
- 22. Symbols shall comply with the following:
- a. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Facilities Geometric Symbols. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1 inch of the vertical centerline of the door. §11B-703.7.2.6 (See exception)
- b. A triangle symbol shall be located at entrances to men's toilet and bathing facilities and it shall be identified by an equilateral triangle, ¼ inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.7.2.6.1

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- 308.3.2
- Figure 11B-308.3.2
- inches maximum above the finish floor. §11B-308.3.2
- curbs. §11B-308.3.2 OPERABLE PARTS
- the wrist. Force required to activate operable parts shall be 5 pounds maximum. §11B-309.4 C. ACCESSIBLE ROUTES

- DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE
- 705.1.1.3.1 2. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by: Contrast percent = [(B1-B2)/B1] x 100 where B1 = light reflectance value (LRV) of the lighter area and B2 = light reflectance value (LRV) of the darker area §11B-705.1.1.3.2 (See exception)
- DOORS, DOORWAYS, AND GATES
- Doorways, and Gates. §11B-206.5
- Doorways, and Gates. §11B-404.1
- 5. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging shall not exceed 4 inches. §11B-404.2.3
- 404.2.4.1
- maneuvering clearances complying with Table 11B-404.2.4.2. **§11B-404.2.4.2**
- 8. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of 404.2.4.3
- at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B-404.2.5
- ccommodation to ensure equal access to its programs, services and activities.



#### **E. PLUMBING FIXTURES AND FACILITIES** DRINKING FOUNTAINS

- Requirements. §11B-602.1
- 11B-306 Knee and Toe Clearance shall be provided. **§11B-602.2**
- 4. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. **§11B-602.5**
- stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. **§11B-602.6**
- maximum above the finish floor or ground. **§11B-602.7**
- in depth. **§11B-602.8**
- surface. §11B-602.9
- TOILET AND BATHING ROOM CLEARANCES
- finish floor or ground. §11B-603.3
- located with a usable shelf no higher than 44 inches maximum above the finish floor. **§11B-603.4**
- with Section 11B-603.5 (See exception) §11B-603.5 WATER CLOSETS AND TOILET COMPARTMENTS
- with Section 11B-604.8.2 Ambulatory Accessible Compartments. §11B-604.6
- continuous paper flow. §11B-604.7

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24. High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. §11B-308.3.2, Figure 11B-

25. Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. §11B-308.3.2,

26. Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36

27. Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing

28. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of

1. Detectable warning surfaces shall be yellow and approximate FS 33538 of Federal Standard 595C. §11B-

3. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors,

4. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors,

doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground

6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. §11B-

7. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have

the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B-

9. Thresholds, if provided at doorways, shall be ½ inch high maximum. Raised thresholds and changes in level

10. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable

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1. Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General

2. Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section

3. Spout outlets shall be 36 inches maximum above the finish floor or ground. §11B-602.4

5. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water

6. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches

7. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum

8. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground

9. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. §11B-213.2.1

10. Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the

11. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be

12. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply

13. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying

14. Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow

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#### KNEE AND TOE CLEARANCE

- 8. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2.1
- 9. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2 10. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a
- depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B-306.3.3, Figure 11B-306.3(c)
- 11. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. **§11B-306.3** PROTRUDING OBJECTS
- 12. Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4<sup>1</sup>/<sub>2</sub> inches maximum. §11B-307.2, Figure 11B-307.2
- 13. Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. §11B-307.3, Figure 11B-307.3(a)
- 14. Protruding objects shall not reduce the clear width required for accessible routes. §11B-307.5
- 15. Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. §11B-307.3, Figure 11B-307.3(b)
- 16. Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 78 inches minimum above the finish floor or ground. §11B-307.4 17. Guardrails or other barriers with a leading edge located 27 inches maximum above the finish floor or ground
- shall be provided where the vertical clearance on circulation paths is less than 80 inches high. §11B-307.4, Figure 11B-307.4
- 18. Where a guy support is used within either the width of a circulation path or 24 inches maximum outside of a circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction. §11B-307.4.1, Figure 11B-307.4.1

#### REACH RANGES

- 19. Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.1
- 20. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.2.**
- 21. High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. §11B-308.2.1, Figure 11B-308.2.1 22. High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches
- maximum where the reach depth exceeds 20 inches. High forward reach shall not exceed 25 inches in depth. §11B-308.2.2, Figure 11B-308.2.2
- 23. High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. §11B-308.3.1, Figure 11B-308.3.1

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include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters. §11B-504.8 CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

49. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.2.1** 

- 50. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. §11B-406.2, Figure 11B-406.2.2
- 51. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2 52. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp.
- The slope of the turning space in all directions shall be 1:48 maximum (2.083%). **§11B-406.3.2** 53. Blended transition ramps hall have a running slope not steeper than 1:20 (5%). **§11B-406.4.1**
- 54. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. §11B-406.5.1
- 55. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. §11B-406.5.2 56. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not
- be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. **§11B-406.5.3**
- 57. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. §11B-406.5.6
- 58. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7 59. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks,
- gutters, and streets shall be at the same level. **§11B-406.5.8** 60. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum
- clear space within the markings. §11B-406.5.9 61. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. §11B-406.5.12
- 62. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. §11B-406.6, Figure 11B-406.6
- D. GENERAL SITE AND BUILDING ELEMENTS
- 1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1
- 2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.
- 3. Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by Section 11B-228.3 4. EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV

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charging facility.

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13301 VENTURA BLVD. SHERMAN OAKS, CA 91423



**DBS** INFORMATION BULLETIN / PUBLIC - BUILDING CODE **REFERENCE NO: Various** EFFECTIVE: 01-01-2020 DOCUMENT NO: P/BC 2020-143 REVISED: PREVIOUSLY ISSUED AS: 2017-143

### GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

NOTE: Code references are to the 2020 edition of the Los Angeles Building Code

The State of California delegates authority to the local jurisdiction to ensure compliance with Title 24, Part 2 of the California Code of Regulations. The following general notes indicate specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of the building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & FHA requirements exceed those contained in Title 24, Part 2, it is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans or inspect projects for ADA & FHA compliance.

The following, applicable, general notes shall be provided on the plans.

#### A. APPLICATION AND ADMINISTRATION

1. Public accommodations shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. §11B-108

#### **B. BUILDING BLOCKS**

FLOOR OR GROUND SURFACES

- 1. Floor and ground surfaces shall be stable, firm, and slip resistant. §11B-302.1
- 2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. §11B-302.2, Figure 11B-302.2
- **CHANGES IN LEVEL**
- 3. Vertical changes in level for floor or ground surfaces may be 1/4 inch high maximum and without edge treatment. Changes in level greater than ¼ inch and not exceeding ½ inch in height shall be beveled with a slope not steeper than 1:2. §11B-303, Figures 11B-303.2 & 11B-303.3
- 4. Changes in level greater than ½ inch in height shall be ramped and shall comply with the requirements of 11B-405 Ramps or 11B-406 Curb Ramps as applicable. §11B-303
- 5. Abrupt changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. §11B-303.5

#### TURNING SPACE

- 6. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. **§11B-304.3.1**
- 7. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. **§11B-304.3.2**, Figure 11B-304.3.2

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- 33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 11/2 inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. §11B-505.5
- 34. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 11/2 inches minimum below the bottom of the handrail-gripping surface. §11B-505.6
- 35. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 11/4 inches minimum and 2 inches maximum. §11B-505.7.1
- 36. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6<sup>1</sup>/<sub>4</sub> inches maximum, and a cross-section dimension of 2<sup>1</sup>/<sub>4</sub> inches maximum. **§11B-505.7.2**
- 37. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. §11B-505.10
- 38. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. §11B-505.10.1
- 39. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.2**
- 40. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. §11B-505.10.3

#### **STAIRWAYS**

- 41. A stair is defined as a change in elevation, consisting of one or more risers. **§11B-202**
- 42. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress. (See exception) §11B-504.2
- 43. Open risers are not permitted. **§11B-504.3 (See exceptions)**
- 44. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to. and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. §11B-504.4.1
- 45. The radius of curvature at the leading edge of the tread shall be ½ inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1¼ inches maximum over the tread below. §11B-504.5 (See exception for existing buildings)
- 46. Stairs shall have handrails complying with Section 11B-505 Handrails. §11B-504.6
- 47. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-504.7
- 48. Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall

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**ARCHITECT:** 



DesignUniversal ARCHITECTURE AND DESIGN

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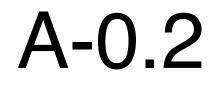
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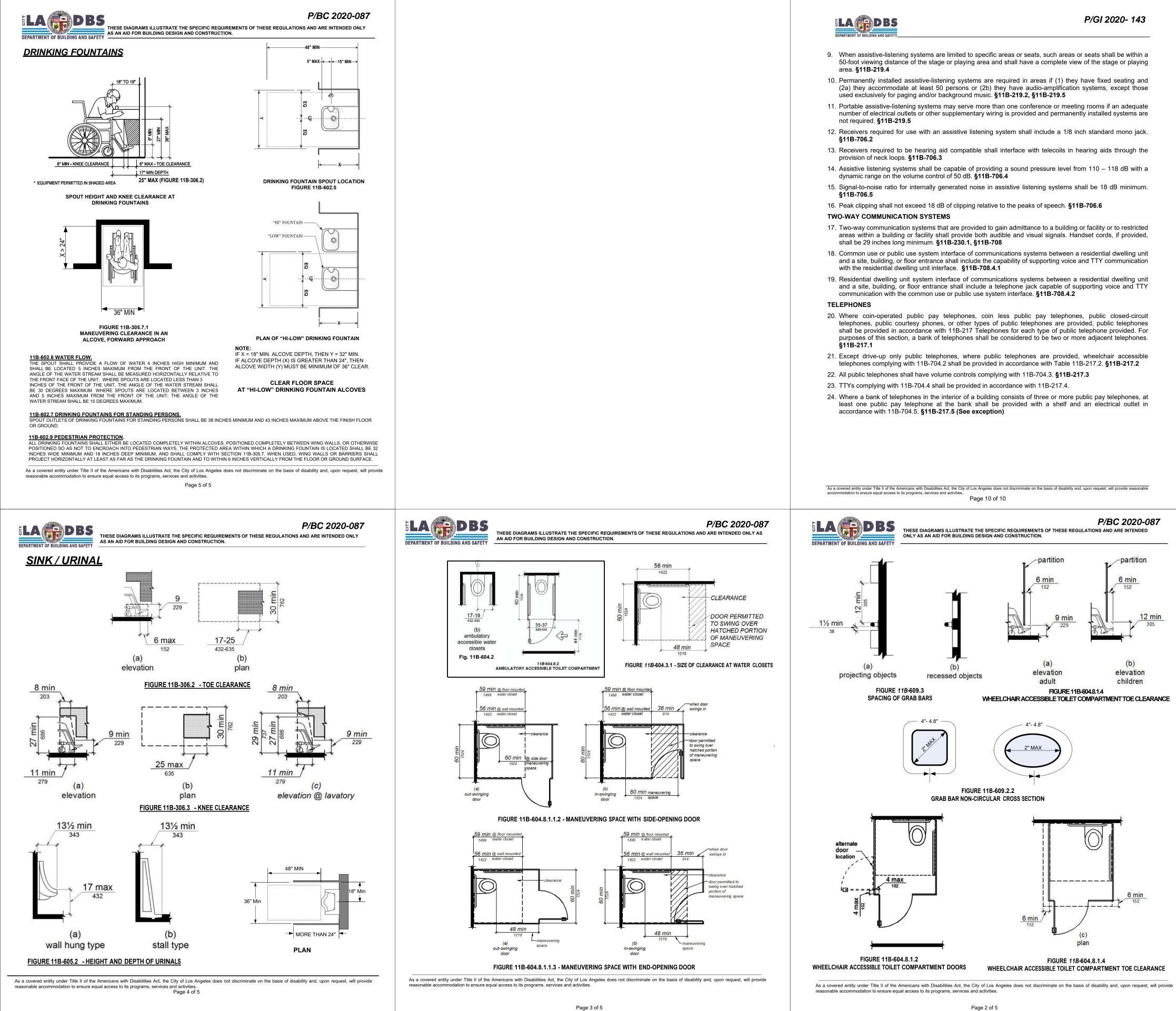
REVISION / ISSUE:	DATE:
1. SCHEMATIC DESIGN	06.30.2022
2. PLANNING CASE SET	02.16.2023

