



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

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.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 14708 Ventura Blvd. Unit/Space Number B

Legal Description² (Lot, Block, Tract) Lot: 374 Block: None Tract: 5822

Assessor Parcel Number 2276002020 Total Lot Area 7,499.9

2. PROJECT DESCRIPTION

Present Use Restaurant with service of alcohol

Proposed Use Restaurant with continued service of alcohol

Project Name (if applicable) Chipotle Mexican Grill

Describe in detail the characteristics, scope and/or operation of the proposed project Plan Approval for the continued sale/service of alcohol for on-site consumption in conjunction with an existing 3,350 sf restaurant w/67 indoor seats in a 3260 sf interior & 8 seats in a 90 sf outdoor patio, hours 9 am -11 pm daily in C2-1L zone.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

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

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing n/a - Demolish(ed)³ n/a + Adding n/a = Total n/a
 Number of Affordable Units⁴ Existing n/a - Demolish(ed) n/a + Adding n/a = Total n/a
 Number of Market Rate Units Existing n/a - Demolish(ed) n/a + Adding n/a = Total n/a
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ n/a _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? N/A ft.
 If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

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

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached YES NO

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

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) ZA 2013-2667 (CUB), DIR 2012-512-SPP

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. ZA 2013-2667(CUB)

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form N/A

b. Geographic Project Planning Referral Please see attached.

c. Citywide Design Guidelines Compliance Review Form N/A

d. Affordable Housing Referral Form N/A

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement N/A

j. Department of Transportation (DOT) Referral Form N/A

k. Preliminary Zoning Assessment Referral Form N/A

l. SB330 Preliminary Application N/A

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy N/A

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A

r. SB330 Determination Letter from Housing and Community Investment Department N/A

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

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Timothy Luskin, Licensing, Senior Manager

Company/Firm Chipotle Mexican Grill

Address: 500 Neil Ave Unit/Space Number 400

City Columbus State CA Zip Code: 43215

Telephone (614) 318-7474 E-mail: timothy.luskin@chipotle.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) 14708 Ventura, LLC

Address 513 North Palm Drive Unit/Space Number _____

City Beverly Hills State CA Zip Code: 90210

Telephone (310) 407-5454 E-mail: maxnetty@sbcglobal.net

Agent/Representative name Valerie Sacks

Company/Firm Liquorlicense.com

Address: 2222 Damon Street Unit/Space Number _____

City Los Angeles State CA Zip: 90012

Telephone (310) 500-6282 E-mail: valerie@liquorlicense.com

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

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or 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 the agent for service of process or 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  _____

Date 8/13/21 _____

Print Name MASOUD Netfy _____

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 8/13/21 before me, Cesar Trujillo (notary public)
(Insert Name of Notary Public and Title)

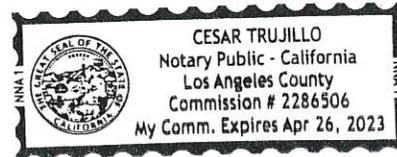
personally appeared Masoud Netty, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

[Signature]
Signature

(Seal)

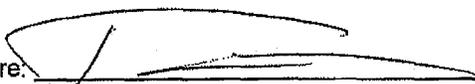


APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____



Date: _____

6-15-21

Print Name: _____

Tim Luskin



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CONTRACT

CASE NUMBER:

BTCID: LA21-484

REFERENCE:

DATE: 7/21/2021

SITE ADDRESS: 14708 W. VENTURA BLVD.

AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Color Fold Over Labels and Mailing	0	\$2.58	
Color Fold Over Mailing Only	22	\$2.18	\$47.96
Appeals – Number	0	x \$2.58	
Posting of Site – Number of signs	1	x \$85.00 (1 st)	\$155.00
	1	x \$70.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$14.00
All Weather Posting (optional)	0	\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$216.96

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

X

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

X

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.

X

If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$2.58/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.

X

Signature: _____

Telephone: (213) 417-2334

Print Name: CHIPTLE MEXICAN GRILL, INC./JEREMY

Refunds and Credits only valid one year from the original filing date.

PAID
 7-21-21
 CA#14315



REFERRAL FORMS:

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
• Community Design Overlays (CDO)
• Neighborhood Oriented District (NOD)
• Sign District (SN)
• Zone Change
• Design Review Board (DRB)
• Pedestrian Oriented District (POD)
• Community Plan Implementation Ordinance (CPIO)
• Public Benefit Alternative Compliance
• Zone Variance

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. Subject Property Address: 14708 Ventura Blvd.

2. Community Plan Area Name: B

a. Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

Lot: 374 Block: None Tract: 5822

3. Project Type (check all that apply)

- [x] New construction [] Addition [] Renovation [] Sign
[] Change of Use [] Grading [] Density Bonus [] Small Lot Subdivision
[] Other (describe) n/a

If Change of Use, what is:

Existing Use? n/a Proposed Use? n/a

Description of proposed project: n/a

n/a
n/a
n/a

Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

- [x] Project Permit [x] Adjustment
o Minor (3 signs or less OR change of use) [] Exception
o Standard (Remodel or renovation in which additions are no [x] Amendment
greater than 200 sq. ft. more than 3 signs, wireless equipment [] Interpretation
o Major (All other projects, e.g. new buildings, remodels that [] Not a Project
include an addition of more than 200 sq. ft. [] Other
[] Modification

Design Review Board

- Preliminary Review Final Review

CDO/POD/NOD

- Discretionary Action Sign-off only
 Minor (3 signs or less OR change of use)
 Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) Not a Project
 Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)

Community Plan Implementation Overlay (CPIO)

- Administrative Clearance (Multiple Approvals) CPIO Adjustment (CPIOA) CPIO Exception (CPIOE)
 Potentially Historic Resource

Affordable Housing

- Density Bonus Conditional Use >35%
 Affordable Housing Referral Form Public Benefit
 Off-menu incentives requested

Small Lot Subdivision

- Consultation completed

Streetscape Plan

- Consultation completed Not a Project or N/A under Streetscape Plan: N/A
(Insert Streetscape Plan Area)

5. ENVIRONMENTAL CLEARANCE

- Not Determined
 Categorical Exemption Environmental Assessment Form (EAF)
 Class 32 Categorical Exemption Other Entitlements needed
 Existing ENV Case Number: N/A
 ENV Addendum Case Number: Chipotle Mexican Grill

6. PUBLIC NOTICING

- Standard (BTC to mail hearing notice)
 Special (At time of filing applicant must pay BTC to mail determination letters only)
 Abutting owners Abutting occupants

7. NOTES

43215

Project Planning Signature: <i>Correy Kitchens</i>	Phone Number: 818.374.5034
Print Name Correy N. Kitchens	Date 7/20/2021

**PROPOSED FINDINGS
REQUEST FOR APPROVAL OF PLANS
L.A.M.C. Section 12.24M
Chipotle Mexican Grill Store #1942
14708 Ventura Blvd.**

A. General Conditional Use

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The request is for a Plan Approval (“PA”) to allow the Applicant, Chipotle Mexican Grill (“Applicant” or “Chipotle”), to continue to serve a full line of alcoholic beverages for on-site consumption at its existing restaurant located at 14708 Ventura Boulevard (“Site”) in Sherman Oaks. The ability to serve alcohol at the restaurant was established in February, 2014 per case no. ZA-2013-2667-CUB (“Existing CUB”). The restaurant opened in June 2013 has comprised of 67-seats in a 3,350 s.f. space – 3,260 s.f. and 57 seats inside, and 8 seats on the 90 s.f. outdoor patio. Alcohol is not served on the patio. Currently, the Applicant serves beer pursuant to a type 41 ABC license. However, the Applicant would like to retain the ability in the Existing CUB to upgrade the license type to a type 47 to enable service of margaritas as well as beer. In addition, the Applicant would like to be able to slightly expand its operating hours from 11 am – 10 pm daily to 9 am – 11 pm daily. Chipotle is not requesting any other operational changes and will not be making any physical changes to the restaurant as part of the PA process.

The Applicant believes that its restaurants have a positive impact on the neighborhoods in which they are located because of the company’s progressive corporate philosophy, the attractive physical design of its restaurants, its sophisticated customer base, and the health-conscious food it serves. The Applicant’s ability to offer its customers beer and margaritas with their Mexican-style cuisine is an important part of its business model. There is a demand for such products, and the ability to obtain them in a well-designed, responsibly managed environment at the price point at which Chipotle offers meal service is beneficial to the community. Because the ability to serve these items is an important element of each restaurant’s success, and because Chipotle’s restaurants have a positive impact on their surroundings, continued authorization for the sale of a full-line of alcoholic beverages at the restaurant will be a service that is beneficial to the community.

The restaurant is located along a vibrant stretch of Ventura Boulevard, which is improved with a variety of retail, restaurant, office, and neighborhood-serving commercial uses. In terms of the impact of the use on the surrounding built environment, there will be no changes to the structure nor façade as a result of the requested Plan Approval. The restaurant, like all Chipotle locations, is unique and tailored to be aesthetically consistent with the neighborhoods and centers in which it locates its restaurants. Chipotle is committed to providing a clean, safe environment for its patrons, and to maintain its restaurants and their immediate surroundings. Thus, the Plan Approval to enable the continued sale of alcoholic beverages, by supporting the ongoing success of the restaurant, will support the ongoing positive impact the clean, well-maintained, attractively designed restaurant has on surrounding properties and the built environment.

For all of the above reasons, the restaurant with the continued sale of alcoholic beverages will continue to enhance the built environment in the surrounding neighborhood or will perform a service that is beneficial to the community, city, or region.

- 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 Applicant's request for approval of a PA to continue to serve a full line of alcoholic beverages at its existing restaurant in Sherman Oaks will be compatible with and not adversely affect or degrade adjacent properties, the surrounding neighborhood, nor the public health, welfare or safety. In terms of its operational characteristics, Chipotle owns and operates more than 2600 restaurants throughout the United States, Canada, and overseas, and continues to expand its brand. Chipotle attributes its tremendous growth rate since it opened its first location in 1993 on its vision for its restaurants. The idea is simple: demonstrate that customers could be served good quality food in a distinctive atmosphere, quickly and at an affordable price point. Chipotle uses high-quality raw ingredients, classic cooking methods and distinctive interior design. The Applicant's continued ability to offer beer and margaritas to its customers in its fast-casual, Mexican-style restaurant is part of the company's overall approach of offering a higher level of dining experience than one typically finds at this price point.

In terms of the compatibility of the restaurant with ongoing service of alcoholic beverages with the adjacent buildings and uses, the areas surrounding the Site are densely developed with a variety of commercial and multi-family residential uses. The uses along Ventura Boulevard immediately across from the Site include a CVS, a branch of Bank of America, and a TJ Maxx. Properties to the west of the Site along Ventura Boulevard are developed with low to mid-rise commercial buildings. The property immediately adjacent to the Site is an 11-story medical office building. Properties to the east of the Site are developed with low-rise commercial buildings with a variety of office, retail, and restaurant uses. The area to the south of the Site along Dickens Street is developed with medium density multi-story residential apartments and condominiums. These residential uses are thoroughly buffered from the project Site by the parking lot to the rear, as Chipotle is oriented toward Ventura Boulevard, while these properties are oriented toward Dickens Street. As there will be no physical changes to the restaurant, the requested PA to enable the service of alcohol will not in itself trigger any additional changes to the Site or its surrounding uses. Therefore, there will be no intensification of the use of the Site. In the context of the commercial nature of the surrounding buildings and uses along Ventura Boulevard, the restaurant with ongoing service of alcohol will not degrade or detrimentally affect adjacent properties due to the high concentration of commercial uses immediately surrounding the Site. The physical features of the restaurant and the continued service of alcohol will therefore continue to be compatible with the uses surrounding the Site.

In terms of the use's compatibility with its surroundings with respect to traffic and parking impacts, the Site has 92 on-site parking spaces. Surrounding the Site are numerous medium-to-large commercial/retail and office buildings with a variety of large national retail anchors as well as neighborhood-serving retail uses and offices. The vast majority of the Applicant's customers are patrons or employees of the other commercial uses surrounding the Site, nearby restaurants, and others who are in the general area for multiple purposes. In any case, the requested Plan Approval for the continued service of alcoholic beverages at the Applicant's existing restaurant at this location will have no impact on traffic or street parking supply in the area.

