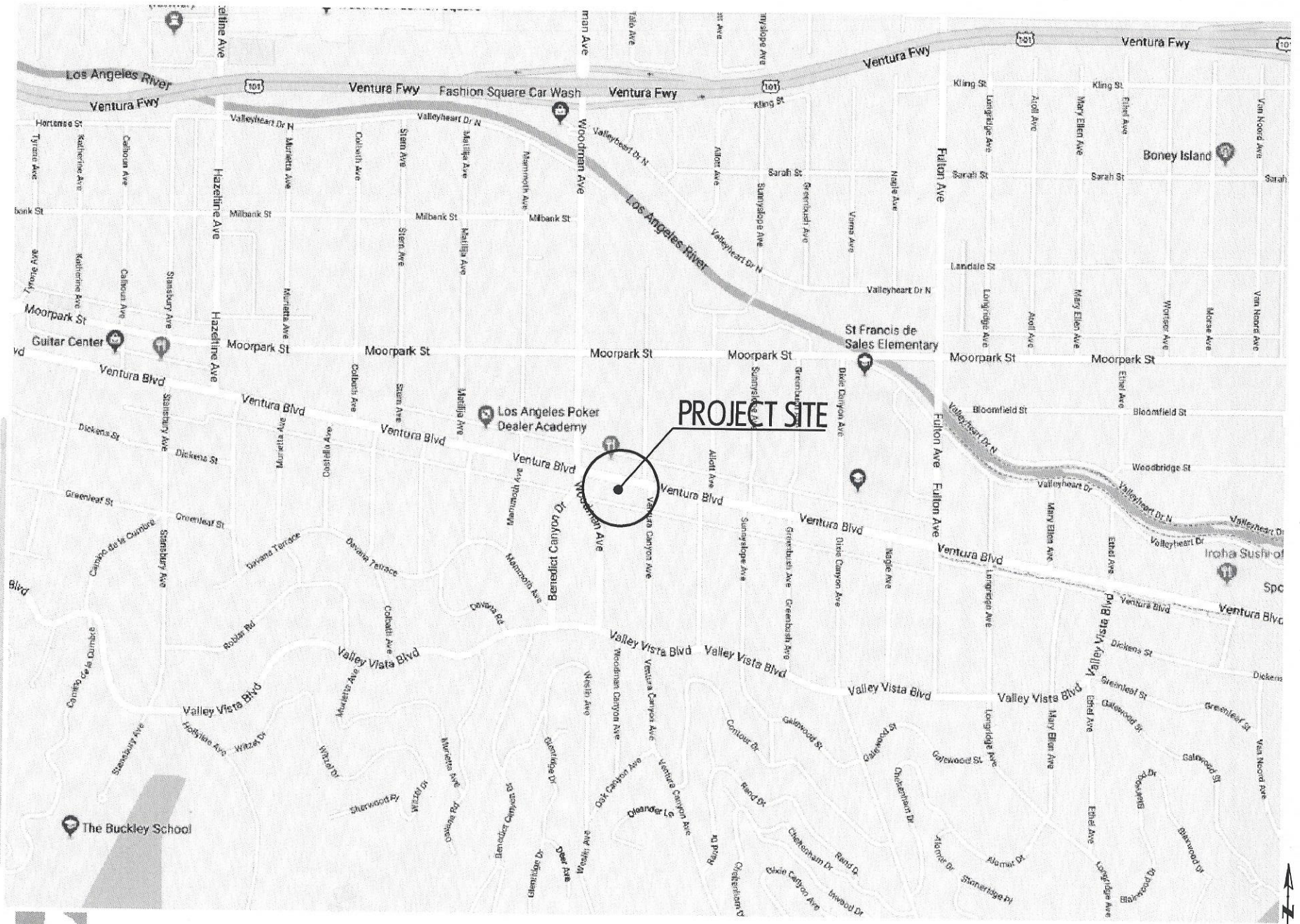


# VICINITY MAP



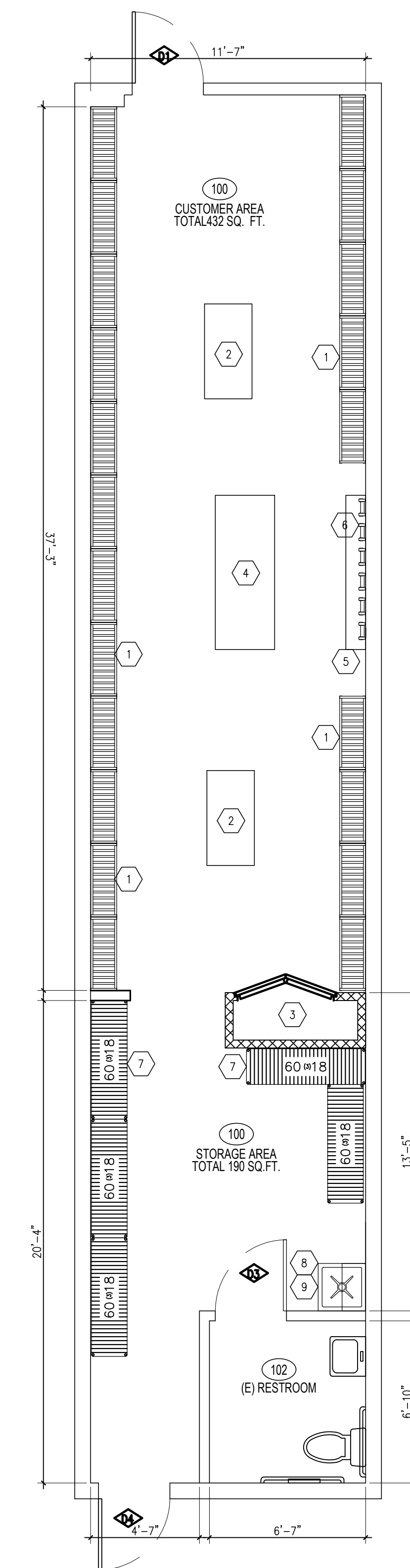