**GENERAL ADA NOTES** 

DRAWN: SCALE: 02.16.23 BIK NTS

DATE:





PROJECT:

13301 VENTURA BLVD. SHERMAN OAKS, CA 91423



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- c. A circle symbol shall be located at entrances to women's toilet and bathing facilities and it shall be identified by a circle. <sup>1</sup>/<sub>4</sub> inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. **§11B-703.7.2.6.2**
- d. A combined circle and triangle symbol shall be located at entrances to unisex toilet and bathing facilities and it shall be shall be identified by a circle. <sup>1</sup>/<sub>4</sub> inch thick and 12 inches in diameter with a <sup>1</sup>/<sub>4</sub> inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.7.2.6.3

#### WASHING MACHINE AND CLOTHES DRYERS

- 23. Washing machines and clothes dryer's operable parts must comply with Section 11B-309 Operable Parts. §11B-611.3
- 24. Top loading machines shall have the door to the laundry compartment located 36 inches maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches minim and 36 inches maximum above the finish floor. §11B-611.4
- F. COMMUNICATION ELEMENTS AND FEATURES

#### FIRE ALARM SYSTEMS

- 1. Where fire alarm systems and carbon monoxide alarm systems provide audible alarm coverage, alarms shall comply with 11B-215 Fire Alarm Systems. §11B-215.1 (See exception)
- 2. Alarms in public use areas and common use areas shall comply with 702 Chapter 9, Section 907.5.2.3.1. §11B-215.2
- 3. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 Chapter 9, Section 907.5.2.3.2 can be integrated into the alarm system. §11B-215.3
- 4. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition), and Chapter 9, Sections 907.5.2.1 and 907.5.2.3. §11B-702.1

#### ASSISTIVE LISTENING SYSTEMS

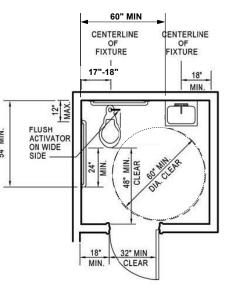
- 5. Assistive listening systems shall be provided in assembly areas, including conference and meeting rooms, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. §202, §11B-219.2
- Note: Assembly areas include, but are not limited to, classrooms, lecture halls, courtrooms, public meeting rooms, public hearing rooms, legislative chambers, motion picture houses, auditoria, theaters, playhouses, dinner theaters, concert halls, centers for the performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers. §202, §11B-219.2
- 6. Assistive listening system shall provide an amplification system utilizing transmitters, receivers, and coupling devices to bypass the acoustical space between a sound source and a listener by means of induction loop, radio frequency, infrared, or direct-wired equipment. §202
- 7. Where a building contains more than one assembly area under one management, the total number of required receivers may be calculated using the total number of seats in the assembly areas provided that all receivers are usable with all systems. §11B-219.3 (See exception)
- 8. Twenty-five percent minimum of receivers provided for assistive listening systems, but no fewer than two, shall be hearing-aid compatible except when all seats in an assembly area are served by means of an induction loop. §11B-219.3

As a covered entity under Title II of the Americans with Disabilities Act. the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable sure equal access to its programs, services and activities Page 9 of 10

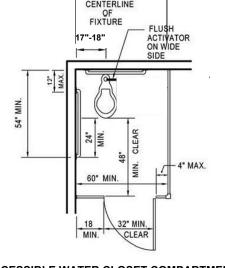


**INFORMATION BULLETIN / PUBLIC - BUILDING CODE REFERENCE NO.:** LABC Sec.11B-305.604.605 Effective: 01/01/2020 DOCUMENT NO.: P/BC 2020-087 Revised: Previously Issued As: P/BC 2017-087

### ACCESSIBILITY DETAILS FOR **RESTROOMS AND DRINKING FOUNTAINS**

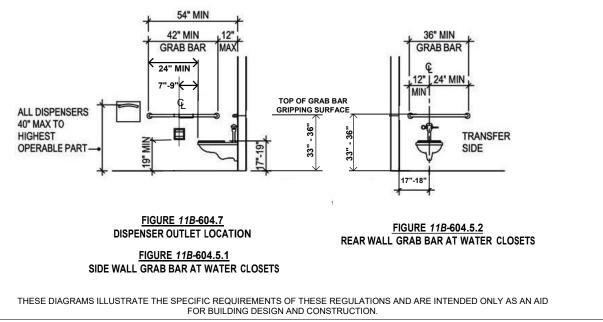


SINGLE-ACCOMMODATION TOILET FACILITY



ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position, may encroach into the turning space by 12 inches maximum. (11B-603.2.3) Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide easonable accommodation to ensure equal access to its programs, services and activitie

Page 1 of 5

**ARCHITECT:** 



DesignUniversal ARCHITECTURE AND DESIGN

ROBERT THIBODEAU 812 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

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

**MEP ENGINEERS:** 

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#### EXPEDITER:

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**INTERIOR DESIGNER:** 

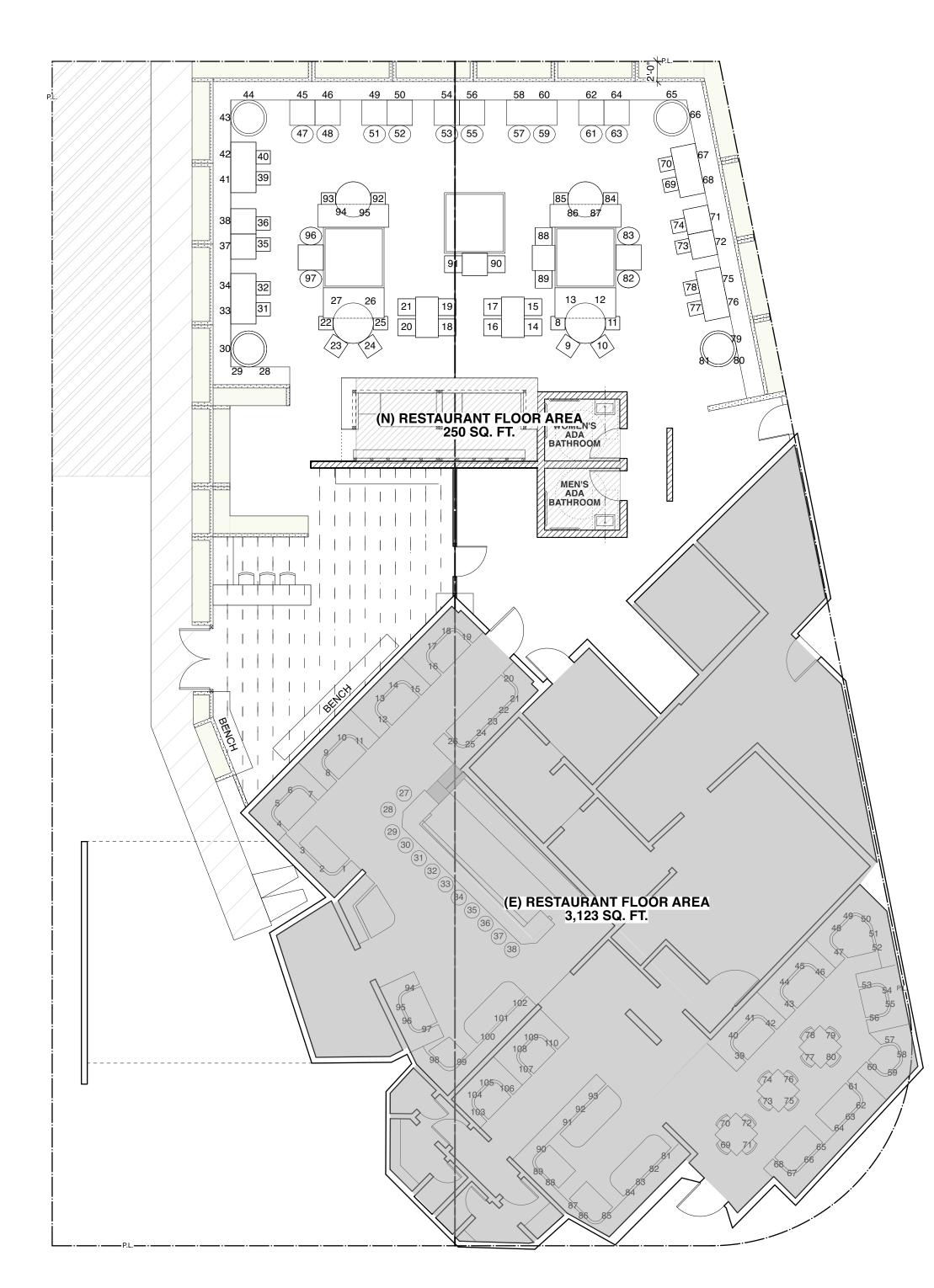
Rachael Goddard Design Studio PH: 323.493.7848 Email: rg@rachaelgoddard.com