For all of these reasons, the restaurant with the use will continue to be consistent and compatible with the surrounding area in terms of its size, height and physical characteristics.

In terms of the operational compatibility and impact upon adjacent properties, surrounding uses, and the public health, welfare and safety, the Applicant's experience at this location is that alcohol sales comprise only a very small percentage of gross sales at the restaurant. Further, the Applicant recognizes an obligation to be a respectful operator within the community, and welcomes input from the Planning Department, the LAPD, and the Sherman Oaks Neighborhood Council. Ultimately, the reputation of the company depends in part on its ability to ensure that all of its locations operate in a manner which is not detrimental to the character of the development of the neighborhoods in which its restaurants are located. Chipotle has established procedures in place in its restaurants to ensure the responsible management of these products. Finally, the owners and operators of the Project are committed to continuing to providing a safe and enjoyable experience to its patrons, and operate the Project in a manner which is consistent with this goal. Thus, the existing restaurant with a modest expansion of its operating hours – 9 am to 11 pm, rather than 11 am – 10 pm as per the current approval, and beer and margarita service pursuant to a type 47 ABC license, will continue to be compatible with and not adversely affect its surroundings.

For all of the above reasons, the restaurant's location, size, height, operations and other significant features will continue to be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The restaurant with the continued sale of alcoholic beverages for on-site consumption substantially conforms to the purpose, intent and provisions of the portion of the General Plan applicable to the Site, the Sherman Oaks—Studio City—Toluca Lake—Cahuenga Pass Community Plan ("Plan"). The Site is designated Community Commercial per the Plan and corresponds to the CR, C2, C4, RAS3, RAS4, P and PB zones.

The request for the continued sale of a full-line of alcoholic beverages in conjunction with a fast-casual-style restaurant is consistent with the Plan's goals with respect to commercial uses. Specifically, the Plan aims to improve the function, design and economic vitality of the commercial corridors. The following Plan policies and objectives are relevant to the Site and the use:

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Policy 2-1.3: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development

Policy 2-3.1: To enhance the identity of distinctive commercial districts and to identify pedestrian oriented districts (POD's).

The Site is also within the Ventura-Cahuenga Boulevard Corridor Specific Plan and is in a designated Pedestrian Oriented Area. The following purposes of the Specific Plan are relevant to the Site and consistent with the use:

Purpose C.: To provide building and site design guidelines to promote attractive and harmonious multi-family and commercial development.

Purpose D.: To assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.

Purpose E.: To provide a compatible and harmonious relationship between residential and commercial development where commercial areas are contiguous to residential neighborhoods.

Purpose H.: To promote an attractive pedestrian environment which will encourage pedestrian activity and reduce traffic congestion.

Purpose K.: To promote a high level of pedestrian activity in the Pedestrian Oriented Areas by regulating the placement of buildings and structures to accommodate outdoor dining and other ground level retail activity, as well as provide for attractive landscaping.

The Applicant’s restaurant with alcoholic beverage service has been sited and designed to be inviting to pedestrians and to engage surrounding uses and passersby. Thus, the proposed PA conforms with the purpose, intent, and provisions of the applicable portion of the General Plan.

B. Additional Findings

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

Although there are other alcohol-related uses near the Site, the granting of the Application will not result in an undue concentration of alcohol-serving establishments, giving consideration to applicable State laws, the ABC’s guidelines for undue concentration, the crime rate in the area, and whether revocation or nuisance proceedings have been initiated for any nearby use. According to the State Department of Alcoholic Beverage Control, 2 on-site licenses are allocated to Census. Tract No. 1413.04, while 18 currently exist, including the Applicant’s license. Those licenses are as follows:

Name of Establishment	Address	License Type
ANAJAK THAI CUSINE	14702-14704 VENTURA BLVD	41 (ON-SALE BEER AND WINE)
TRATORIA OLIVA	4447-49 VAN NUYS BLVD	47 (ON-SALE GENERAL) 58 (CATERER PERMIT)
HOUSE OF BILLIARDS	14662-64 VENTURA BLVD	40 (ON-SALE BEER)
CRABBY CRAB, THE	4457 VAN NUYS BLVD	47 (ON-SALE GENERAL)
CHIPOTLE MEXICAN GRILL #1942	14708 W VENTURA BLVD STE B	41 (ON-SALE BEER AND WINE)
O’CADO	14568 VENTURA BLVD	41 (ON-SALE BEER AND WINE)
HOT WINGS CAFE # 4	4609 VAN NUYS BLVD	41 (ON-SALE BEER AND WINE)
ON THE THIRTY	14622 VENTURA BLVD STE 115	47 (ON-SALE GENERAL) 58 (CATERER PERMIT)
MIDICI LLC	14612 VENTURA BLVD	41 (ON-SALE BEER AND WINE)
SPUMONI RESTAURANT	14533 VENTURA BLVD	41 (ON-SALE BEER AND WINE)
KINZA SUSHI AND JAPANESE RESTAURANT	4627 VAN NUYS BLVD	41 (ON-SALE BEER AND WINE)

SHERMAN THE	14633 VENTURA BLVD	47 (ON-SALE GENERAL) 77 (EVENT PERMIT)
MR. FURLEYS LLC	14649 VENTURA BLVD	47 (ON-SALE GENERAL)
BARREL THE	4547 VAN NUYS BLVD	48 (ON-SALE GENERAL PUBLIC PREMISES)
CRAVE SUSHI RESTAURANT	14502 VENTURA BLVD	41 (ON-SALE BEER AND WINE)
NOMURA SUSHI	14622 VENTURA BLVD STE 207	41 (ON-SALE BEER AND WINE)
MARDI GRAS TUESDAY	14543 VENTURA BLVD	41 (ON-SALE BEER AND WINE)
CLAYPIT INDIAN CUISINE	14611 1/2 VENTURA BLVD	41 (ON-SALE BEER AND WINE)

Within 600 feet of the Site there are a total of 10 on- and off-site licensees, including Chipotle, as follows:

Name of Establishment	Address	License Type
ON THE THIRTY PIZZERIA & LOUNGE	14622 W VENTURA BL#115	47 (ON-SALE GENERAL) 58 (CATERER PERMIT)
NOMURA SUSHI	14622 W VENTURA BL#207	41 (ON-SALE BEER/WINE)
THE SHERMAN REST'N	14633 W VENTURA BL	47 (ON-SALE GENERAL) 77 (EVENT PERMIT)
MR. FURLEY'S BAR	14649 W VENTURA BL	47 (ON-SALE GENERAL)
HOUSE OF BILLIARDS	14662 W VENTURA BL	40 (ON-SALE BEER)
ANAJAK THAI CUISINE	14702 W VENTURA BL	41 (ON-SALE BEER/WINE)
CHIPOTLE MEXICAN GRILL#1942	14662 W VENTURA BL	41 (ON-SALE BEER/WINE)
CVS PHARMACY	14735 W VENTURA BL	21 (OFF-SALE GENERAL)
MARIE CALLENDERS	14743 W VENTURA BL	41 (ON-SALE BEER/WINE)
ANEJO CANTINA & GRILL	14755 W VENTURA BL #C	47 (ON-SALE GENERAL)

Between 600-1000 feet of the Site, there are 6 on- and off-site licensees, as follows:

Name of Establishment	Address	License Type
MARDI GRAS TUESDAY REST'N	14543 W VENTURA BL	41 (ON-SALE BEER/WINE)
O'CADO REST'N	14568 W VENTURA BL	41 (ON-SALE BEER\WINE)
CLAY PIT INDIAN CUISINE	14611 ½ W VENTURA BL	41 (ON-SALE BEER\WINE)
PAVILLIONS	14845 W VENTURA BL	21 (OFF-SALE GENERAL) 86 (INSTRUCTIONAL TASTING LICENSE)
BAIRE WINES IMPORTS	4514 CEDROS AVE	20 (OFF-SALE BEER\WINE)
D-CANTOR ENTERPRISES INC	4537 CEDROS AVE	85 (LIMITED OFF-SALE WINE LICENSE)

In terms of sensitive uses, there are 2 sensitive uses, including churches, public schools, nursery schools, child-care facilities, parks, public playgrounds, recreational areas or hospitals, located within a 600 foot radius of the Site. Those uses are as follows:

Name of Establishment	Address
ULTRAZONE LAZER TAG	14622 VENTURA BLVD #208
SHERMAN OAKS ELEMENTARY SCHOOL	14755 GREENLEAF ST

Between 600-1000 feet of the Site, there is 1 sensitive use, as follows:

Name of Establishment	Address
SHERMAN OAKS LUTHERAN CHURCH & CHILDREN'S CENTER	14847 DICKENS ST

This part of the City is densely developed with a variety of commercial uses. In that context, the number of sensitive uses in the area is not very high. In addition, the ABC recognizes that in many areas where the demand for licenses exceeds the allocation, it is still appropriate to grant additional licenses because the large number of visitors and workers who frequent the vicinity push the effective population count significantly above census numbers. This is certainly the case with regard to commercially developed corridors such as Ventura Boulevard. Often, restaurant and retail patrons appreciate having a variety of options in an area when going out for a meal.

In addition, the negative impacts occasionally associated with alcohol sales are very unlikely to be an issue here. Chipotle has an excellent record with the ABC and has found that only a small percentage of its gross sales come from these products. However, the Applicant would like to have the ability to continue to serve these products to those patrons who wish to enjoy them. The Applicant's restaurant will not have the features that sometimes contribute to irresponsible drinking – the requested hours of operation are 9 a.m. to 11 p.m. daily; only beer and margaritas will be served; and the restaurant is focused on, and known for, providing high-quality, affordable, sustainably produced food. Moreover, Chipotle's staff is trained to recognize and appropriately deal with any problems related to the alcoholic beverage sales if they were to arise.

For the reasons stated above, the granting of the requested PA will not result in an undue concentration of alcohol-serving establishments.

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

The approval of the requested Plan Approval will not detrimentally affect nearby residential properties. The Site's location along Ventura Boulevard, the design and physical orientation of the restaurant, and the responsible operational and management practices of the restaurant will ensure that the Applicant's ability to continue to serve alcoholic beverages at this location will not be a detriment to surrounding residential uses.

The surrounding area is densely developed with a variety of commercial and multi-family residential uses. Properties to the north of the Site across Ventura Boulevard are zoned C2-1L and [Q]R3P-1. The uses along Ventura Boulevard immediately across from the Site include a TJ Maxx, a branch of Bank of America, and a CVS. Properties to the west of the Site along Ventura Boulevard are zoned C2-1L and are developed with low to mid-rise commercial buildings. The property immediately adjacent to the Site is an 11-story medical office building. Properties to the east of the Site are zoned C2-1L (along Ventura Boulevard) and are developed with low-rise commercial buildings with a variety of office, retail, and restaurant uses. Properties to the east and South of the Site along Dickens Street are zoned RD1.5 and developed with medium density multi-story residential apartments and condominiums. Residential properties behind the Site across Dickens Street are generally buffered from the project Site by the parking lot to the rear, as Chipotle is oriented toward Ventura Boulevard. In this context, the restaurant with continued authorization to serve beer and margaritas will not produce detrimental effects on nearby residential uses due to the commercial nature of the Ventura Boulevard corridor and the orientation of the uses away from nearby residential properties.

Although alcohol service is being requested, the sale of alcoholic beverages accounts for only a small fraction of each restaurant's gross sales. The desire to obtain the requested PA is that, in the Applicant's experience, its customers appreciate the option to purchase alcoholic beverages with their Mexican-style meals. The Applicant has established itself as a reputable and successful company by virtue of its attention to detail and quality with respect to all aspects of its business. As a result, the Applicant has an outstanding record of compliance with the California Alcoholic Beverage Control agency and other parallel agencies wherever its restaurants are located.

For the reasons stated above, the Applicant believes that approval of the requested PA to continue to authorize service a full line of alcoholic beverages at its restaurant will not detrimentally affect nearby residential zones or uses.

**CONDITION COMPLIANCE SUMMARY
REQUESTS FOR DISCRETIONARY APPROVAL
PLAN APPROVAL FOR THE CONTINUED SALE OF ALCOHOL
FOR ON-SITE CONSUMPTION WITH A RESTAURANT
L.A.M.C. §12.24 M
Chipotle Mexican Grill Store #1942
14780 Ventura Blvd., Sherman Oaks, CA 91403**

- 1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.**

The Applicant is operating in compliance with this condition.