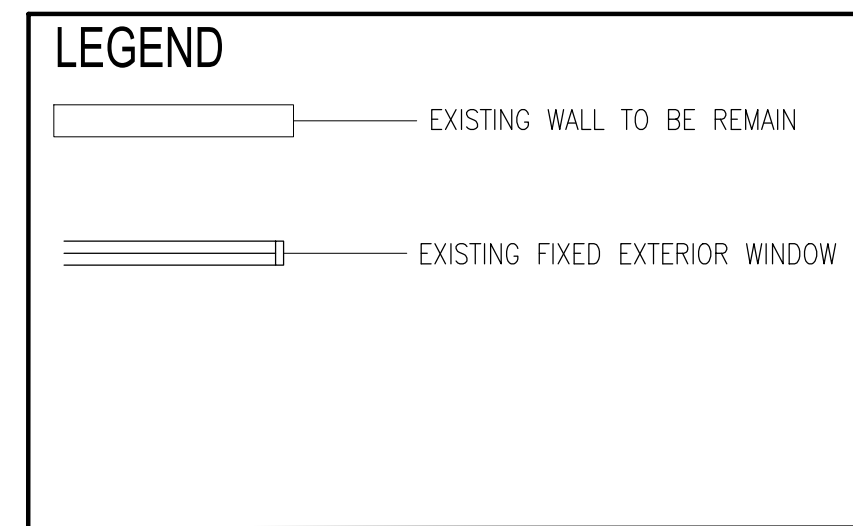
Ane Consulting, Inc  
tel: 562.252.3316  
e: hello@aneconsult.com  
aneconsult.com