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

**GENERAL ADA NOTES** 

DATE:	DRAWN:	SCALE:
02.16.23	BIK	NTS
02.16.23	BIK	NT3





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

AREA DIAGRAM KEY

(E) RESTAURANT FLOOR AREA =

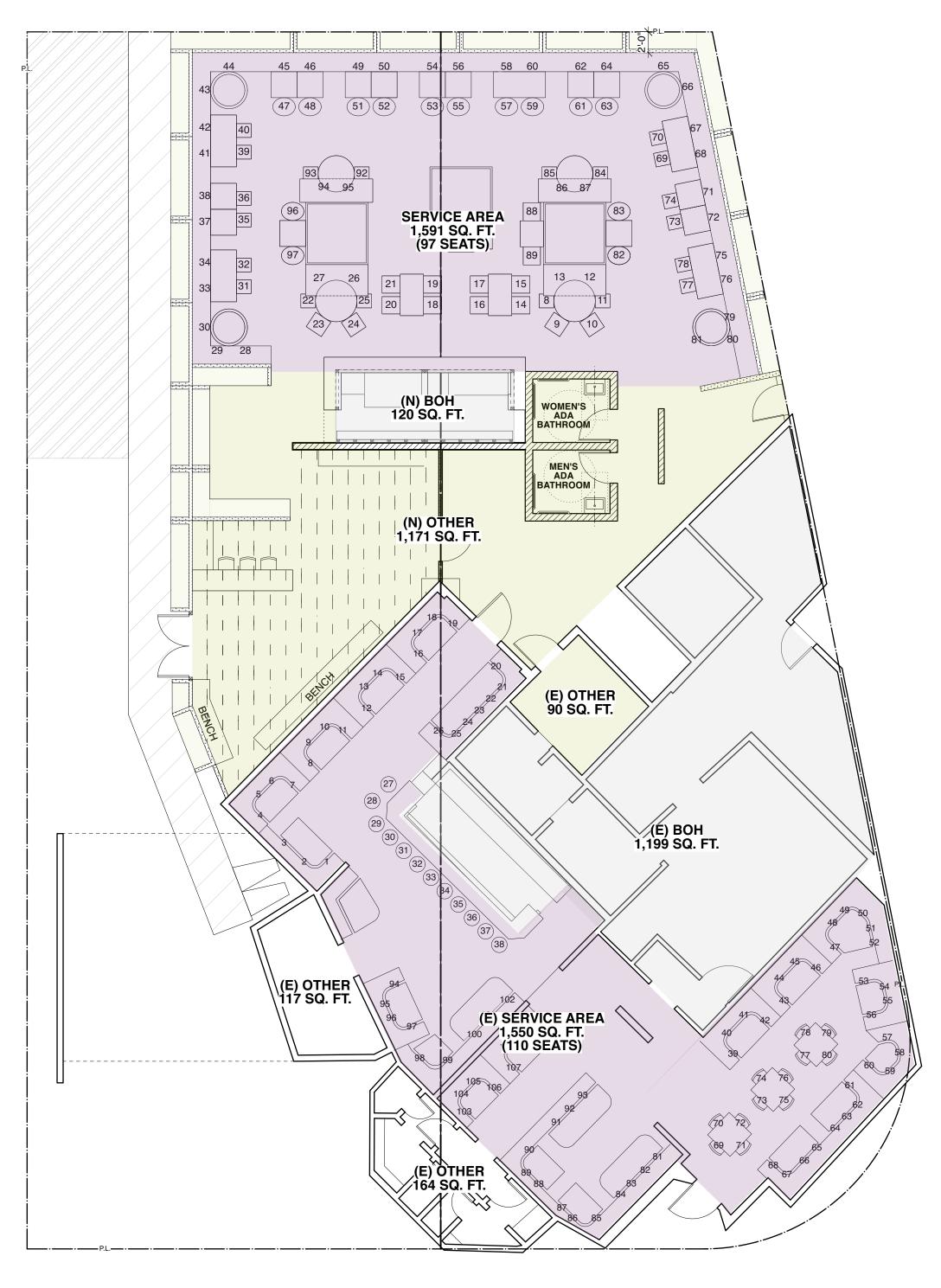
(N) RESTAURANT FLOOR AREA =

TOTAL (N) AREA =

3,123 SQ. FT.

250 SQ. FT.

3,373 SQ. FT.



<u>AREA DIAGRAM KEY</u> NET SERVICE FLOOR AREA (EXISTING INTERIOR) = NET SERVICE FLOOR AREA (NEW PATIO) = TOTAL NET SERVICE FLOOR AREA (SFA) =

1,550 SQ. FT. 1,591 SQ. FT. 3,141 SQ. FT.

#### ח ח ד

NET COMMERCIAL BOH (EXISTING INTERIOR) = NET COMMERCIAL BOH (NEW EXTERIOR) = 1,199 SQ. FT. 120 SQ. FT. PROJECT:

13301 VENTURA BLVD. SHERMAN OAKS, CA 91423

ARCHITECT:



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ROBERT THIBODEAU 812 LINCOLN BLVD. VENICE, CA 90291

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	l

BUILDING ANALYSIS & GENERAL NOTES

DATE:DRAWN:SCALE:02.16.23BIK1/8" = 1'-0"





NET OTHER AREAS (E) PATIO/BATHROOM/STORAGE) = NET OTHER AREAS (N) PATIO/BATHROOM/STORAGE) = TOTAL NET OTHER AREAS = 371 SQ. FT. 1,171 SQ. FT. 1,542 SQ. FT

Address of	13301 Ventura Boulevard
Building	CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY
This certifies that, below and located a	so far as ascertained or made known to the undersigned, the vacant land, building or portion of a build to the above address complies with the applicable construction requirements (Chapter 9) and/or the applier 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified
Issued	7/10/88 Permit No. and Year 2 JVN 00451/86
	Add 14'5" x 15' storage room to an existin 1 Story, Type V, 67' x 57' restaurant, cro a irregular shaped building. 8 parking sp required and provided. A-3 Occupancy. "Subject to any Affidavits or Building and Zoning Code Modifications".
Owner Owner's Address	Ray Vega 13301 Ventura Blvd. Sherman Oaks, CA 91403
B&S 95a (R 1.77	5080700200590003973 <sub>ву</sub> R. KLINE/ak

APPLICATION ा।≓⇒ अर्थ ्र अस FOR INSPECTION - . 1 INSTRUCTION 1. LOT , 2, and the second of the second sec 2-4-86 LEGAL with the DESCR. 2. PRESENT USE OF BUILDI (17 Restaur · \* \* . 3. JOB ADDRESS - monder the state of the second states and i seni - j 13301 - and a man a series and a seri  $\mathcal{U}$ 4. BETWEEEN CROSS STREE Ly is the entity 1 × 1 <u>\_</u> 1 \_\_Fulton -.... 5. OWNER'S NAME Ray Veg: - 4 : A. Maton 2-4-86 l the second and the second this 1 6. OWNER'S ADDRESS 13301 - -He and the second second 7. ENGINEER ~ C. March 1 March 11 and 12 8. ARCHITECT OR DESIGNER ------سامه والمسالة 9. ARCHITECT, OR ENGINEER ----The state of count VID 10. CONTRACTOR Rubin C ardinance provisions of. UV. 11. SIZE OF EXISTING. BLD WIDTH 67 LENGTH Uenof Transp. requirements complied 12. CONST. MATERIAL OF EXISTING BLDG, with. 2/ \* • • \* 13. JOB ADDRESS 13301 V 26 14. VALUATION TO IN EQUIPMENT REQU AND USE PROPOSE **-** -, and and the a factor that and a second of a second of a second of the se 15. NEW WORK Add **P** 2 and the second and the second second the second the second the second second the second . . . . . . NEW USE OF BUILDING Kestaur \*\*\* \*\*\* \*\* 1 1 t. -----THE PARTY ------- an ear your -**\* -**GROUP OCC. 4-3 TYPEV · F · · · - has soil it this about the + 1.2 1. . . . . . . DWELL MAX OCC. האימון-ובינגי חויד הייה אימירי איי \_\_\_\_\_ - - -GUEST ROOMS PARKING REQ'D ------T+1 FT . . . . 47:.60 1 1 1 G P.J it a set as a set at and a set at a set of a set and a set of the first VENTURA BI S.P.C. P.M. BP. 56.00 EI, 50 18 F.H. 1 1 1 1/ 1×-0/5 - - ; 2°.08 e and the second of 1 🔍 DIST. DEFICE -7 S 0.5 S, × --, P.C. NO. C/0 32 PLAN CHECK EXPIRES ONE YEAR AFT YEARS AFTER FEE IS PAID OR 180 DAYS NOT COMMENCED ante-cochester . -----.`~~ —· -En "Renti 1.5 21 130. × bi hereby affirm that I am Business and Protections Cr Date 3/2/1/Lic. 27-1-and the second s \_\_\_\_\_ -----113 J.ic. **"3**4 ···· الاستار فارتد C101 ----17. I hereby affirm that I am Professions Code: Any city of prior to its issuance, also re-provisions of the Contractor' fessions Code) or that he is any applicant for a permit su ⊀ سے سے سے 2.1 ( ) \* . . . ----\$ - 1 × 1 - -[] I, as owner of the proper is not intended or offered for to an owner of property who provided that such improvem one year of completion, the of sale.]. -GTONAL ~\* \*\*\* لاجار وقبيعا و 121 - )\_- - - + (語:) かく! L'SICEL. I, as owner of the pro Business and Professions Co thereon, and who contracts 14 新持兵 🔲 🛛 🗍 am exempt under Se (10-1-2) **\***) \*\* 1 Dale \_\_\_\_ 10 thereby affirm that 4 have and the growth of the set 0 - 1 w × Policy No. ₹1\_\_ Certified copy is hereby \_\_\_\_\_\_ <u>1</u>3, --- -- -- **--** ---E =+ =\* Certified copy is filed Date\_\_\_ A.exe . Applicant's Mailing Address L'in CERTIFICATE 19 I certify that in the period so as to become subject to \* 1 1/ \* 1 \*\*\* Date\_ NOTICE TO and the second s pensation provisions revoked. \_\_\_!\_\_\_\_ 20. I hereby affirm that there (Sec. 3097, Civ. C.). "~1, t ------Lender's Name \_ 21. I certify that I have read the second county ordinances and the enter upon the above-mention \* 1 -· 🎽 🆢 🚬 🤻 1. - ide-24 and the second s - **1**\* I realize that this permit i that it does not authorize of Angeles nor any board, dep ance or results of any work (See Sec. 91 0202 LAMC) - Alley ----- 201 Alley -----O COLORADO An and with the server 105-----**...**, Signed Owner or agent an and a standard ATT Jakt al month APPLICATION

and Safety. Hding described plicable zoning

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PROJECT:

ARCHITECT:

13301 VENTURA BLVD. SHERMAN OAKS, CA 91423

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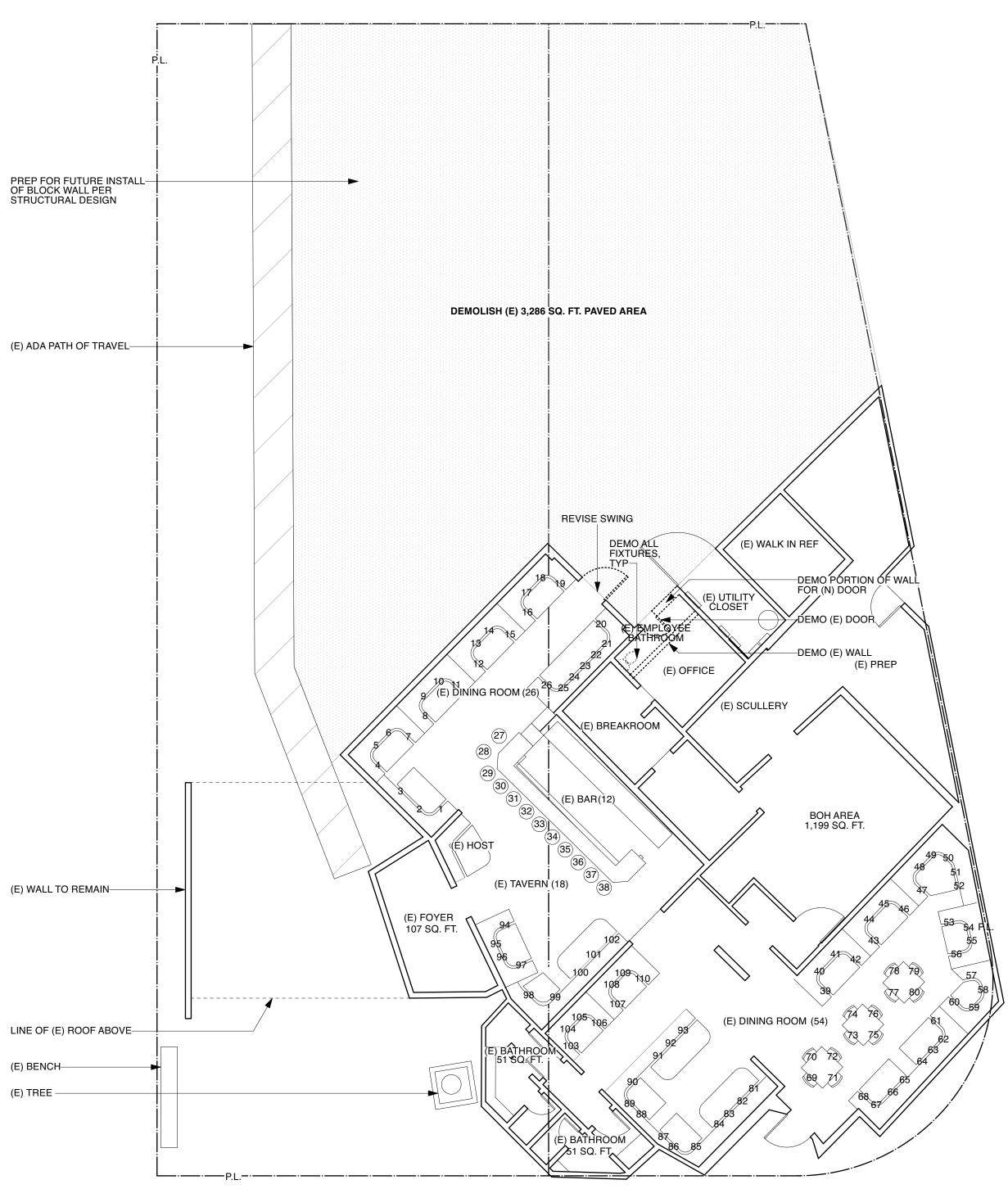
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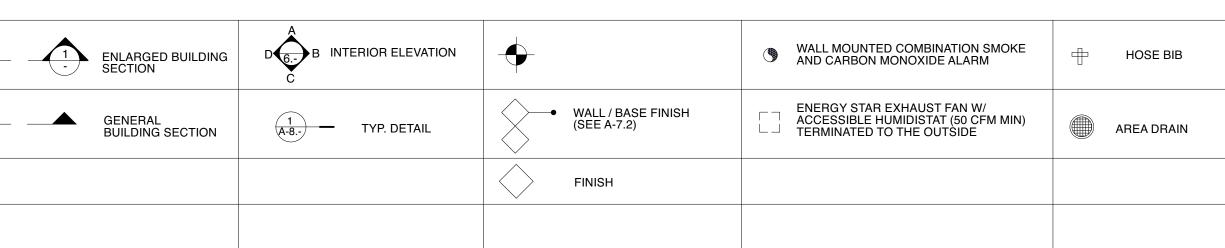
BUILDING RECORDS

DATE:	DRAWN:	SCALE:
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WALL TYPES	3 HR RATING CONC. WA	LLS	(E) WALLS TO REMAIN - CONVERTED TO TYPE 5B	(A-2) EXTERIOR ELEVATION	
	2 HR RATING CMU WALL	S	(N) NON BEARING STEEL STUD PARTITION WALLS		
	1 HR RATING REQ'D STEEL WA	LLS	(N) BLOCK WALLS - 1 HR MIN RATING REQUIRED PER 602 CBC	ENLARGED PLAN / ELEVATION	A-5
	WOOD WA	LLS	(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)		





PROJECT:

ARCHITECT:

DesignUniversal

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Christy Vega 13301 Ventura Blvd.

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Sherman Oaks, CA 91423

Email: christy.casavega@gmail.com

PETER T. ERDEYLI & ASSOCIATES 2999 Overland Ave. Suite 103 Los Angeles, CA 90034

PH: 310.553.9339 Email: contact@erdelyi.com

STRUCTRAL ENGINEERING & SURVEYING:

OWNER:

ARCHITECTURE AND DESIGN

13301 VENTURA BLVD. SHERMAN OAKS, CA 91423

DUC



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

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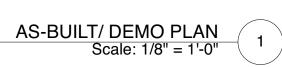
INTERIOR DESIGNER: Rachael Goddard Design Studio

PH: 323.493.7848 Email: rg@rachaelgoddard.com

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

AS-BUILT PLAN



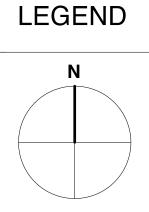






FLUSH ACCESS PANEL

(E) TREE WELL ON P.R.O.W.