- 2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as maybe revised as a result of this action.**

The Applicant is operating in compliance with this condition.

- 3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.**

The Applicant is operating in compliance with this condition.

- 4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.**

The Applicant is operating in compliance with this condition.

- 5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.**

The Applicant is operating in compliance with this condition.

- 6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.**

This condition is advisory only.

9. **Approval of Plans Review.** At any time during the effective period of this grant, should documented evidence be submitted showing continued violation of any condition of this grant, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these Conditions. The applicant shall prepare a radius map and cause a notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office, and the Los Angeles Police Department corresponding Division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

This condition is advisory only.

7. **The restaurant shall be limited to 3,350 square feet of floor area, 90 square feet of which are in a patio and 67 patron seats including 8 seats in a patio within the subject property along Ventura Boulevard.**

The patron seats above shall not exceed the maximum capacity/occupancy permitted by the Los Angeles Fire Department and the Department of Building and Safety.

No patio seats within the public right-of-way are proposed or granted herein.

The Applicant is operating in compliance with this condition.

8. **The hours of operation shall be limited to 11 a.m. to 10 p.m. daily.**

After hours use of the facility, other than for routine clean-up and maintenance, is not permitted. The operating hours shall be posted at the entrance of the restaurant and on the menu.

The Applicant is operating in compliance with these conditions. However, the Applicant would like to expand the permitted hours to 9 am – 11 pm.

9. **Amplified music inside the restaurant shall be limited to background music at a low volume such that any music playing shall not be audible beyond the subject premises.**

No amplified music or any type of entertainment shall be permitted on the outdoor patio.

No public address system, no paging system shall be installed or maintained on the subject property, which are audible outside the building in which it is located.

Noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.

The Applicant is operating in compliance with this condition.

- 10. Should there be a change in the ownership of the property/the restaurant and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of escrow for a potential change in the ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Zoning Administrator.**

This condition is advisory only.

- 11. Parking shall be provided in compliance with the Code. No deviation from the required parking has been requested or granted herein.**

This condition is advisory only.

- 12. Prior to the utilization of the grant or the sign-off of the plans or permits by the Zoning Administrator, a Certificate of Occupancy for the subject restaurant shall be submitted for the inclusion in the case file.**

The Applicant is operating in compliance with this condition.

- 13. The premises shall be maintained as a bona fide restaurant with a kitchen to be used for cooking and preparing of food as defined by Section 91.0403 of the Los Angeles Municipal Code, and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.**

The Applicant is operating in compliance with this condition.

- 14. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.**

The Applicant is operating in compliance with this condition.

- 15. Pool tables, billiard tables, and Adult Entertainment uses [Municipal Code Section 12.70] shall be prohibited. There shall be no karaoke, no juke box, no topless entertainment, no disc jockey, no dancing, no male or female performers, no live entertainment, or no fashion shows at the restaurants.**

No dancing is authorized. The applicant shall not sublet the premises for nightclub activity.

The Applicant is operating in compliance with this condition.

- 16. The conditions of this grant shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator or other responsible agencies.**

The Applicant is operating in compliance with this condition.

- 17. The conditions of the subject grant shall be provided to employees, security personnel and parking attendants [if any] for their review.**

Prior to the utilization of the grant, a statement signed by the employees, security personnel and parking attendants if any, stating that they reviewed and agree to comply with the conditions shall be submitted to the Zoning Administrator.

The Applicant is operating in compliance with this condition. With respect to the signed statement, our records show this occurred but we are not able to locate the signed statement.

- 18. Prior to the utilization of the grant, all personnel acting in the capacity of a manager of the premise and all part time and full-time employees who sell and/or serve alcoholic beverages including a cashier shall complete the STAR (Standardized Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department.**

All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within two months of their employment.

Prior to the utilization of the grant, a list of employees who serve alcoholic beverages, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator and shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator.

The Applicant is operating in substantial compliance with this condition as far as alcohol awareness training of employees is concerned. However, we are not able to locate the documentation with respect to the STAR training.

- 19. The applicant/business operator shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.**

The Applicant is operating in compliance with this condition.

- 20. The trash containers shall be completely covered and enclosed.**

The Applicant is operating in compliance with this condition.

- 21. The applicant shall establish a designated driver program that may include signs on each table alerting patrons of the program, including a statement in the menus, or signs in prominent locations in the dining areas. Prior to the utilization of this grant, a written**

statement of the program shall be submitted to the satisfaction of the Zoning Administrator prior to the utilization of the grant.

Attached to this Condition Compliance Summary is a sample sign indicated the designated driver program. In addition, the Applicant has very strict internal policies in place to ensure that no patrons are served sufficient alcohol to become intoxicated.

22. **Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear observation of the occupants.**

No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.

The Applicant is operating in compliance with this condition.

23. **The business operator shall comply with Section 6404.5(b) of the Labor Code which prohibits smoking within any place of employment. There shall be no ashtrays or other receptacles used for the purpose of collecting ash or cigarette/cigar butts inside the restaurant or bathrooms.**

The Applicant is operating in compliance with this condition.

24. **Loitering shall be prohibited on or around these premises or this area under the control of the licensee.**

The Applicant is operating in compliance with this condition.

25. **The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that it is readily visible to any interested party. The "hot line" shall be:**

- **Posted at the entry such that the posted signs are visible from outside,**
- **Responded to within 24 hours of any complaints/inquiries received on this "hot line".**
- **Documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request on when the calls were received, returned and the action taken at a minimum.**

The Applicant is operating in compliance with this condition. Please see photograph attached to this Condition Compliance Summary.

26. **All lighting shall be shielded and directed onto the site. No floodlighting is permitted. This condition shall not preclude the installation of low-level security lighting.**

The Applicant is operating in compliance with this condition.

27. **Prior to the utilization of this grant, a camera surveillance system shall be maintained in and outside the restaurant and the parking lot areas as well as high-risk areas. Video tapes shall be maintained for 30 days and shall be made available to the Police Department or other enforcement agency upon request.**

The surveillance monitors shall be located in an area where the monitors are regularly monitored by the restaurant staff.

The Applicant is operating in compliance with this condition.

28. **An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.**

The Applicant is operating in compliance with this condition. A photograph of the type of device Chipotle uses with respect to this condition at various Los Angeles locations is attached to this Condition Compliance Summary.

29. **No pennants, banners, ribbons, streamers, spinners or balloon signs shall be permitted.**

The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least 6 feet above the ground so as to permit surveillance into the restaurant by Police and security personnel.

The Applicant is operating in compliance with this condition.

30. **The project shall comply with applicable conditions of Case No. DIR-2012- 0512(SPP) and Case No. DIR-2013-1148-SPP.**

The Applicant is operating in compliance with this condition.

31. **The privileges granted for the sale of alcoholic beverages for on-site consumption shall be for a period of eight years from the effective date of the subject grant, after which a new grant should be "approved" to continue the sale of alcohol. The new entitlement application shall include condition compliance review with supporting documents showing that the required conditions have been complied with.**

Further, at any time during the period of validity of this grant, should documented evidence be submitted showing a violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment to he adjoining or neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application....

This condition is advisory only. This Application is being submitted at this time in order to ensure timely renewal. The Applicant requests that this condition be modified to allow a longer grant, or that this

condition be removed altogether. The Applicant believes that such a modification to extend the grant is warranted based upon the fact that the City and community have an opportunity to see that the Applicant has been a responsible operator as a result of this Plan Approval process.

- 32. Within 30 days of the effective date of this grant, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning's Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.**

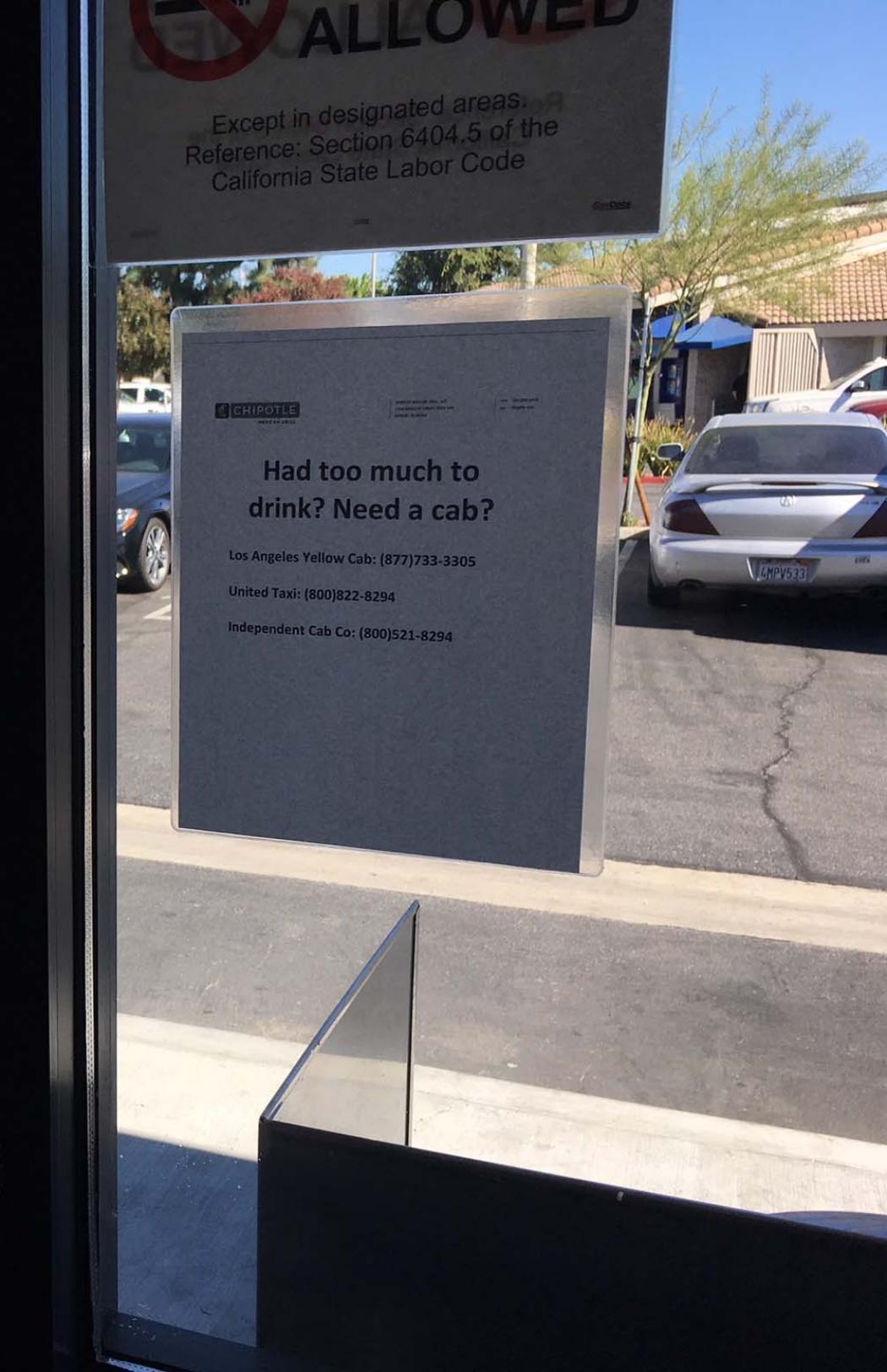
Please see attached covenant, submitted with this Application and attached to this Condition Compliance Summary.

NO SMOKING ALLOWED
Except in designated areas.
Reference: Section 6404.5 of the
California State Labor Code

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Item

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Ticket

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identificación, así para que se sienta bien.

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When Recorded Mail to:

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Address: 12304 Santa Monica Blvd

Suite 100

Los Angeles , Ca. 90025

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MASTER COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

Legal Description Lots 374-375 Tract 5822;

Site Address 14708 Ventura Blvd. Sherman Oaks Ca. 91403

That in consideration of the Approval of Case No. ZA 2013-2667(CUB) by the Department of City Planning, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Department of City Planning of said City that to the extent of our interest, I (we) acknowledge and will comply with Conditions No's. 1 through 32 (see attached).