Project Address:  
13606-13638 VENTURA BLVD  
Sherman Oaks, California 91423



### FOOD SERVICE EQUIPMENT LIST

ITEM.	BY:	QTY.	DESCRIPTION	MODEL	B.T.U.	GAS	ELECT.	C.WATER	H.WATER	WASTE	COMMENTS
1	O	LOT	WINE RACK	CUSTOM MILL WORK							-
2	O	2	WINE DISPLAY COUNTER	CUSTOM MILLWORK							COUNTERTOP @ MAX. 34" AFF
3	O	1	WINE COOLER	-						S.C.	PER NSF STANDARD - 7
4	GC	1	CASHIER COUNTER	CUSTOM MILLWORK							COUNTERTOP @ MAX. 34" AFF
5	GC	1	BACK SERVICE COUNTER	CUSTOM MILLWORK				1/2"	1/2"	2"	PROVIDE SOAP AND TOWEL DISPENSERS
6	GC	1	WALL MOUNTED WINE RACK	CUSTOM MILL WORK				1/2"	1/2"	F.S.	
7	O	LOT	STORAGE RACK	BY ZINC NSF APPROVED							
8	GC	1	FLOOR BASIN MOP SINK	EAGLE GROUP				1/2"	1/2"	2"	WITH BACKFLOW DEVICE FAUCET
9	O	1	CHEMICAL SHELF & MOP RACK	NSF APPROVED							



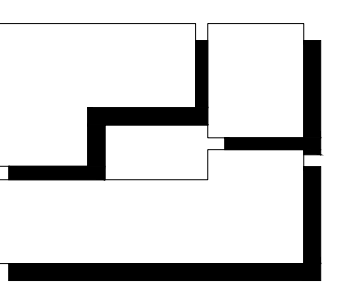
**FLOOR PLAN 1**  
SCALE: 1/4"=1'-0"

### DOOR SCHEDULE

DOOR NO.	DOOR DESCRIPTION	SPECIFICATION				FRAME	COMMENTS OR SPECIAL REQUIREMENTS:
		SIZE	THICKNESS	CORE	FINISH		
101	(E) MAIN STOREFRONT DOOR	3'-0" W X 7'-0" H	1-3/4"	SOLID	GLASS	FRAMING TURN W/ KEY	HOLLOW METAL. PROVIDE A SIGN OVER MAIN EXTERIOR EXIT DOOR "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPY." ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SELF CLOSING.
102	(E) INTERIOR DOOR	3'-0" W X 7'-0" H	1-3/4"	SOLID	PAINT	LEVER TYPE	HOLLOW METAL. SELF DOOR CLOSER AND 10" INCH PLATE
103	(E) BACK SERVICE DOOR	3'-0" W X 7'-0" H	1-3/4"	SOLID	PAINT	PANIC HINGING	HOLLOW METAL. ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SELF CLOSING.

NOTE: THE WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL BE NOT LESS THAN 3 FEET IN NOMINAL WIDTH BY 6 FEET 8 INCHES IN NOMINAL HEIGHT AND SHALL BE CAPABLE OF OPENING SUCH THAT THE CLEAR WIDTH IS NOT LESS THAN 32 INCHES.

**NOTE:**  
**OFF-SALE GENERAL ONLY. NO SEATING PROVIDED**



**AT**  
CONSTRUCTION DESIGN  
9726 E. RUSH ST.  
SOUTH EL MONTE, CA 91733  
TEL (626) 575-0981  
FAX (626) 575-0987

All plans, lists, designs, and arrangements represented on this drawing are the property of AT Construction Design. No part of this drawing shall be copied, duplicated, or used in any way without the written consent of AT Construction Design. Contractors shall verify and be responsible for all dimensions and conditions on the job. Any deviations from the conditions shown on these drawings should notify this office before proceeding with fabrication.

VENTURA BEVERAGE COMPANY  
13624 1/2 W. VENTURA BLVD.  
SHERMAN OAKS, CA 91423

Date: 08-21-17  
Drawn By: L.G.  
Job: 17-0807  
SHEET NO.