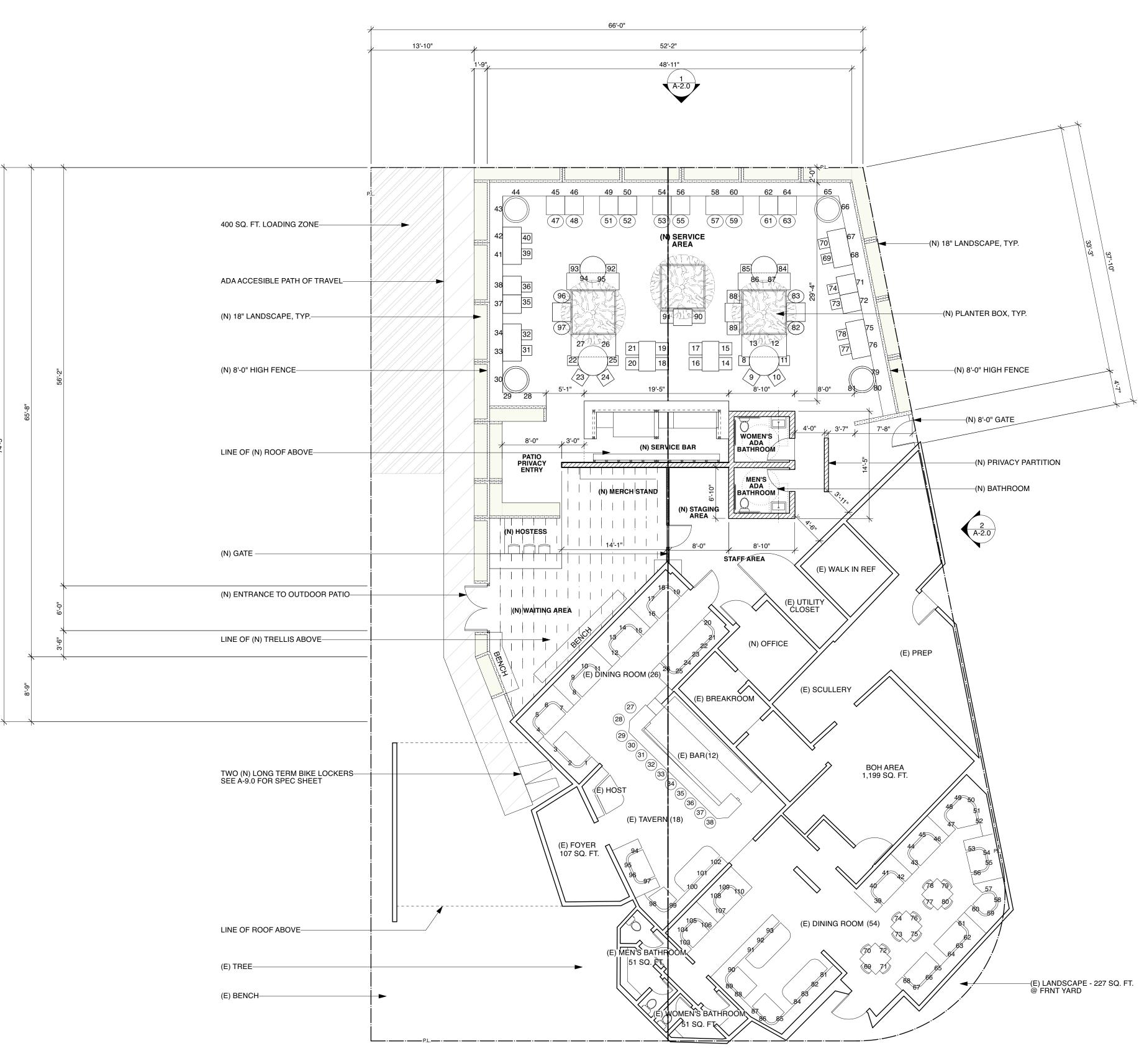


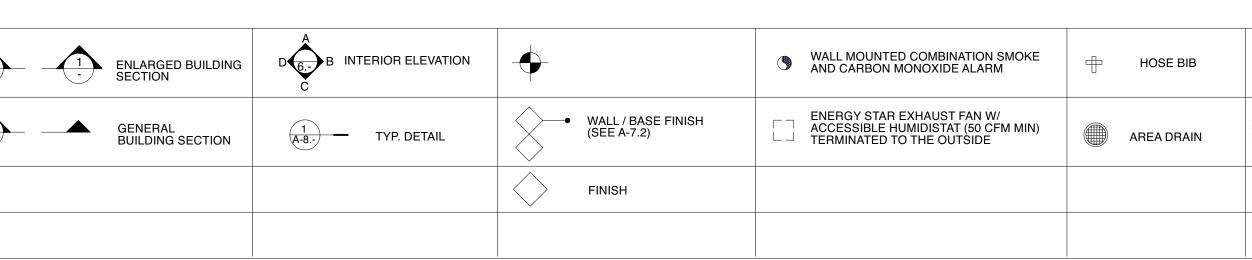
	N) RESTAURANT SERVICE FLC N) SEATS ((E) INDOOR AND (N)			UTDOOR PATIO): 3,081 SQ. FT. 207 SEATS		
WALL TYPES	3 HR RATING	CONC. WALLS	4	(E) WALLS TO REMAIN - CONVERTED TO TYPE 5B	A-2 EXTERIOR ELEVATION	
	2 HR RATING REQ'D	CMU WALLS		(N) NON BEARING STEEL STUD PARTITION WALLS		
	1 HR RATING REQ'D	STEEL WALLS		(N) BLOCK WALLS - 1 HR MIN RATING REQUIRED PER 602 CBC	ENLARGED PLAN / ELEVATION	A-
		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)		

(E) REST	AURANT SERVICE FLOOR ARE		1,550 SQ. FT. (NO CHANGE	E)			
(E) SEATS	S (INDOOR):		110 SEATS (NO CHANGE)				
PROPOS	ED:						
(N) REST	AURANT SERVICE FLOOR ARE	A (OUTDOOR PAT	IO):		1,531 SQ. FT.		
(N) SEAT	s (outdoor patio):				97 SEATS		
	I) RESTAURANT SERVICE FLO			UTDOOR PATIO):	3,081 SQ. FT.		
TOTAL (N	TOTAL (N) SEATS ((E) INDOOR AND (N) OUTDOOR PATIO):207 SEATS						
WALL TYPES	3 HR RATING	CONC. WALLS		(E) WALLS TO REMAIN - COI 5B	NVERTED TO TYPE	EXTER	

**EXISTING & PROPOSED USES** 

EXISTING:





### PROJECT:

ARCHITECT:

13301 VENTURA BLVD. SHERMAN OAKS, CA 91423

		I.
Desigr	nUniversal	
	ARCHITECTURE AND DESIG	Ν

JU

ROBERT THIBODEAU 812 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

STRUCTRAL ENGINEERING & SURVEYING: PETER T. ERDEYLI & 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

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	<u> </u>

PROPOSED FLOOR PLAN



PLANTER AREA

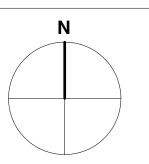
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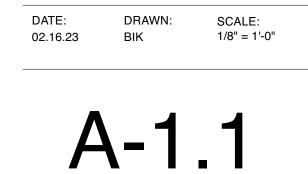
FIRST FLOOR FLOOR PLAN Scale: 1/8" = 1'-0"

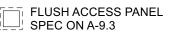
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(E) TREE WELL ON P.R.O.W.

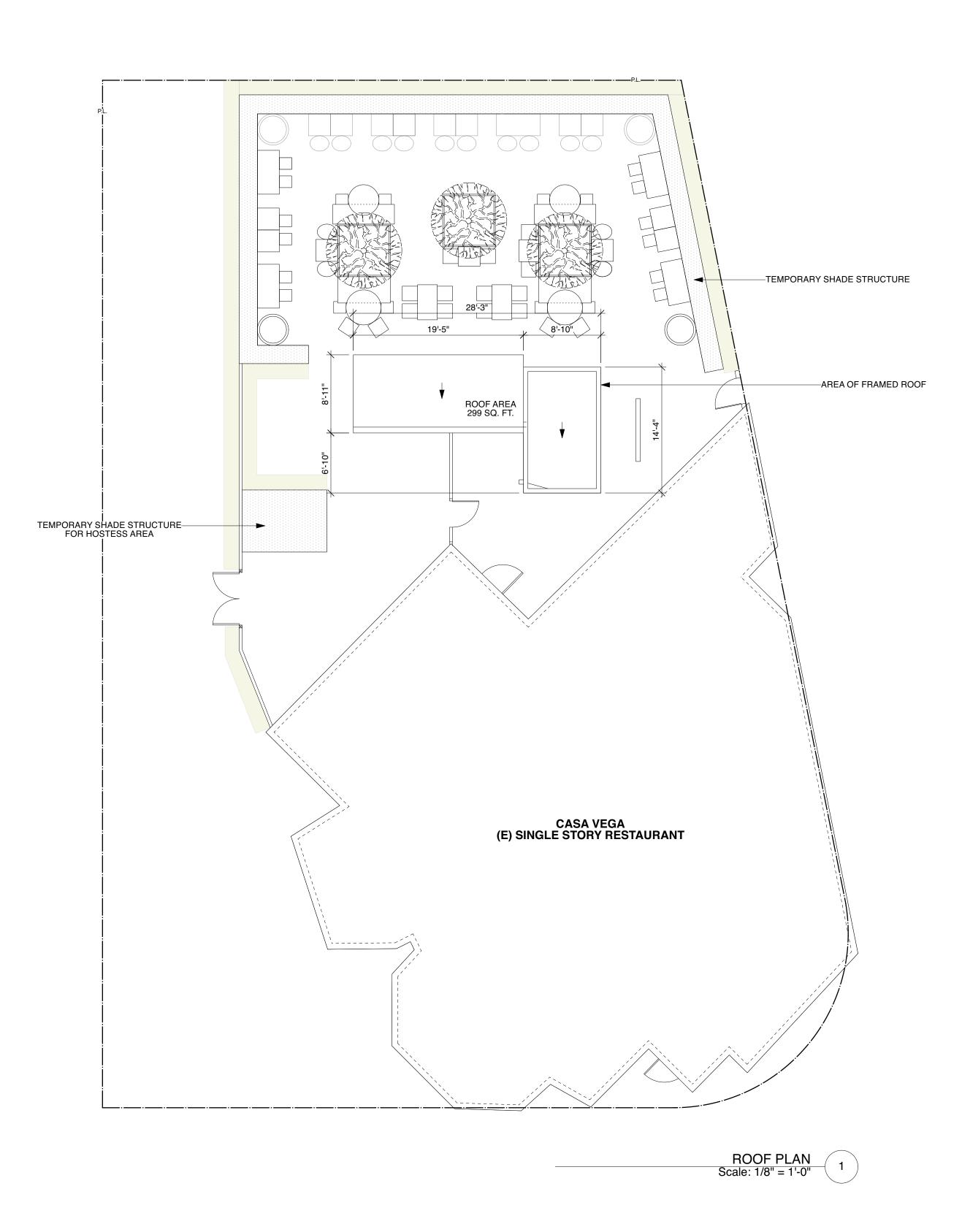
LEGEND

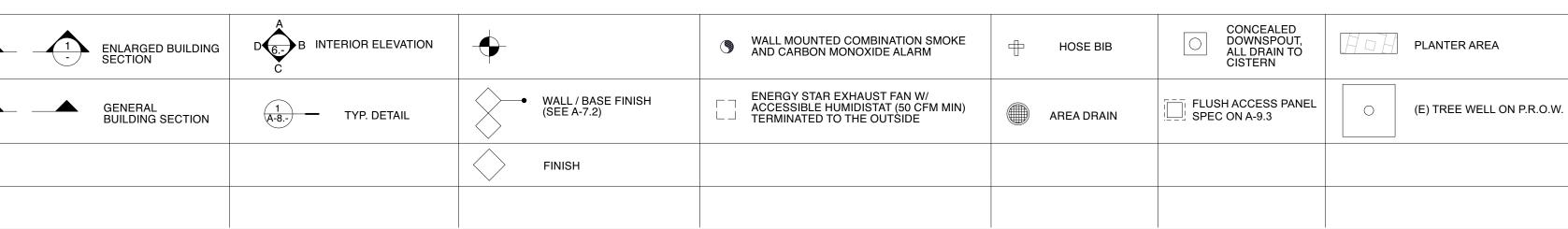






WALL TYPES	3 HR RATING CONC. WA	LLS	(E) WALLS TO REMAIN - CONVERTED TO TYPE 5B	(A-2) EXTERIOR ELEVATION	
	2 HR RATING CMU WALL	S	(N) NON BEARING STEEL STUD PARTITION WALLS		
	1 HR RATING REQ'D STEEL WA	LLS	(N) BLOCK WALLS - 1 HR MIN RATING REQUIRED PER 602 CBC	ENLARGED PLAN / ELEVATION	A-5
	WOOD WA	LLS	(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)		





PROJECT:

13301 VENTURA BLVD. SHERMAN OAKS, CA 91423

ARCHITECT:



DesignUniversal Architecture and design

ROBERT THIBODEAU 812 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

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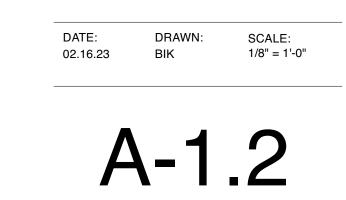
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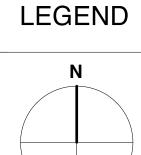
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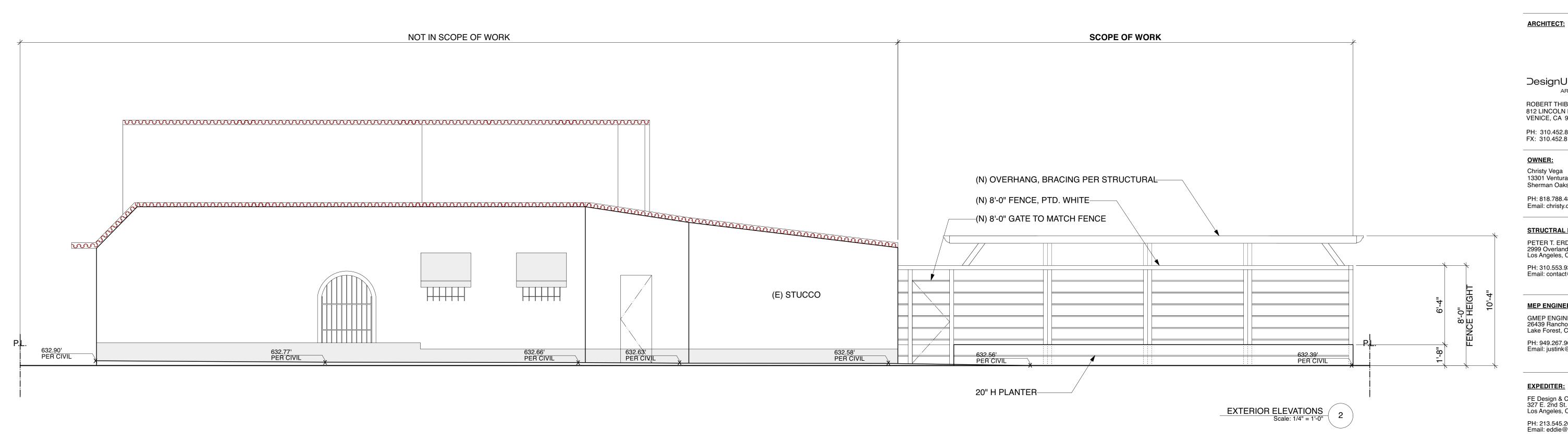
INTERIOR DESIGNER: Rachael Goddard Design Studio PH: 323.493.7848 Email: rg@rachaelgoddard.com

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ROOF PLAN

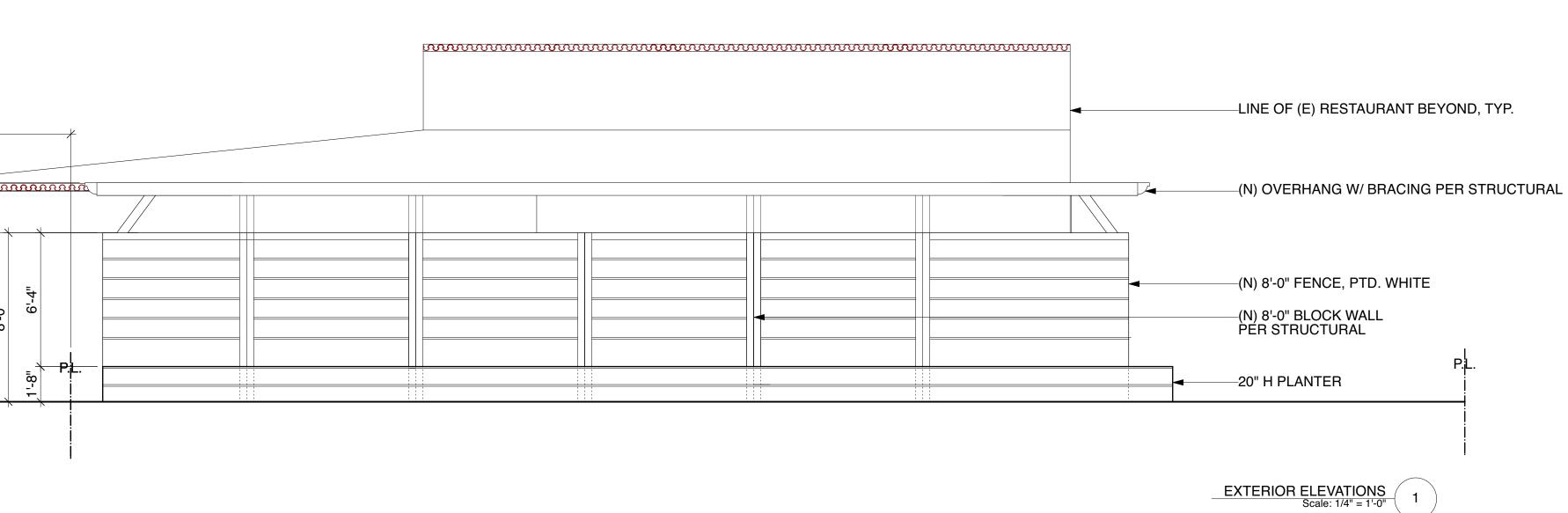






BUILDING @ ANGLE NOT SHOWN

		<u></u>	MM	nn N	nnn	5
	SEE A-2.0/2 ELEVATION		<b>,</b>	10'-4"	8'-0"	
Э.	L					



### PROJECT:

13301 VENTURA BLVD. SHERMAN OAKS, CA 91423

DesignUniversal ARCHITECTURE AND DESIGN

DU

ROBERT THIBODEAU 812 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

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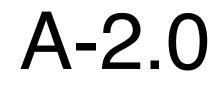
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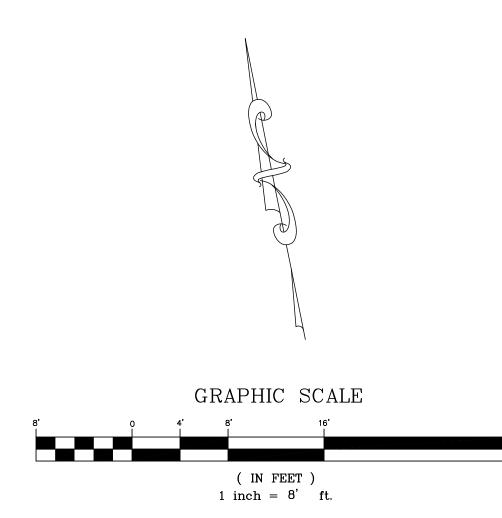
EXTERIOR ELEVATIONS

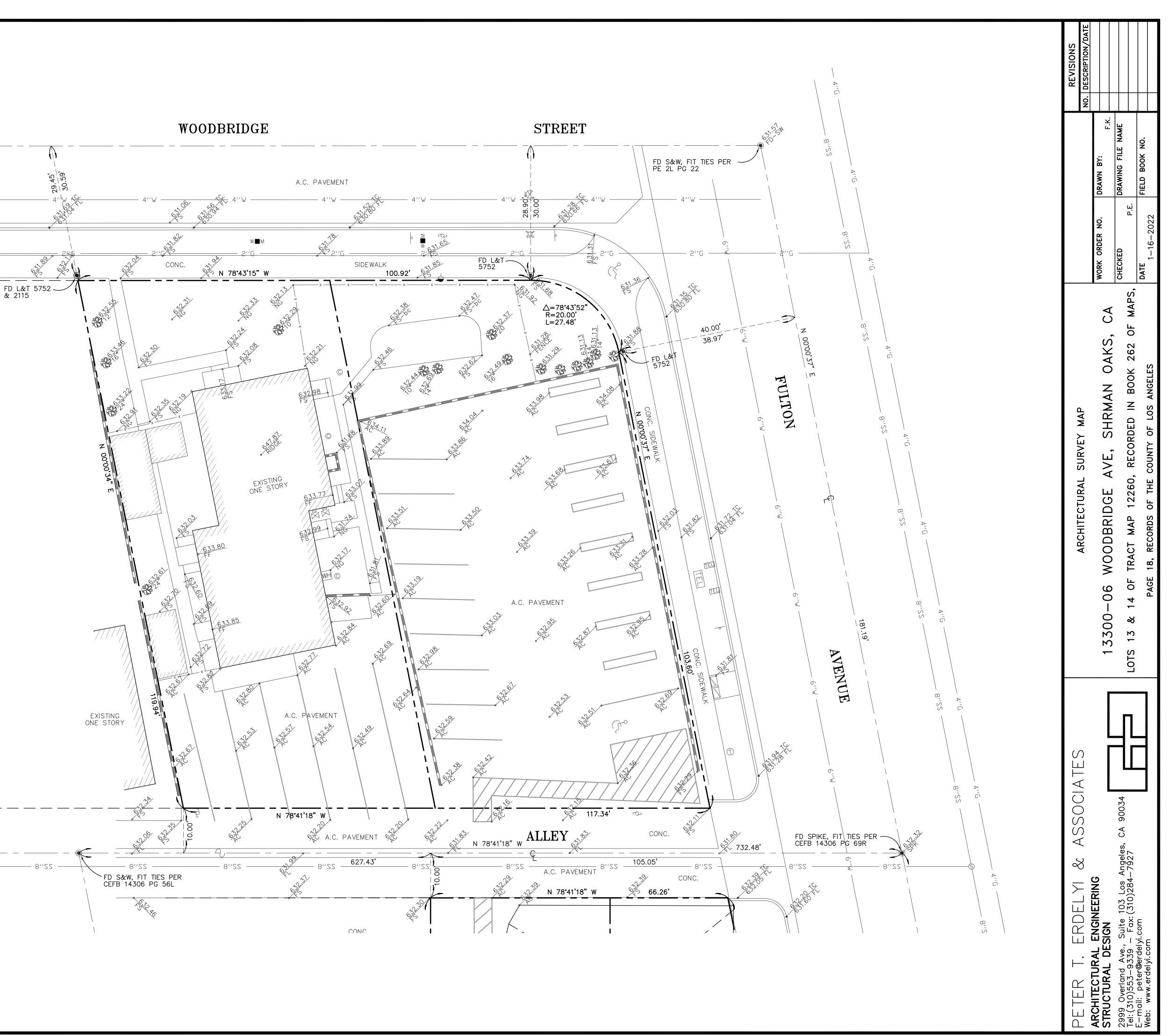
DATE:	DRAWN:	SCALE:
02.16.23	BIK	1/4" = 1'-0"