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

14708 Ventura, LLC MASOUDNETTY, manager
Print Name of Property Owner

Print Name of Property Owner

[Signature]
Signature of Property Owner

Signature of Property Owner

Dated this 20 day of MARCH, 20 14

Space Below This Line for Notary's Use

ALL PURPOSE ACKNOWLEDGEMENT

State of California

County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, 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.

Signature (Seal)

Case Number: ZA 2013-2667 (CUB)

Condition Number(s): 1-32

Approved for recording by: [Signature]
(Department of City Planning)

Date: 03/25/14

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On March 20, 2014 before me, Ryan G. Halfon, Notary Public
(Here Insert name and title of the officer)

personally appeared Masoud Netby

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 of 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.

Ryan G. Halfon
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Master Covenant and Agreement
(Title or description of attached document)

For Liquor License
(Title or description of attached document continued)

Number of Pages 1 Document Date 03/20/14

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other Manager

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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February 5, 2014

Shauna Harvey (A)
Chipotle Mexican Grill
1401 Wynkoop Street, Suite 500
Denver, CO 80202

14708 Ventura LLC (O)
513 North Palm Drive
Beverly Hills, CA 90210

Valerie Sacks (R)
12304 Santa Monica Boulevard
Los Angeles, CA 90025

CASE NO. ZA 2013-2667(CUB)
CONDITIONAL USE
14708 Ventura Boulevard
Sherman Oaks-Studio City-Toluca Lake –
Cahuenga Pass Planning Area

Zone : C2-1L
D. M. : 166.5A149
C. D. : CD 4
CEQA : ENV 2013-2668-CE
Legal Description: Lots 374-375,
Tract 5822

Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, I hereby APPROVE:

a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with an existing restaurant in the C2-1L Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

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5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. The restaurant shall be limited to 3,350 square feet of floor area, 90 square feet of which are in a patio and 67 patron seats including 8 seats in a patio within the subject property along Ventura Boulevard.

The patron seats above shall not exceed the maximum capacity/occupancy permitted by the Los Angeles Fire Department and the Department of Building and Safety.

No patio seats within the public right-of-way are proposed or granted herein.

8. The hours of operation shall be limited to 11 a.m. to 10 p.m. daily.

After hours use of the facility, other than for routine clean-up and maintenance, is not permitted. The operating hours shall be posted at the entrance of the restaurant and on the menu.

9. Amplified music inside the restaurant shall be limited to background music at a low volume such that any music playing shall not be audible beyond the subject premises.

No amplified music or any type of entertainment shall be permitted on the outdoor patio.

No public address system, no paging system shall be installed or maintained on the subject property, which are audible outside the building in which it is located.

Noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.

10. Should there be a change in the ownership of the property/the restaurant and/or the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Prior to the closing of escrow for a potential change in the

ownership of the property/business owner or operator, evidence showing that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator, shall be submitted to the satisfaction of the Zoning Administrator.

11. Parking shall be provided in compliance with the Code. No deviation from the required parking has been requested or granted herein.
12. Prior to the utilization of the grant or the sign-off of the plans or permits by the Zoning Administrator, a **Certificate of Occupancy for the subject restaurant** shall be submitted for the inclusion in the case file.
13. The premises shall be maintained as a bona fide restaurant with a kitchen to be used for cooking and preparing of food as defined by Section 91.0403 of the Los Angeles Municipal Code, and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
14. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
15. Pool tables, billiard tables, and Adult Entertainment uses [Municipal Code Section 12.70] shall be prohibited. There shall be no karaoke, no juke box, no topless entertainment, no disc jockey, no dancing, no male or female performers, no live entertainment, or no fashion shows at the restaurants.

No dancing is authorized. The applicant shall not sublet the premises for nightclub activity.

16. The conditions of this grant shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer, Department of Alcoholic Beverage Control investigator or other responsible agencies.
17. The conditions of the subject grant shall be provided to employees, security personnel and parking attendants [if any] for their review.

Prior to the utilization of the grant, a statement signed by the employees, security personnel and parking attendants if any, stating that they reviewed and agree to comply with the conditions shall be submitted to the Zoning Administrator.

18. Prior to the utilization of the grant, all personnel acting in the capacity of a manager of the premise and all part time and full time employees who sell and/or serve alcoholic beverages including a cashier shall complete the STAR (Standardized Training for Alcohol Retailers) session sponsored by the Los Angeles Police Department.
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All employees who serve alcoholic beverages shall attend follow-up STAR classes every 24 months. The STAR training shall be conducted for all new hires within two months of their employment.

Prior to the utilization of the grant, a list of employees who serve alcoholic beverages, their hire date and written confirmation of their STAR training shall be submitted to the Zoning Administrator and shall be retained on the premises at all times and be immediately made available upon request of any Los Angeles Police officer or Department of Alcoholic Beverage Control investigator.

19. The applicant/business operator shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
20. The trash containers shall be completely covered and enclosed.
21. The applicant shall establish a designated driver program that may include signs on each table alerting patrons of the program, including a statement in the menus, or post signs in prominent locations in the dining areas. Prior to the utilization of this grant, a written statement of the program shall be submitted to the satisfaction of the Zoning Administrator prior to the utilization of the grant.
22. Partitions separating booth/dining areas shall not exceed 54 inches in height. No obstructions shall be attached, fastened or connected to the booths/dining areas within the interior space of the facility that restrict, limit or obstruct the clear observation of the occupants.

No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.
23. The business operator shall comply with Section 6404.5(b) of the Labor Code which prohibits smoking within any place of employment. There shall be no ashtrays or other receptacles used for the purpose of collecting ash or cigarette/cigar butts inside the restaurant or bathrooms.
24. Loitering shall be prohibited on or around these premises or this area under the control of the licensee.
25. The applicant/restaurant operator shall identify a contact person and provide a 24-hour "hot line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be posted on the site so that it is readily visible to any interested party. The "hot line" shall be:

- Posted at the entry such that the posted signs are visible from outside,
 - Responded to within 24 hours of any complaints/inquiries received on this "hot line".
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- Documented in a log and available for review by the Los Angeles Police Department and the Zoning Administrator upon request on when the calls were received, returned and the action taken at a minimum.
26. All lighting shall be shielded and directed onto the site. No floodlighting is permitted. This condition shall not preclude the installation of low-level security lighting.
27. Prior to the utilization of this grant, a camera surveillance system shall be maintained in and outside the restaurant and the parking lot areas as well as high-risk areas. Video tapes shall be maintained for 30 days and shall be made available to the Police Department or other enforcement agency upon request.
- The surveillance monitors shall be located in an area where the monitors are regularly monitored by the restaurant staff.
28. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
29. No pennants, banners, ribbons, streamers, spinners or balloon signs shall be permitted.
- The exterior windows and glass doors of the restaurant shall be maintained substantially free of signs and other materials from the ground to at least 6 feet above the ground so as to permit surveillance into the restaurant by Police and security personnel.
30. The project shall comply with applicable conditions of Case No. DIR-2012-0512(SPP) and Case No. DIR-2013-1148-SPP.
31. The privileges granted for the sale of alcoholic beverages for on-site consumption shall be for a period of **eight years** from the effective date of the subject grant, after which a new grant should be "approved" to continue the sale of alcohol. The new entitlement application shall include condition compliance review with supporting documents showing that the required conditions have been complied with.

Further, at any time during the period of validity of this grant, should documented evidence be submitted showing a violation of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator reserves the right to require the applicant to file for a plan approval application together with associated fees, the purpose of which will be to hold a public hearing to review the applicant's compliance with and the effectiveness of these conditions. The applicant/petitioner(s) shall provide a summary and supporting documentation of how compliance with each condition of the grant has been attained. Upon this review the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct the public hearing for nuisance abatement/revocation purposes.

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32. Within 30 days of the effective date of this grant, the property owner shall record a covenant acknowledging and agreeing to comply with all the terms and conditions established herein in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in

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the Municipal Code. The Zoning Administrator's determination in this matter will become effective after FEBRUARY 20, 2014, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on January 24, 2014, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The site is a 24,829 square-foot rectangular, level, through parcel of land with 115 feet of frontage along Ventura Boulevard, 115 feet of frontage along Dickens Street and a depth of 365 feet. The property is improved with a two-story 7,268 square-foot structure in the C2-1VL Zone and the associated surface parking lot with 92 parking spaces is in the RD1.5-1 and [Q]P-1 Zones.

The north adjoining properties across Ventura Boulevard are zoned P-1L and C2-1L and improved with a retail center and bank building.

The south adjoining properties across Dickens Street are zoned [Q]PF-1XL and improved with Sherman Oaks Elementary School and zoned RD1.5-1 and improved with an 11-unit multi-family dwelling.

The east adjoining property fronting along Ventura Boulevard is zoned C2-1L and improved with a retail and restaurant building.

The east adjoining property fronting along Dickens Street is an eight-story multi-family dwelling.

The west adjoining property in the C2-1L zone, fronting along Ventura Boulevard is improved with an office tower which is tied to the parking building in the [Q]P-1 Zone fronting along Dickens Street.

Ventura Boulevard, adjoining the property to the north, is a Major Highway Class II, dedicated to a width of 100 feet and improved with an asphalt roadway, concrete curb, gutter and sidewalk.

Dickens Street, adjoining the property to the south, is a Collector Street, dedicated to a width of 50 feet and improved with an asphalt roadway, landscaped parkway, and concrete sidewalk, gutter and curb.

On January 10, 2014, at 10:30 A.M., the project planner conducted an on-site observation of the subject property and immediate vicinity. The community and subject property was relatively free for graffiti, trash, litter and debris. The associated parking lot was staffed by an attendant who in discussion explained that he provided security and valet, for the building as a whole. The plot plan and floor plan appeared to accurately approximate the establishment and larger site. Staff observed a network of security cameras and monitor in the office.

The applicant "Chipotle" is a quick service restaurant providing minimal table service.

Previous zoning related actions on the site/in the area include:

Subject Property

Case No. DIR-2012-512(SPP), on June 21, 2012, a Specific Plan Project Permit Compliance was approved with conditions to permit a façade and interior renovation, the change of use from gym to restaurant and from bank office to general office, the re striping of an existing parking lot, and to permit a parking relief (waiver) for two (2) required parking spaces, pursuant to Section 7.F.2 of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Case No. DIR-2013-1148-SPP, on May 3, 2013, the Director of Planning approved with conditions a Project Permit Compliance Review to permit the installation of window signage and two (2) wall signs facing Ventura Boulevard and the parking lot, reading "Chipotle" with a corresponding logo and one (1) projecting sign facing the parking lot, to serve as business identification for a tenant.

Surrounding Property (Cases limited to those filed after 1998)

Case No. ZA 2013-1960 (CUB)(CU), on August 29, 2013, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C2-1 L Zone; and a Conditional Use to permit limited extended hours of operation in lieu of the hours of operation permitted between 7 a.m. and 11 p.m. for the property located at 14622 West Ventura Boulevard, Suite 11.

Case No. ZA 2010-3168 (CUB) - On June 20, 2011, the Zoning Administrator issued a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a 7,165 square-foot restaurant located in the C2-1 L Zone, for the property located at 14755-14757 West Ventura Boulevard, Units C and D.

On September 6, 2011, the Zoning Administrator issued a Letter of Correction deleting Condition No. 23 and striking "disc jockey" from Condition No. 22.

Case No. ZA 2010-0268(CUB) - On April 1, 2011, the Zoning Administrator issued a Conditional Use Permit authorizing the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant, located at 14611-1/2 Ventura Boulevard.

Case No. ZA 2009-4106(CUB) - On February 26, 2010, the Zoning Administrator issued a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant in the C2-1L Zone, for the property located at 14622 Ventura Boulevard.

Case No. ZA 2004-0600(CUB)(SPP) - On June 10, 2004, the Zoning Administrator issued a conditional use permit for the sale and dispensing of beer and wine only for on-site consumption, in conjunction with a proposed restaurant in the C2-1 L Zone, and project permit compliance of the proposed restaurant with the provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan, for the property located at 14622 West Ventura Boulevard.

On September 15, 2004, the Zoning Administrator issued a Letter of Correction deleting Conditions 25 and 26.