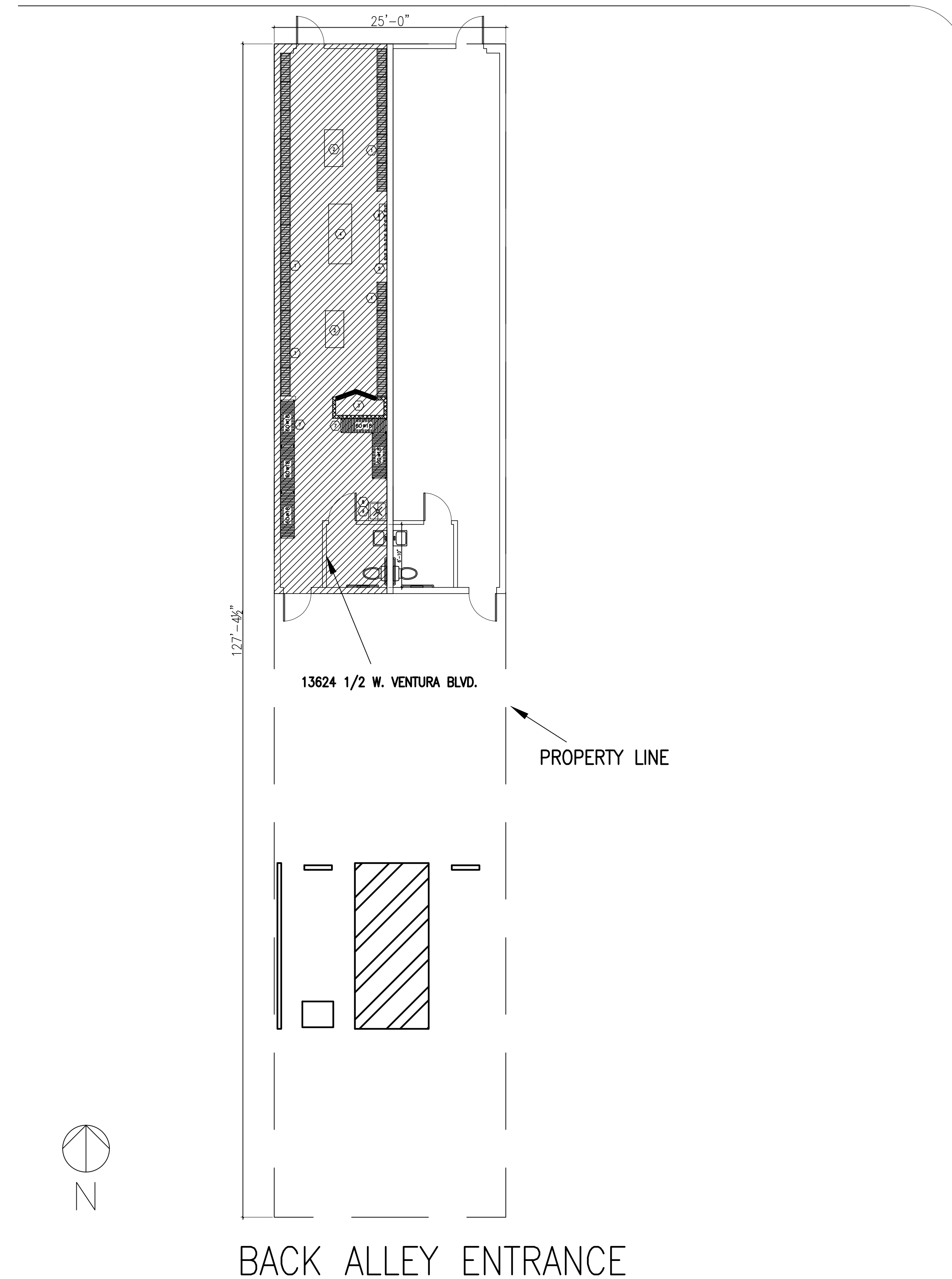
**LEGAL DESCRIPTION(S)**

SITE ADDRESS: 13624 1/2 W VENTURA BLVD. LOS ANGELES, CA 91423  
 APN#: 2373-013-007  
 Tract: TR 5956  
 Block: G  
 Lot: 10  
 Arb: NO  
 Modifier:: NO  
 Map Reference #: M B 67-43/44 (SHTS 1-2)  
 Parcel Identification: 165B157 712  
 Area Planning Commission: South Valley  
 Community Redevelopment Area: NO  
 Planning Area: Sherman Oaks-Studio City-Toluca Lake -Cahuenga Pass  
 Zone(s): C2-1VL

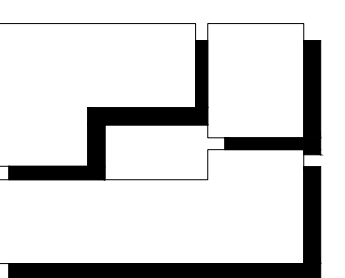
**SUMMARY TABLE**

Building (Structural): Existing  
 Land Size: 3187 square feet  
 Existing Building Size: 2147 square feet  
 Site address: 13624 1/2 W. VENTURA BLVD., LOS ANGELES, CA 91423  
 Existing Use: Retail  
 Proposed Use: Retail  
 Seating Area: None  
 Building Height: Existing  
 External Alteration: No  
 Demolition of exiting structural: No  
 Proposed new structural: No

VENTURA BLVD.