# LEGEND

	CENTERLINE
	EXISTING BUILDING
۲	FOUND OR SET MONUMENT AS NOTED
	LOT LINE
	BOUNDARY LINE
	WALL
<u>گ</u> ل	WHEEL CHAIR ACCESS RAMP
- x x x -	FENCE LINE
⊙>¢<	STREET LIGHT
STL	STREET LIGHT PULL BOX
С Л	POWER OR TELEPHONE POLE
-0	GUY ANCHOR OR POLE
	ELECTRIC VAULT/PULL BOX
- <del>-</del> 0	SIGN
S	SANITARY SEWER MANHOLE
©	SANITARY SEWER CLEAN-OUT
1 The second sec	TREE
*	PALM TREE
P€T	PEDESTRIAN SIGNAL POLE
TSB	TRAFFIC SIGNAL PULL BOX
$\bigcirc$	TELEPHONE MANHOLE
λ. Υ	FIRE HYDRANT
W	WATER METER
$\overset{\mathbb{W}}{\boxtimes}$	WATER VALVE
GV	GAS METER OR VALVE
Ģ	CENTERLINE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
NG	NATURAL GRADE
TC	TOP OF CURB
L&T	LEAD AND TAG





### BASIS OF BEARINGS:

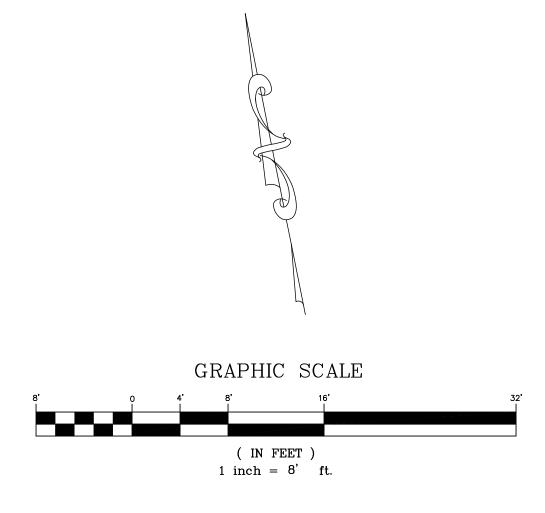
USED BEARING OF N 78°41'20" W, ON THE CENTERLINE OF VENTURA BOULEVARD, AS SHOWN ON TRACT MAP NO. 6374, RECORDED IN BOOK 72 OF MAPS, PAGE 2, OF THE LOS ANGELES COUNTY RECORDS, AS THE BASIS OF BEARINGS FOR THIS SURVEY.

#### **BENCHMARK:**

ELEVATION OF 632.991; CITY OF LA BENCHMARK ID: 08-08941; DATUM: NAVD 1988; YEAR OF ADJUCTMENT2000. SPK S CURB VENTURA BLVD 2FT E/O BCR E/O FULTON AVE, WAS USED AS BENCHMARK FOR THIS PROJECT.

# LEGEND

	CENTERLINE
	EXISTING BUILDING
۲	FOUND OR SET MONUMENT AS NOTED
	LOT LINE
	BOUNDARY LINE
	WALL
رگ	WHEEL CHAIR ACCESS RAMP
- x x x -	FENCE LINE
⊙>¢<	STREET LIGHT
STL	STREET LIGHT PULL BOX
J.	POWER OR TELEPHONE POLE
	ELECTRIC VAULT/PULL BOX
<del>o</del>	SIGN
S	SANITARY SEWER MANHOLE
©	SANITARY SEWER CLEAN-OUT
發	TREE
*	PALM TREE
P€T	PEDESTRIAN SIGNAL POLE
TSB	TRAFFIC SIGNAL PULL BOX
	AREA DRAIN
ж <del>у</del> с	FIRE HYDRANT
W	WATER METER
₩× V	WATER VALVE
Ę	CENTERLINE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
NG	NATURAL GRADE
TC	TOP OF CURB
L&T	LEAD AND TAG

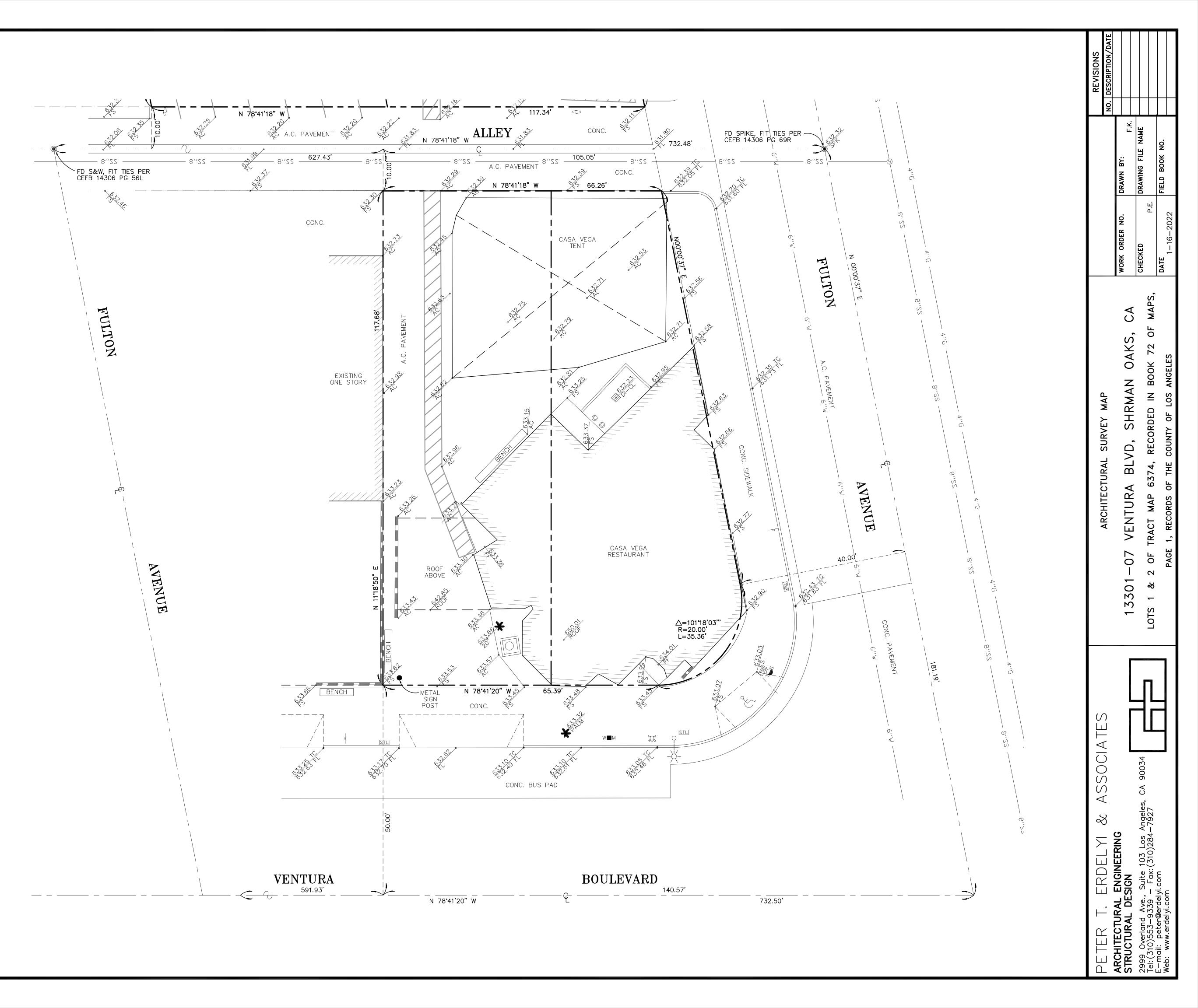


### BASIS OF BEARINGS:

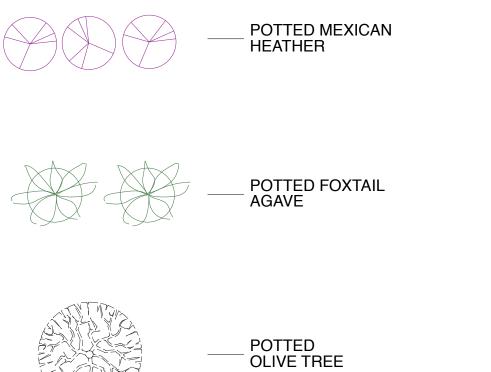
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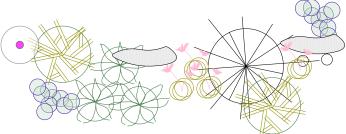
### **BENCHMARK:**

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LEGEND







EXISTING MISC. – DROUGHT TOLERANT PLANTS

— EXISTING BOXWOOD

— EXISTING PALM TREE

## <u>PLANT LIST</u>

BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	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