Case No. ZA 99-0584(CUB), on November 22, 1999, the Zoning Administrator approved a conditional use to allow the sell alcoholic beverages in the City of Los Angeles, the Los Angeles Municipal Code requires that a conditional use permit be obtained. The applicant has applied for permission, pursuant to Section 12.24-C,42 of the Code to allow the sale and dispensing for consideration of beer and wine only for onsite consumption and live entertainment consisting of up to four performers, as accessory uses, in conjunction with a restaurant accommodating 66 seats with hours of operation from 9 a.m. until 8 p.m. every

day within the C2-1L commercial zone, for the property located at 14652 Ventura Boulevard.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No alcoholic beverages will be served on an outdoor patio on Ventura Boulevard.
- No "Happy Hour" type of reduced-price alcoholic beverage shall be allowed at any time. Discounted food promotions are encouraged.
- No cocktail lounge shall be maintained on the premises separate from the dining area.
- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
- The sale of alcohol shall be incidental to the sale of food.
- The sale of alcoholic beverages for consumption off the premises is prohibited.
- The quarterly gross sales of alcohol shall not exceed the quarterly gross sales of food.
- The off-site sale of alcoholic beverages as a secondary use (i.e., "take out") is not permitted.

- The alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premise.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for on-site consumption to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **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 request entails a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption with hours of operation from 11 a.m. to 10 p.m. daily in conjunction with an existing restaurant [Chipotle]. The restaurant has 59 patron seats inside the restaurant and 8 seats on an outdoor patio. At the hearing, the applicant stated that the restaurant has been in operation at the site since mid-summer of 2013.

According to the representative, based on alcohol sales at other Chipotle restaurants, the sale of alcoholic beverages is not expected to exceed 5 to 10 percent of the gross sales. The subject restaurant is known to provide a full-service menu for casual dining. The subject site is located in proximity to a variety of other commercial uses and residential uses and is within easy access of a variety of transportation modes.

No alcoholic beverages will be served on an outdoor patio. The sale of alcoholic beverages will be only in conjunction with food orders. The hours are reasonable and are reflective of those of a bona fide restaurant rather than those of a facility which is more akin to an after-hours location or which can devolve into a bar-like facility. The closing hour of 10 p.m. reflects the use of the premise as a legitimate restaurant.

There is no live entertainment or other forms of entertainment proposed or permitted. The predominantly commercial nature of development, serves as an appropriate location of the proposed use, which in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues, should safeguard public welfare and enhance public convenience as sited, and as

conditioned, the location will remain compatible with the character of the surrounding uses.

2. **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 grant authorized herein incorporates a number of conditions which have been imposed upon the use. These conditions will continue to make the use more compatible with other uses in the surrounding community. A number of alcohol-specific conditions have also been volunteered by the applicant and are part of this grant. Employees are required to undergo training regarding sale of alcohol conducted by the Los Angeles Police Department prior to the utilization of the grant. No other testimony or correspondence was received in opposition to the request.

Additional conditions include but are not limited to the provision of a camera surveillance system, lighting, clean-up and an age electronic verification system. The subject grant for alcohol sales is authorized for a term of eight years after which time the applicant will have to request authorization to continue the sales of alcohol. This allows the City an opportunity to review the operation of the restaurant anew. If the operation has been conducted appropriately and without creating problems, then a subsequent decision to allow the continuation of such sales may take that into favorable consideration. A record of poor compliance and/or nuisance complaints would allow the City the discretion to not continue the requested use and thus avoid the need to proceed with prolonged nuisance abatement proceedings. Thus, as conditioned the use is anticipated to be compatible with the surrounding area.

In terms of both the sale of alcohol and the proposed hours of operation, the restaurant location is compatible with the surrounding community as it is in a tenant space within an existing building located in an established commercial district. The subject property has on-site parking, is buffered from nearby sensitive uses. The Zoning Administrator has imposed numerous conditions of approval to help integrate the use into the surrounding neighborhood and prevent adverse environmental impacts.

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Map designates the property for Community Commercial land use with corresponding zones of CR, C2, C4, RAS3, RAS4, P, PB and Height District 1L. The subject property is further located within the Ventura Boulevard Specific Plan.

The subject property is planned and zoned for commercial use. The Community Plan text does not specifically address the requested conditional use for the sale of alcohol beverages. However, the Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested conditional use in the zones

corresponding to the Plan land use designation. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. The subject request is in harmony with such goals and objectives of the General Plan.

4. **The proposed use will not adversely affect the welfare of the pertinent community**

Permitting the sale of alcoholic beverages at any location raises the possibility that other properties will be negatively impacted by intoxicated patrons driving under the influence or causing other inappropriate behavior on foot. The approval, as conditioned, is intended to avert any substantial impact on the welfare of residents in the area by including a provision that requires limited operating hours and the monitoring of loitering/nuisance activities on and around the site. The subject restaurant is located within an established commercial district in an area designated and zoned for such uses.

The restaurant will have no separate bar or cocktail lounge, live entertainment, dancing, or video games. There will be no exterior advertising of the availability of alcoholic beverages, and sales of alcoholic beverages will be secondary to food sales. The restaurant has on-site parking. The Zoning Administrator has also imposed numerous other conditions of approval to help prevent adverse environmental impacts. As such, the proposed use with the sale of alcoholic beverages is compatible with the surrounding development and will not adversely affect the welfare of the surrounding community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 2 on-sale and 1 off-sale licenses are allocated to subject Census Tract No. 1413.04. There are currently 17 on-site and 0 off-site licenses in this Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (0) Type 20 Off Sale Beer and Wine
- (2) Type 21 Off Sale General

- (1) Type 40 On Sale Beer
- (5) Type 41 On Sale Beer and Wine - Eating Place
- (0) Type 42 On Sale Beer and Wine - Public Premises
- (5) Type 47 On Sale General - Eating Place
- (0) Type 48 On Sale General - Public Premises

Based upon the numbers noted above, the Zoning Administrator concludes that an undue concentration of on-site facilities does exist, and the Conditions imposed in this determination are necessary in order to justify the increase in intensity of use occasioned by this request. The Zoning Administrator is aware that the number of allocated licenses is primarily calculated based upon resident population and that the employment and visitor populations of the area far exceed the resident population of this census tract. The subject site is located in a commercial corridor where a concentration of restaurants is evident and thus the higher number of alcoholic beverage license is anticipated.

As reported by ABC from statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 984, which has jurisdiction over the subject property, a total of 71 crimes were reported in 2012, compared to the citywide average of 146 crimes and the high crime reporting district average of 176 crimes for the same period.

In 2012, there were 4 Narcotics, 1 Liquor Law, 0 Public Drunkenness, 0 Disturbing the Peace, 0 Disorderly Conduct, and 2 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The crime rate numbers are lower than those rates identified for the City. A letter was received from the Los Angeles Police department indicating no opposition and a set of recommended conditions, which have been considered and are reflected in the conditions of approval.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

Single- and multi-family residencies.

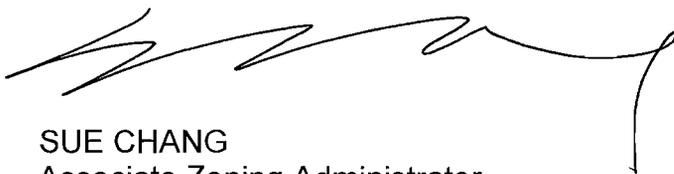
Sherman Oaks Elementary School
14755 Greenleaf Street

Gymboree Plan and Music Center
14801 Ventura Boulevard

No correspondence was received from these institutions noted above, residents in the area or the district council office. At the hearing, a representative of Council District 5 spoke in support of the applicant's request stating that the council office hasn't received any complaints about the subject restaurant. These sensitive uses are buffered from the subject unit by intervening commercial use and the sizable parking lot. The hours of operation limited to 10 p.m., the prohibition of live entertainment and limits on amplified noise among other conditions will further help to preserve the existing character of the established mixed-use neighborhood. This conditional use grant has given consideration to the proximity of these sensitive uses and numerous conditions have been imposed which are intended to provide compatibility of the subject use with the community. As conditioned, the proposed use is not anticipated to have adverse effects upon nearby uses.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
8. On December 9, 2013 the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV 2013-2668-CE, for a Categorical Exemption, Class 5, Category 34. Article III, Section 1, City CEQA Guide (Sections 15300-15333, State CEQA Guidelines). I hereby adopt that action.



SUE CHANG
Associate Zoning Administrator
Direct Telephone No. (213) 978-3304

SC:lmc

cc: Councilmember Tom LaBonge
Fourth District
Adjoining Property Owners

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-
--	---------------------

PROJECT TITLE Chipotle Mexican Grill	COUNCIL DISTRICT 4
---	-----------------------

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 14708 Ventura Boulevard, Sherman Oaks, CA 91403	<input type="checkbox"/> Map attached.
--	--

PROJECT DESCRIPTION: Plan Approval for the continued sale of alcoholic beverages at an existing restaurant	<input type="checkbox"/> Additional page(s) attached.
---	---

NAME OF APPLICANT / OWNER: Chipotle Mexican Grill
--

CONTACT PERSON (If different from Applicant/Owner above) Valerie Sacks	(AREA CODE) TELEPHONE NUMBER 310 500 6282	EXT.
---	--	------

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Section 15301, Class 1

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:	<input type="checkbox"/> Additional page(s) attached
--------------------------------------	--

Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
-------------------------------	-------------

ENTITLEMENTS APPROVED

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
------	-------------	--------------------------------

CONSULTANT:
HARLAN R. FAUST
 ARCHITECT
 HARLAN R. FAUST, ARCHITECT
 14341-Y STREET • SUITE 101
 OMAHA, NE 68137-2805
 402.895.9561 FAX

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CHIPOTLE MEXICAN GRILL, INC.
 1401 WYNKOOP, SUITE 500
 DENVER, COLORADO 80202
 PHONE: (303) 595-4000
 FAX: (303) 595-4014
 INTERNET: WWW.CHIPOTLE.COM