VENTURA CANYON AVE.



**AT**  
 CONSTRUCTION DESIGN  
 9726 E. RUSH ST.  
 SOUTH EL MONTE, CA 91733  
 TEL (626) 575-0981  
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VENTURA BEVERAGE COMPANY  
 13624 1/2 W. VENTURA BLVD.  
 SHERMAN OAKS, CA 91423

**PLOT PLAN** ①  
 SCALE: 1/8"=1'-0"

Date: 08-21-17  
 Drawn By: L.G.  
 Job: 17-0807  
 SHEET NO.

A-1

Orange Delite  
Grill  
RESTAURANT  
ENTRANCE

Glam Duchess

Lenet's Place  
818-728-1030

Lenet's P  
818.728.10

Grill

13624

13622

13626



ING  
In Use

Glam Duchess

13626

13624

Lene's Place, Inc.  
818.728.1000

*Orange Delite & Grill*  
ENTRANCE 



DOG TRAINING  
STARTING AT \$20

FOR LEA  
(310)

**nr**  
no roses jewelry  
local :: handcrafted :: custom

**STEP!**  
Shoes  
www.stepshoes.com

**Orange Delite**  
&  
**Grill**

Pilates



58 SALON PET STORE  
 57 C2-1VL DENTAL OFFICE  
 56 PILATES SALON SHOES  
 55 TAILOR RES'TNT GIFTS  
 54 SALON  
 51 SALON BICYCLES 52 53 Under Constr.

1989-1476(E) C  
 ZA 1986-1383 CUX  
 1989-1361 ZAI  
 ZA 1989-1476(E)  
 2017-3543 CU/CUB:SPP  
 CPC 156378  
 1980-29223  
 78-215  
 05-2229 CUB  
 14-37 CUB/SPP  
 barber  
 embroidery  
 Salon  
 Massage  
 Pet Store  
 RES'TNT  
 RES'TNT  
 10  
 ZA 2014-2279 CUB

DR<sup>80'</sup>  
 30  
 31 39  
 32 40  
 33 41  
 34 42  
 35 43  
 R1-1

REST'NT LIQUOR NIGHT CLUB  
 ZA 1989-13 CUB  
 2001-5826 CUB  
 C2-1VL-RIO  
 ZAI 1981  
 64  
 12 CONDO'S  
 AUTO REPAIR 62 65  
 ZA 1995-867 SM  
 AUTO REPAIR 63 66  
 R3-1-RIO  
 MEDICAL OFFICE BLDG.  
 ZA 1996-301 CUZ  
 2009-3881 CUW  
 67  
 68  
 69  
 77

70 Furniture  
 71 Optometry  
 72 Vespa Sales  
 73 Res'tnt  
 74 Res'tnt  
 75 Gallery  
 76 GALLERY PET STORE SALON  
 C2-1VL  
 ZA 1996-762 SP  
 ZA 2013-2289 CUB  
 ZA 1984-26(E)  
 ZA 1983-243  
 1993-69 PAD  
 2013-2503 CUB  
 DIR 2016-1896 DI

CLEANERS  
 Clothes  
 UPS Store  
 Massage  
 Salon  
 Pilates  
 Rest'nt  
 Shoes  
 Jewelry  
 Vacant  
 Dog Training  
 Record Store  
 Tailor  
 Nails  
 Locksmith  
 Rest'nt  
 Lighting  
 Clothes  
 Medical Office  
 116  
 130  
 ZA 2008-2724 ZV  
 ZAI 1332  
 ZA 1987-141(E)  
 1987-160 YV  
 #3  
 #1

WOODMAN AVENUE  
 6  
 [Q]RD3-1 117  
 118  
 119 [Q]RD3-1 5  
 120 121  
 122 123  
 124 125  
 126 127  
 AVE

VENTURA CANYON  
 60'  
 12  
 12  
 11  
 16  
 12  
 12  
 28  
 78  
 79  
 80  
 81  
 93  
 R3-1-RIO

85 Rest'nt Juices  
 86 Coffee  
 87 Rest'nt  
 88 salon office building  
 89 Fitness office building  
 Fitness  
 Learning Center  
 salon  
 tailor  
 ZA 7605 6095  
 ZA 2010-3118 CUB  
 8622