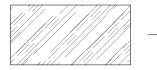




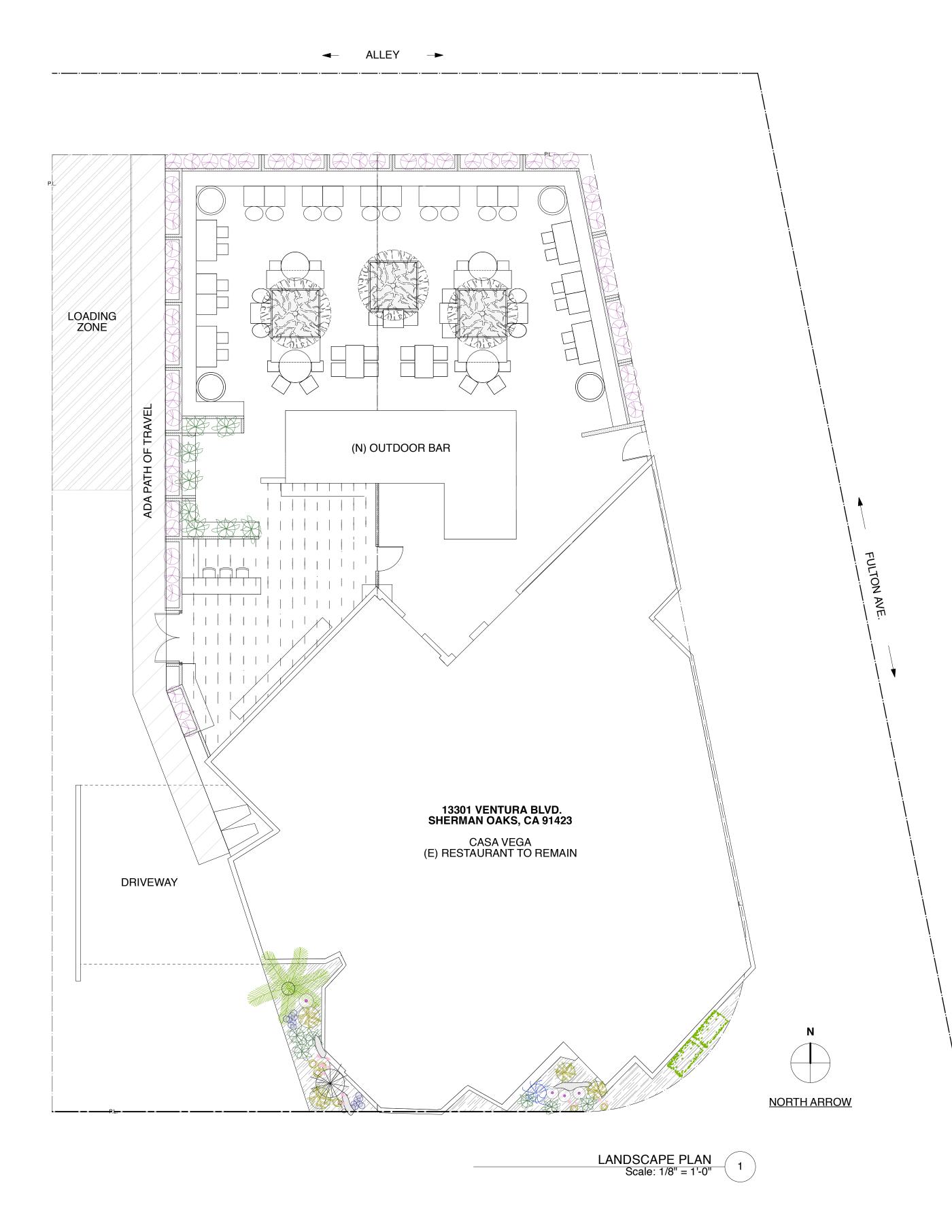








EXISTING SUCCULENT MIX – WITH 3/4" SAND COLOR GRAVEL





PROJECT: 13301 VENTURA BLVD. SHERMAN OAKS, CA 91423



DesignUniversal Architecture and design

ROBERT THIBODEAU 812 LINCOLN BLVD. VENICE, CA 90291 PH: 310.452.8161 FX: 310.452.8171

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

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

LANDCAPE PLAN

DATE: DRAWN: 04.19.23 BIK

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

L0.0



#### APPLICATIONS:

THIS BOX FOR CIT	TY PLANNING STAFF USE ONLY
Case Number	
Env. Case Number	
Application Type	
Case Filed With (Print Name)	Date Filed
Application includes letter requesting:	☐ Hearing not be scheduled on a specific date (e.g., vacation hold)
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 Ap	plication Filing Instructions ( <u>CP-7810</u> ) for more information.
PROJECT LOCATION	
	a Blvd.; 13300-02 W Woodbridge St.; 4215 N Fulton Ave.) Unit/Space Number
Assessor Parcel Number	Total Lot Area
PROJECT DESCRIPTION	
Present Use	
Project Name (if applicable)	
	operation of the proposed project <u>CUP to allow the on &amp; off-site sale &amp; consumption</u> naving 110 seats and a 2,008 SF outdoor patio with 103 seats and hours of operation from 11:30 a
- 2:00 am daily. A ZV to allow an outdoor patio larger than 50% of th	e interior dining area. A SPP for a new outdoor patio and the addition of 445 SF of floor area
Additional information attached	
Complete and check all that apply:	
Existing Site Conditions	
<ul> <li>Site is undeveloped or unimproved (i.e., vacant)</li> <li>Site has existing buildings (provide copies of buildings)</li> </ul>	-
□ Site is/was developed with uses that could relea hazardous materials on soil and/or groundwater	

<sup>&</sup>lt;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)

#### **Proposed Project Information**

(Check all that apply or could apply)

Demolition of existing buildings/structures		□ New constru	iction:	square feet		
□ Relocation of existing buildings	s/structures		□ Additions to existing buildings			
Removal of any on-site tree			□ Interior tena	nt improvement		
Removal of any street tree			Exterior renovation or alteration			
		□ Change of use <u>and/or</u> hours of operation				
Grading Grading			□ Uses or stru	ctures in public rig	ght-of-way	
Haul Route		Phased project				
Housing Component Information	<u>on</u>					
Number of Residential Units:	Existing	– Demoli	sh(ed) <sup>3</sup>	_ + Adding	_ = Total	
Number of Affordable Units <sup>4</sup>	Existing	– Demoli	sh(ed)	+ Adding	= Total	
Number of Market Rate Units	Existing	– Demoli	sh(ed)	+ Adding	= Total	
Mixed Use Projects, Amount of Non-Residential Floor Area:square fee				square feet		

#### Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required)  $\Box$  YES  $\Box$  NO Is your project required to dedicate land to the public right-of-way?  $\Box$  YES  $\Box$  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?

#### Authorizing Code Section

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

Action Requested, Narrative: <u>A CUP to allow the on & off-site sale & consumption of a full line of alcoholic beverages in conjunction with</u> <u>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.</u>

#### Authorizing Code Section

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

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

Additional Requests Attached 
VES 
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)

<sup>&</sup>lt;sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>&</sup>lt;sup>4</sup> As determined by the Housing and Community Investment Department

#### **Proposed Project Information**

(Check all that apply or could apply)

(Check all that apply of could apply)			
Demolition of existing buildings/structures	□ New construction:445square feet		
Relocation of existing buildings/structures	Additions to existing buildings		
Removal of any on-site tree	Interior tenant improvement		
Removal of any street tree	Exterior renovation or alteration		
Removal of protected trees onsite / public right-of-way	□ Change of use <u>and/or</u> hours of operation		
Grading	Uses or structures in public right-of-way		
□ Haul Route	Phased project		
Housing Component Information			
Number of Residential Units: Existing – Demol	$ish(ed)^3$ + Adding0 = Total0		
Number of Affordable Units <sup>4</sup> Existing – Demol	ish(ed) + Adding = Total		
Number of Market Rate Units Existing – Demol	ish(ed) + Adding = Total		
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) $\Box$ 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)? <u>0</u> ft.			
If you have dedication requirements on multiple streets, please indicate: <u>N/A</u>			

#### 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.

Authorizing Code Section 11.5.7

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

Action Requested, Narrative: <u>A Specific Plan Project Permit Compliance to allow a new 10' high block wall around a</u> 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: <u>A CUP to allow the hours of operation from from 11:30a-2:00a daily in lieu of</u>

7:00a-11:00p on a Commerical Corner/Mini-Shopping Center property.

Additional Requests Attached  $\blacksquare$  YES  $\Box$  NO

#### 4. RELATED DEPARTMENT OF CITY PLANNING CASES

<sup>&</sup>lt;sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>&</sup>lt;sup>4</sup> As determined by the Housing and Community Investment Department

If the <u>application/project</u> 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.:	
<ul> <li>Condition Compliance Review</li> <li>Modification of Conditions</li> <li>Revision of Approved Plans</li> <li>Renewal of Entitlement</li> <li>Plan Approval subsequent to Main Conditional Use</li> </ul>	<ul> <li>Clarification of Q (Qualified) Condition</li> <li>Clarification of D (Development) Limitation</li> <li>Amendment to T (Tentative) Classification</li> </ul>	
For purposes of environmental (CEQA) analysis, is there	e intent to develop a larger project?	🗆 YES 🗆 NO
Have you filed, or is there intent to file, a Subdivision with	th this project?	🗆 YES 🗆 NO
If YES, to either of the above, describe the other parts of filed with the City:		her or not currently
RELATED DOCUMENTS / REFERRALS		
To help assigned staff coordinate with other Departmen a copy of any applicable form and reference number if k		ect, please provide
Specialized Requirement Form		_
Geographic Project Planning Referral		
Case Consultation Referral Form		
Redevelopment Project Area – Administrative Review a	nd Referral Form	
HPOZ Authorization Form		
Affordable Housing Referral Form		
Transit Oriented Communities Referral Form		
Preliminary Zoning Assessment Referral Form (Plan Ch	neck #)	
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 F	orm (PCRF)	
Hillside Referral Form (BOE)		
Building Permits and Certificates of Occupancy		
Order to Comply		
Low Impact Development (LID) Referral Form (Stormwa	ater Mitigation)	
Replacement Unit Determination (LAHD)		

5.

#### **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 prop	perty?	
Property Owner of Record	applicant Diffe	erent from applicant
Name (if different from applicant)		
Address		Unit/Space Number
City	State	Zip Code:
Telephone	E-mail:	
City	State	Unit/Space Number
	nsultant etc.)	
Address:		Unit/Space Number
City	State	Zip Code:
Telephone	E-mail:	
Primary Contact for Project Information	□ Owner	□ Applicant
(select only <u>one</u> )	□ Agent/Representative	e 🛛 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>&</sup>lt;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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

- 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 Maria Churter Orle

Date June 16th, 2023

Date

Print Name Mana Christina c/o Vega Management Inc.	
towler	

- Alterna A

Signature \_\_\_\_\_

Print Name

CP-7771.1 DCP Application Form (04/29/2022)

#### 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 Ange \_\_\_\_\_before me, \_\_\_\_\_GolRiz\_, Notary Public (Insert Name of Notary Public and Title) On Tune 2023

personally appeared <u>Maria christing Fowler</u>, 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 a	and official seal.	
	E Aulla	(Seal)
Signature	0.000	
		. GOLAIZ

#### **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.
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  - 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.

an olimp Signature

Date 1-25-23

Date

Print Name Marcie Rothman, LLC Owner

Signature \_

Print Name

#### 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_t	pefore me, <u>N</u>	UZUEta (	Votar ublic and T	Title)	ublic)
personally appeared	Marcie	Helene	Rothman	/	1	, 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. (Seal) Signature



- 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 priginal 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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### FE DESIGN & CONSULTING

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

#### **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 13311-13 West Ventura Boulevard. The latest meetings adjourn around 11 pm.

#### **CIRCULATION**

<u>Ventura Boulevard</u>, 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.

<u>Fulton Avenue</u>, 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.

#### **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 I I 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.

#### SurroundingProperties:

Case No. ZA 85-0071(CUB) - On April 7, 1985, the Zoning Administrator modified Conditions Nos. I, 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.

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.

#### **ADDITIONALFINDINGS**

#### 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.

# 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."

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

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.

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.

 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

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 pother 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 in 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,

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.



## 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.