STORE NO. 04-1942
 SHERMAN OAKS
 14708 VENTURA BLVD.
 SHERMAN OAKS, CA 91403

REVISIONS

DATE	DESCRIPTION
07.13.2012	BLDG / HEALTH PERMIT
09.21.2012	BLDG / HEALTH COMMENTS
10.12.2012	ADA COMMENTS

DRAWN BY: JMF
 CHECKED: SRT

PROJECT NUMBER:
 020512

CONTENTS:
 Liquor License
 Site Plan

1.0

DATE:
 06/24/2013

AREA SUMMARY

INTERIOR	3,260 SF
EXTERIOR	90 SF

PARKING SUMMARY

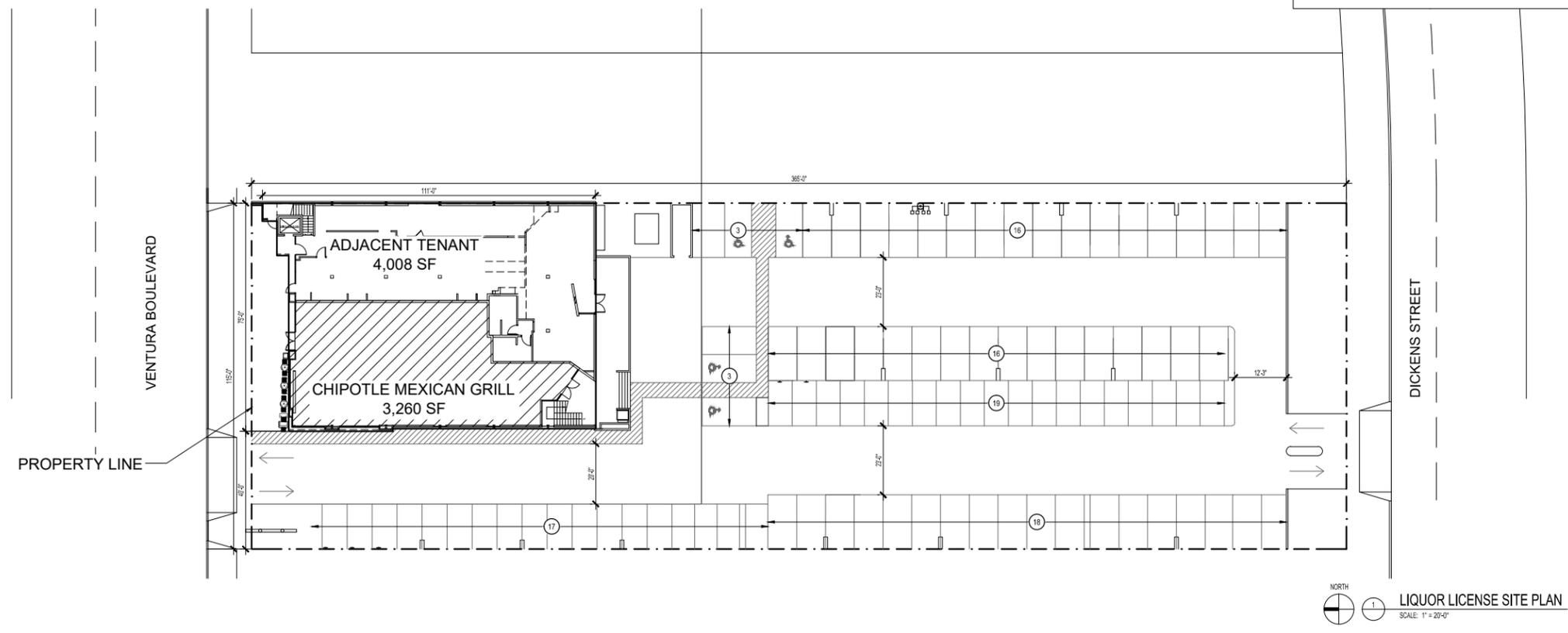
REQUIRED	
10 SPACES PER 1,000 SF, BY LANDLORD	
CHIPOTLE:	40 SPACES
TENANT:	50 SPACES
TOTAL:	90 SPACES
PROVIDED	
STANDARD:	52 SPACES
COMPACT:	36 SPACES
ACCESSIBLE:	4 SPACES
TOTAL:	92 SPACES

LEGAL DESCRIPTION

APN:	2276002020
TRACT:	TR 5822
BLOCK:	NONE
LOT:	376
ARB:	ONE

REPRESENTATIVE

LIQUOR LICENSE SPECIALISTS
 CONTACT: VALERIE SACKS
 2222 DAMON STREET
 LOS ANGELES, CA 90021
 PHONE: (310) 500-6282
 VALERIE@LIQUORLICENSE.COM



NORTH
 LIQUOR LICENSE SITE PLAN
 SCALE: 1" = 20'-0"

VENTURA BOULEVARD
 PROPERTY LINE

DICKENS STREET

600 FT. TO 1,000 FT. ALCOHOL BEVERAGE LIST

Site Location: 14708 W. VENTURA BOULEVARD
SHERMAN OAKS, CA 91403

	MARDI GRAS TUESDAY REST'N TYPE 41 ON-SALE BEER/WINE EATING PLACE	14543 W VENTURA BL
	O'CADO REST'N TYPE 41 ON-SALE BEER/WINE EATING PLACE	14568 W VENTURA BL
	CLAY PIT INDIAN CUISINE TYPE 41 ON-SALE BEER/WINE EATING PLACE	14611 ½ W VENTURA BL
	PAVILLIONS TYPE 21 OFF-SALE GENERAL TYPE 86 INSTRUCTIONAL TASTING LICENSE	14845 W VENTURA BL
	BAIRE WINES IMPORTS TYPE 20 OFF-SALE BEER/WINE	4514 CEDROS AVE
	D-CANTOR ENTERPRISES INC TYPE 85 LIMITED OFF-SALE WINE LICENSE	4537 CEDROS AVE

PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and where appropriate, the State Division Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest current owner addresses on the City Engineer's land records as of the following date of preparation: 06 - 04 - 2021. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an: Original Mailing List or Updated Mailing List

YVETTE CUELLAR
(Print of type)


(Signature)

I hereby certify that to the best of my knowledge and under penalty of perjury, the attached occupants list correctly indicates address of the required occupants that fall within the radius of the following date of preparation : _____.

The attached Occupant List is an: Original Mailing List or Updated Mailing List

(Print of type)

(Signature)

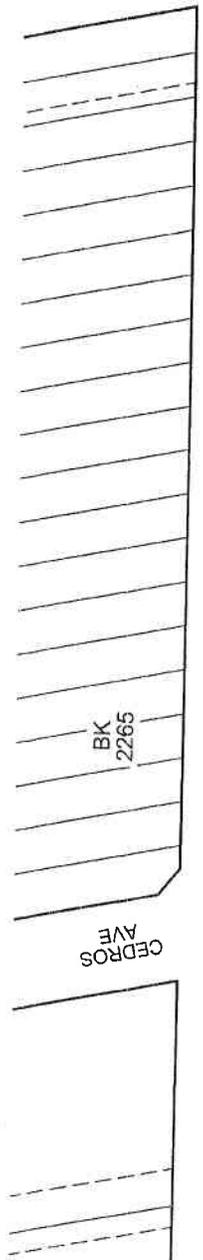
In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional Information

- * (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- ** (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to Provide the information
- (4) Other: Specify

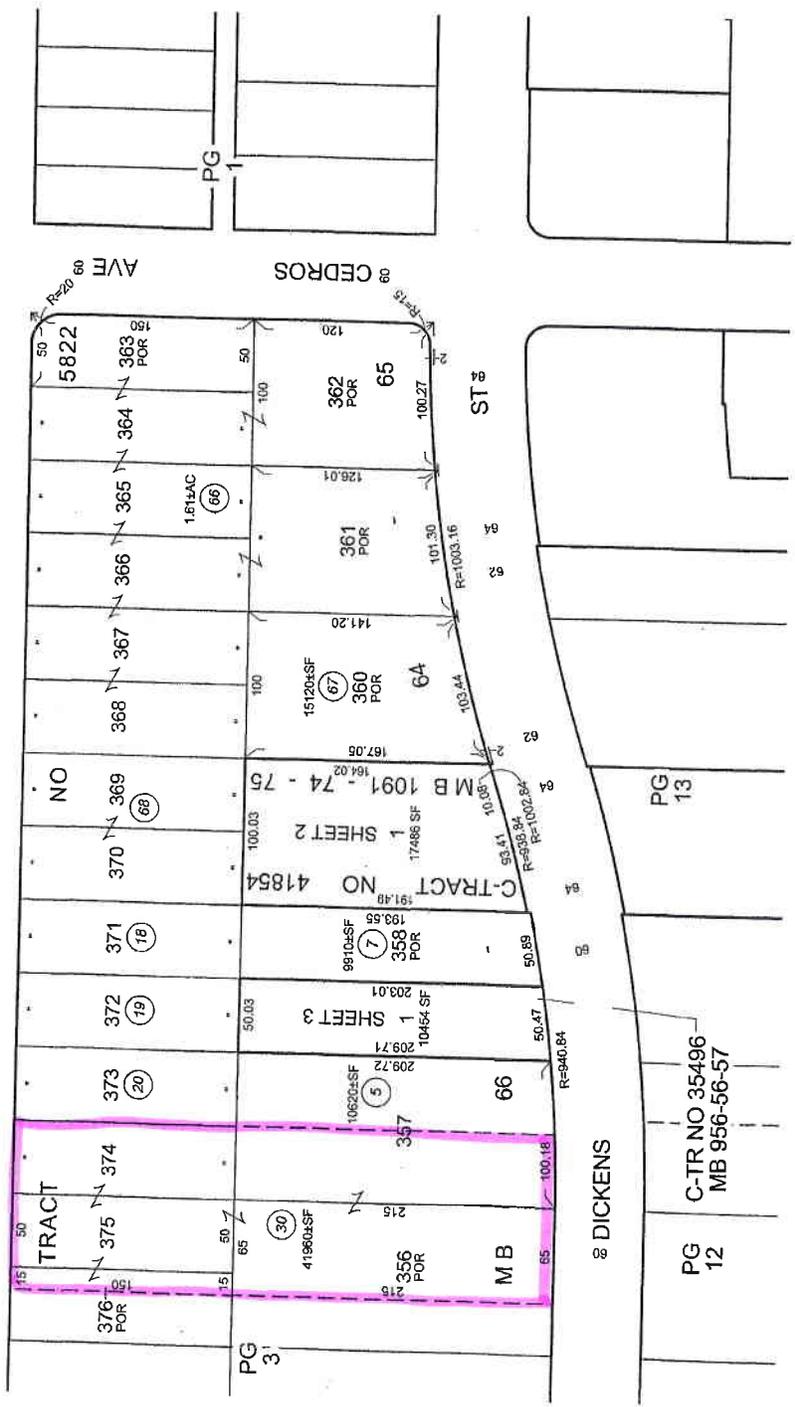
2013



MAPPING AND GIS SERVICES DIVISION SCALE 1" = 100'