PRE-SCHOOL  
 under constr.  
 113  
 100  
 99  
 CPC 198 199  
 ZA 1996-1154(E)  
 1989-1351(A)

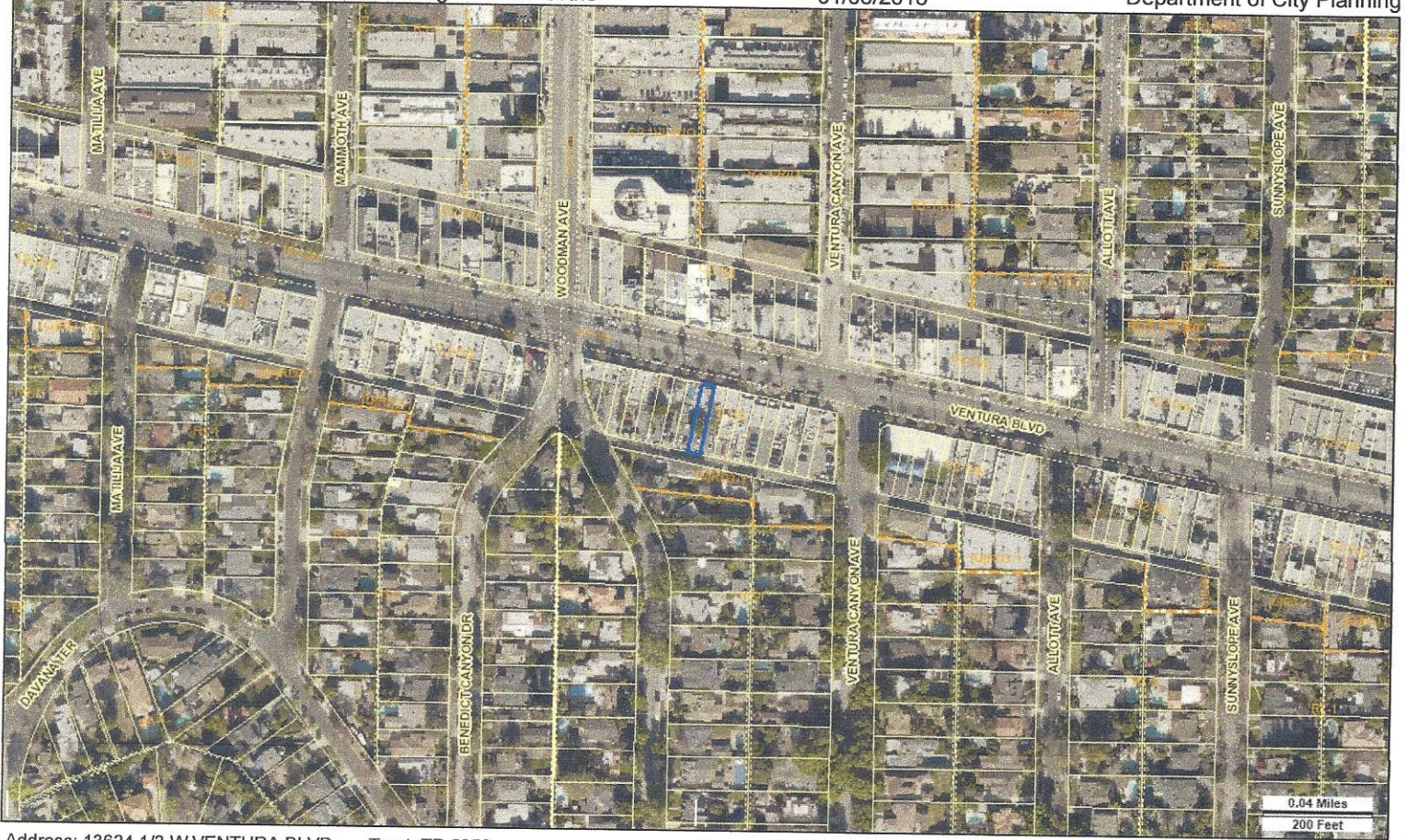
6 [Q]RD3-1 101  
 102  
 103 10  
 105 10  
 107 10