VENTURA

BLVD

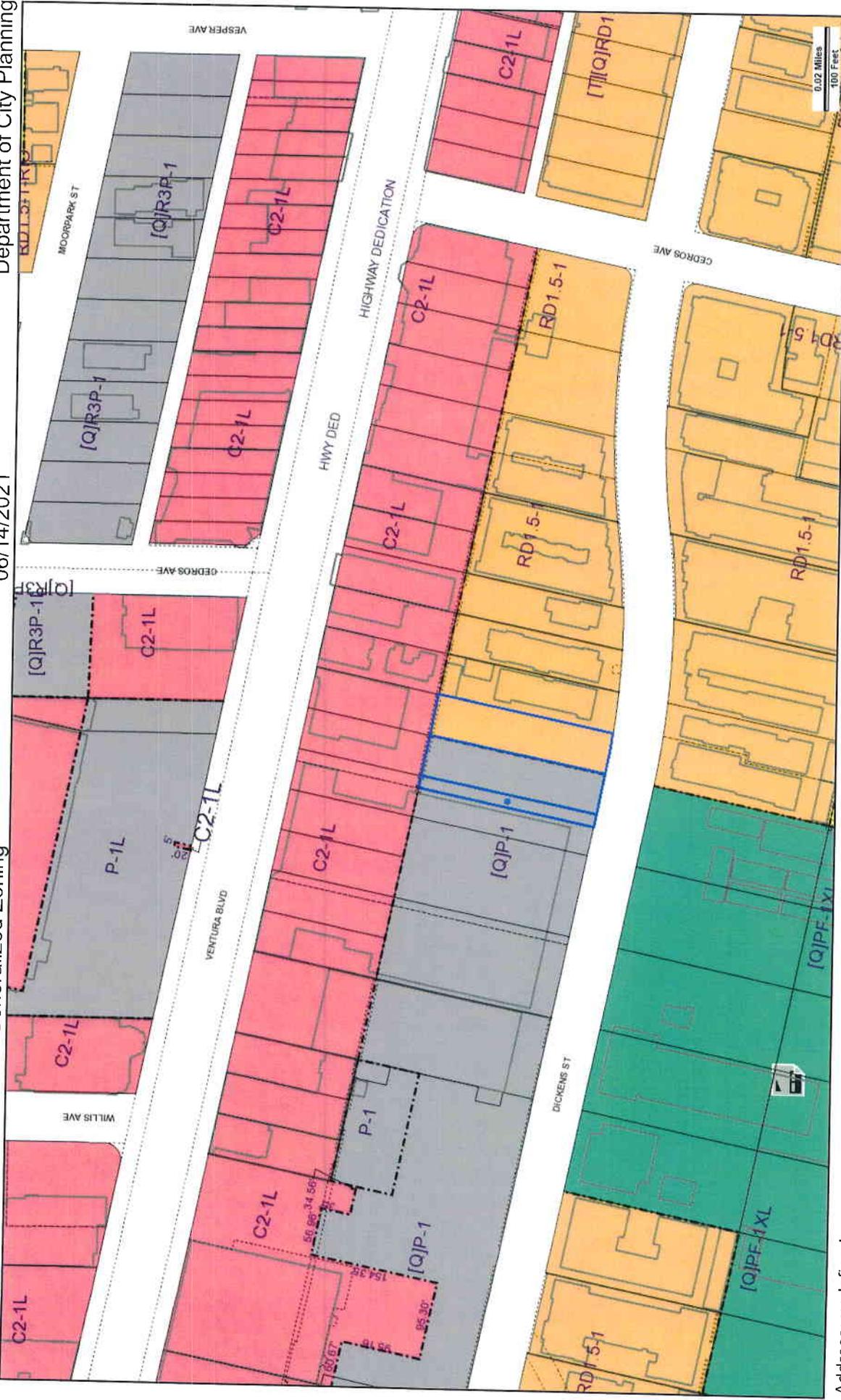


ZIMAS PUBLIC

Generalized Zoning

06/14/2021

City of Los Angeles
Department of City Planning

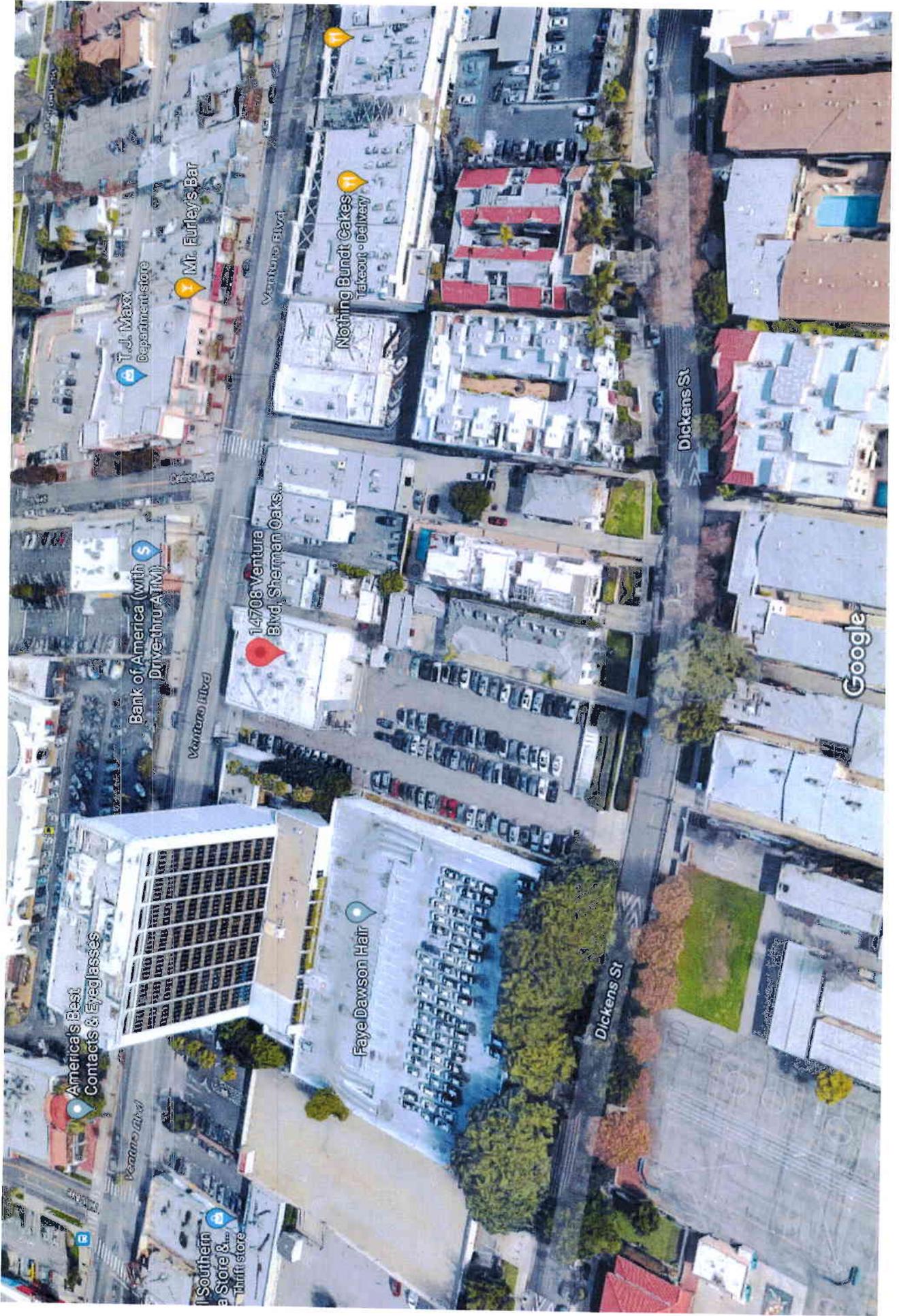


Address: undefined
APN: 2276002030
PIN #: 166-5A149 83

Tract: TR 5822
Block: None
Lot: 356
Arb: 3

Zoning: [Q]P-1
General Plan: Community Commercial







C.D. 04
 C.T. 1413.04
 P.A. SHERMAN OAKS
 N.C. SHERMAN OAKS



ABUTTING OWNERSHIP KEY MAP

RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:
CHIPOTLE MEXICAN GRILL #1942
 14708 W. VENTURA BOULEVARD
 SHERMAN OAKS, CA 91403

CASE NO.:
DATE: 06 - 04 - 2021
D.M.: 166.5 A 149
T.B.PAGE: 561 GRID: J-4
APN: 2276-002-030



C.D. 04
 C.T. 1413.04
 P.A. SHERMAN OAKS
 N.C. SHERMAN OAKS



ABUTTING OWNERSHIP MAP

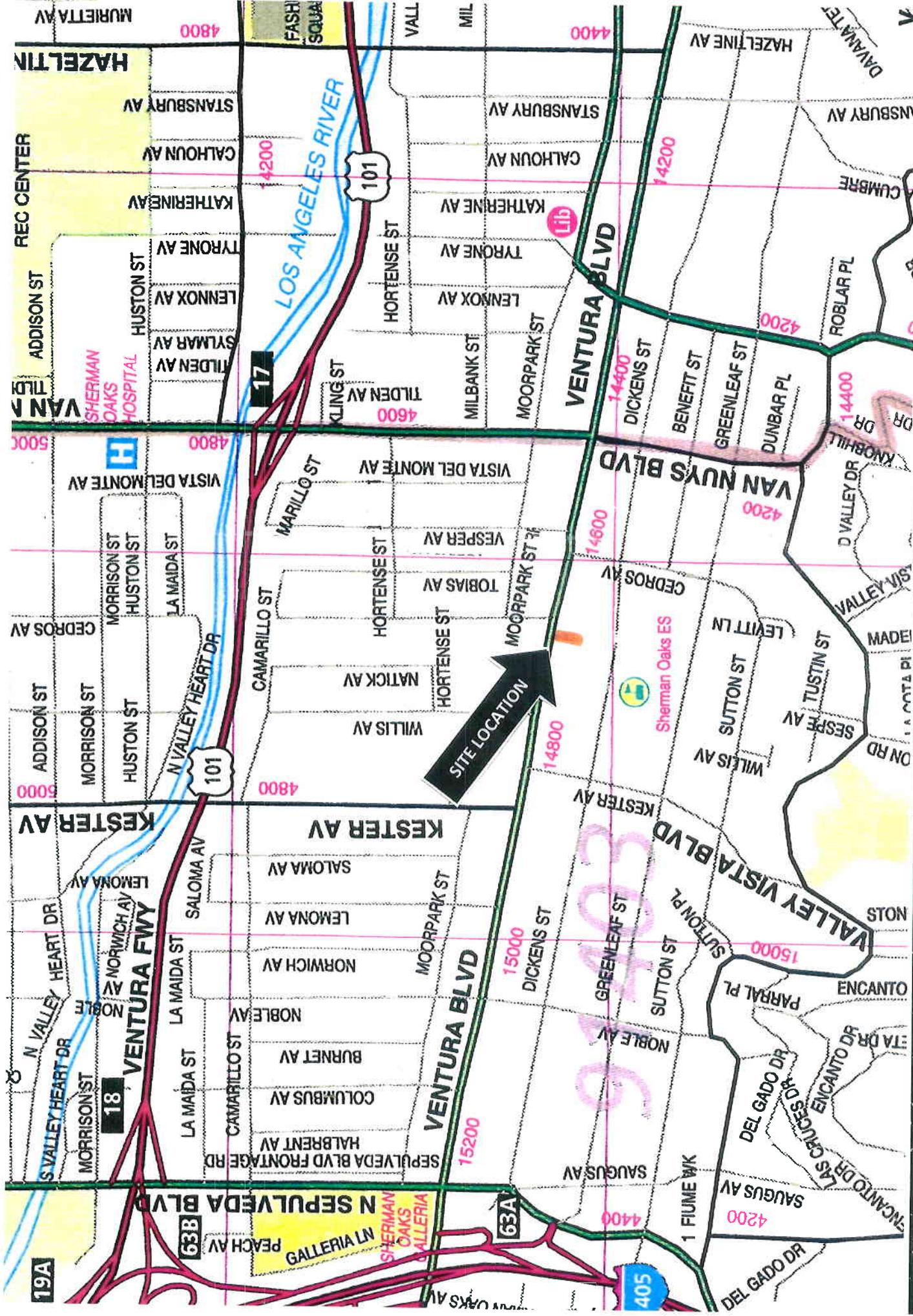
RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:
 CHIPOTLE MEXICAN GRILL #1942
 14708 W. VENTURA BOULEVARD
 SHERMAN OAKS, CA 91403

LEGAL DESCRIPTION:
 LOTS 374, 375 AND LOT 356 (ARB 1,3), LOT 357
 (ARB 1) AND LOT 376 (ARB 1) TRACT NO. 5822,
 M.B. 66-64/65. (SEE APPLICATION)

CASE NO.:

DATE: 06 - 04 - 2021
D.M.: 166.5 A 149
T.B.PAGE: 561 GRID: J-4
APN: 2276-002-030



CASE NO:
T.B. PAGE: 561 GRID: J-4

SITE LOCATION:
CHIPOTLE MEXICAN GRILL #1942
14708 W. VENTURA BOULEVARD3
SHERMAN OAKS, CA 91403

VICINITY MAP

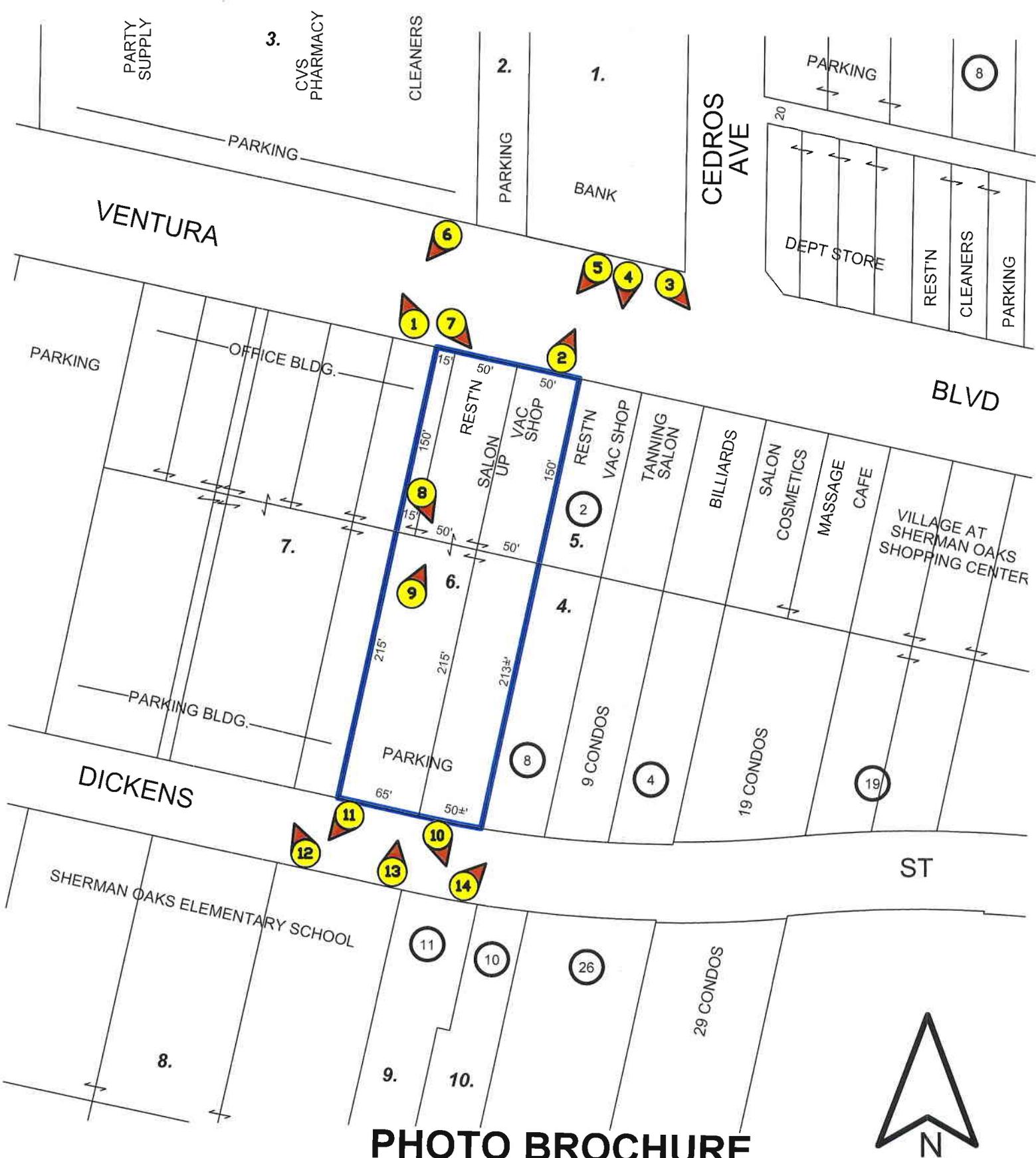


PHOTO BROCHURE

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:

CHIPOTLE MEXICAN GRILL #1942
 14708 W. VENTURA BOULEVARD
 SHERMAN OAKS, CA 91403

CASE NO.:

DATE: 06 - 04 - 2021
 SCALE: 1" = 100'
 D.M.: 166.5 A 149
 T.B.PAGE: 561 GRID: J-4
 APN: 2276-002-030

1.



2.



3.



4.



5.



6.



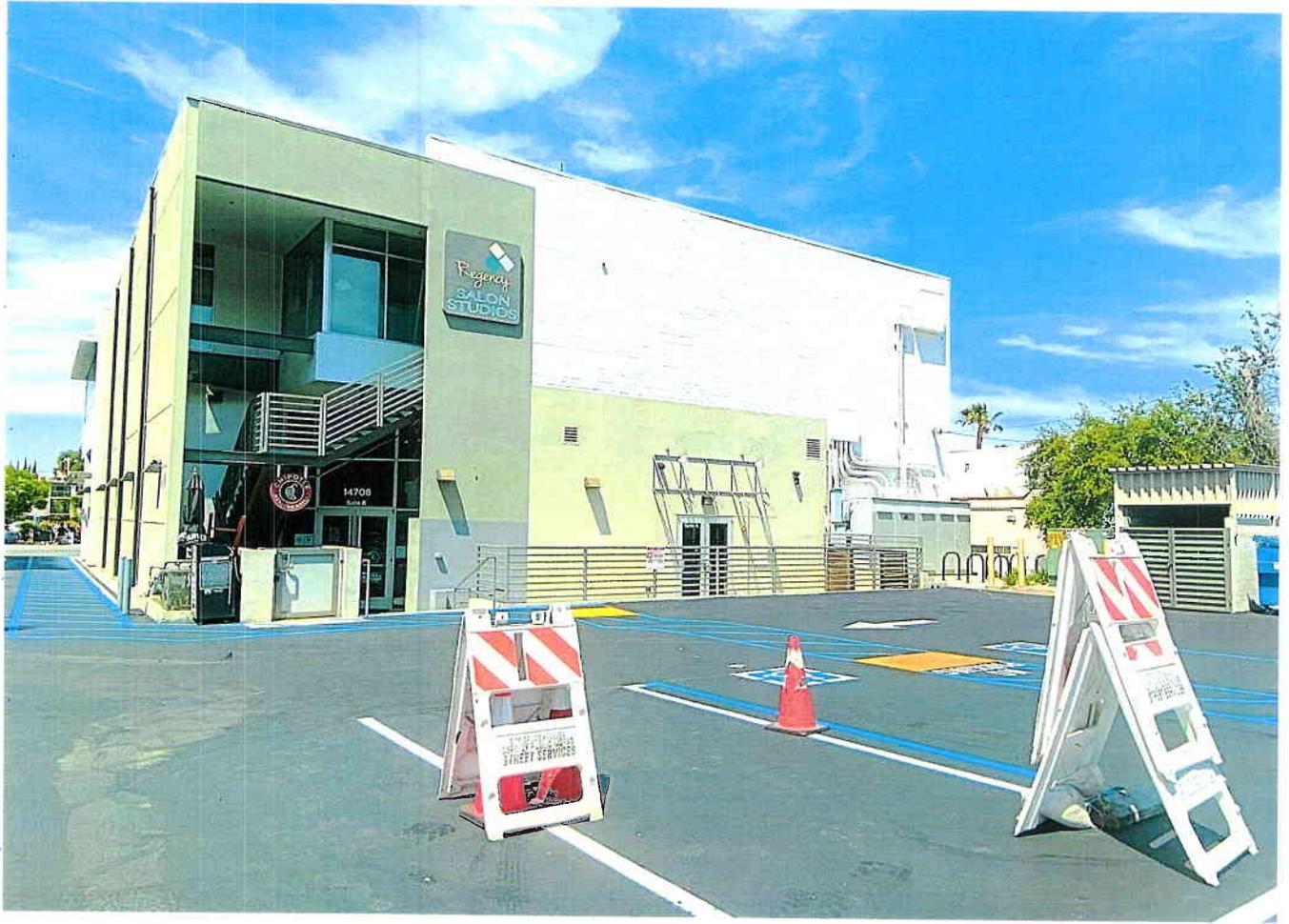
7.



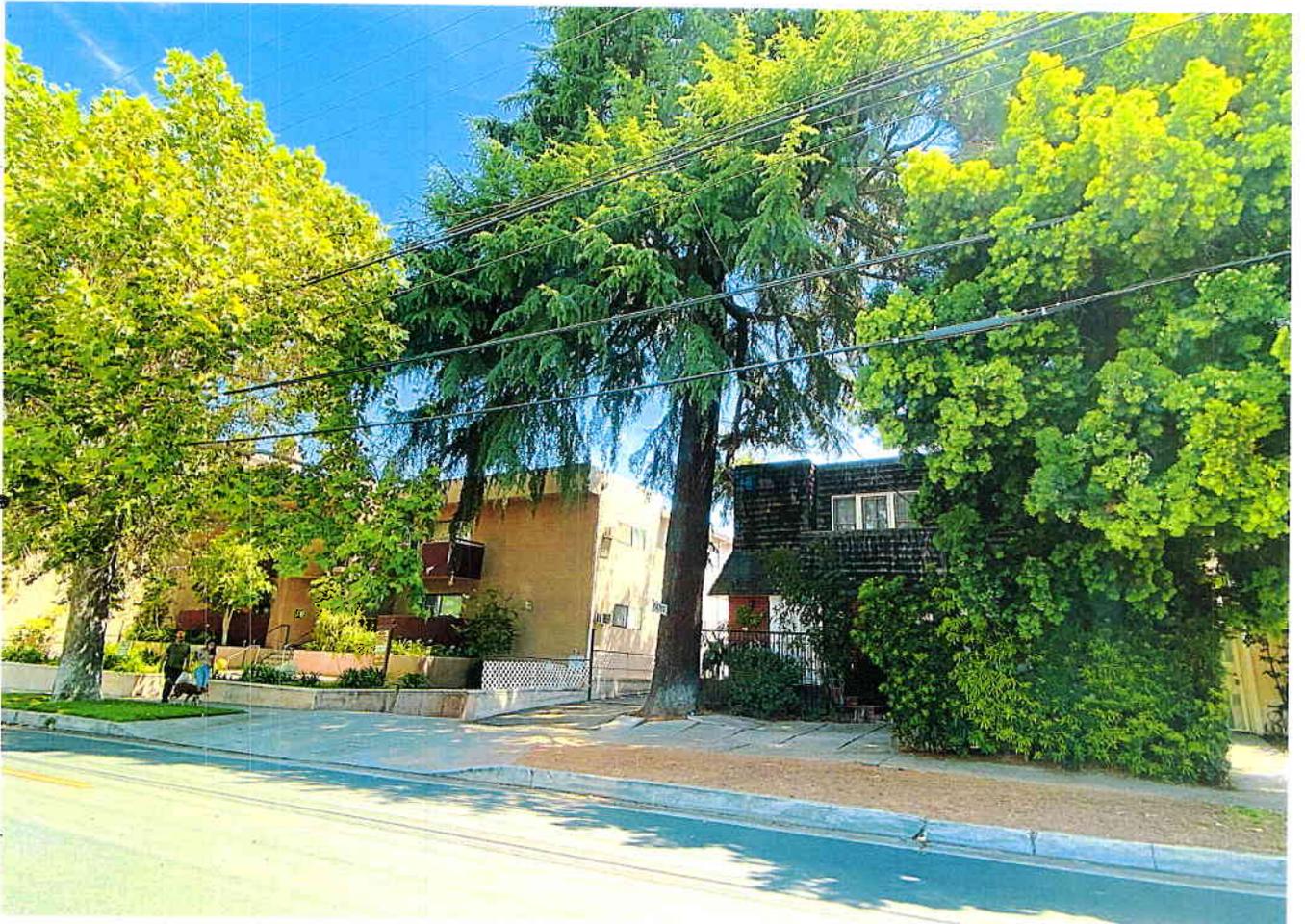
8.



9.



10.



11.



12.



13.



14.



600 FT. RESIDENTS, ALCOHOL BEVERAGES & SENSITIVE USES LIST

Site Location: 14708 W. VENTURA BOULEVARD
SHERMAN OAKS, CA 91403

1. RESIDENTIAL USES:

- A. SINGLE FAMILY - 28
- B. MULTI FAMILY - 22
- C. CONDOMINIUMS - 6

2. CHURCHES: NONE

3. SCHOOLS:

SHERMAN OAKS ELEMENTARY SCHOOL 14755 GREENLEAF ST

4. HOSPITALS: NONE

5. RECREATIONAL AREAS:

ULTRAZONE LAZER TAG CENTER 14622 VENTURA BL #208
(TEMP CLOSED COVID)

6. ALCOHOL BEVERAGE OUTLETS:

C **ON THE THIRTY PIZZERIA
& LOUNGE** 14622 W VENTURA BL#115

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 58 CATERER PERMIT

B **NOMURA SUSHI REST'N** 14622 W VENTURA BL#207

TYPE 41 ON-SALE BEER/WINE EATING PLACE

C **THE SHERMAN REST'N** 14633 W VENTURA BL

TYPE 47 ON-SALE GENERAL EATING PLACE
TYPE 77 EVENT PERMIT

C **MR. FURLEY'S BAR** 14649 W VENTURA BL

TYPE 47 ON-SALE GENERAL EATING PLACE

B **HOUSE OF BILLIARDS** 14662 W VENTURA BL

TYPE 40 ON-SALE BEER

- | | | |
|----------|--|-----------------------|
| B | ANAJAK THAI CUISINE
TYPE 41 ON-SALE BEER/WINE EATING PLACE | 14702 W VENTURA BL |
| B | CHIPOTLE MEXICAN GRILL#1942
TYPE 41 ON-SALE BEER/WINE EATING PLACE | 14708 W VENTURA BL |
| C | CVS PHARMACY
TYPE 21 OFF-SALE GENERAL | 14735 W VENTURA BL |
| B | MARIE CALLENDERS
TYPE 41 ON-SALE BEER/WINE EATING PLACE | 14743 W VENTURA BL |
| C | ANEJO CANTINA & GRILL
TYPE 47 ON-SALE GENERAL EATING PLACE | 14755 W VENTURA BL #C |

**600 FT. TO 1,000 FT. RADIUS CHURCHES, SCHOOLS,
NURSERY SCHOOLS, CHILD-CARE FACILITIES,
PARKS, PUBLIC PLAYGROUNDS, RECREATIONAL
AREAS AND HOSPITALS LIST**

Site Location: 14708 W. VENTURA BOULEVARD
SHERMAN OAKS, CA 91403

**SHERMAN OAKS LUTHERAN CHURCH
& CHILDREN CENTER**

14847 DICKENS STREET