ZIMAS PUBLIC

2014 Digital Color-Ortho

01/08/2018

City of Los Angeles  
Department of City Planning



Address: 13624 1/2 W VENTURA BLVD  
APN: 2373013007  
PIN #: 165B157 712

Tract: TR 5956  
Block: G  
Lot: 10  
Arb: None

Zoning: C2-1VL  
General Plan: General Commercial



Streets Copyright (c) Thomas Brothers Maps, Inc.



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial

# CIRCULATION

## STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway






## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway




## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

# POINTS OF INTEREST

-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
- SS** Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UTL** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

## SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- |  |  |  |
|--|--|--|
|  Aquatic Facilities   |  Other Facilities                 |  Opportunity School       |
|  Beaches              |  Park / Recreation Centers        |  Charter School           |
|  Child Care Centers   |  Parks                            |  Elementary School        |
|  Golf Course          |  Performing / Visual Arts Centers |  Span School              |
|  Historic Sites       |  Recreation Centers               |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers           |  High School              |
|  Skate Parks          |  |  Middle School            |

## TRANSIT ORIENTED COMMUNITIES (TOC)



### COASTAL ZONE

-  Coastal Zone Commission Authority
-  Calvo Exclusion Area
-  Not in Coastal Zone
-  Dual Jurisdictional Coastal Zone




-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

-  Waiver of Dedication or Improvement (WDI)
-  Public Work Approval (PWA)

## LAMC SECTION 85.02 (VEHICLE DWELLING)

-  No vehicle dwelling anytime
-  No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
-  Vehicle dwelling allowed. Must comply with all posted parking restrictions

## OTHER SYMBOLS

- |   |   |  |
|---|---|--|
|  Lot Line               |  Airport Hazard Zone   |  Flood Zone                          |
|  Tract Line             |  Census Tract          |  Hazardous Waste                     |
|  Lot Cut                |  Coastal Zone          |  High Wind Zone                      |
|  Easement               |  Council District      |  Hillside Grading                    |
|  Zone Boundary          |  LADBS District Office |  Historic Preservation Overlay Zone  |
|  Building Line          |  Downtown Parking      |  Specific Plan Area                  |
|  Lot Split              |  Fault Zone            |  Very High Fire Hazard Severity Zone |
|  Community Driveway     |  Fire District No. 1   |  Oil Wells                            |
|  Lot Ties               |  Tract Map             |  |
|  Building Outlines 2014 |  Parcel Map            |  |
|  Building Outlines 2008 |   |  |

## Project Description & General Findings

Ventura Beverage Company (DBA: Vines 2 Wines) is a proposed boutique wine & spirits shop located at 13626 Ventura Blvd. It will be unique in that it will showcase a curated product list from small batch, biodynamic and organic producers. The store will feature wines made by quality producers and will have an emphasis on wine education to better serve the public convenience and advantage.

Plan approval of conditional use permit to allow the sale of a full line of alcohol for off-site retail space, floor area is 677 sq. ft. and the hours of operation is 9:00 am to 10:00 pm, daily.

The project is located on Ventura Blvd., between Woodman Ave. and Ventura Canyon Ave., and is a commercially developed boulevard. The area is developed with a mix of office, retail, and restaurant uses within the commercially zoned properties and residential uses located behind the commercial properties.

The project location and size will not be changing and therefore not have any adverse effect on the adjacent properties.

The project will only conform to purpose use of a retail store and will follow the provisions of the General Plan.

The proposed use is not changing and the project is located on a commercial street with other businesses, therefore will be no adverse effect on the welfare of the community.

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 1,000 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.

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 building, 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 site is also located along a developed commercial corridor and will not detrimentally affect the neighboring offices and commercial uses in the area.



**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.*

**1. PROJECT LOCATION**

Street Address<sup>1</sup> 13624-1/2 Ventura Blvd., Sherman Oaks, CA 91423 Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) Tract TR5956, Block G, Lots 3 through 15

Assessor Parcel Number 2373-013-007 Total Lot Area 47,804.46 Sq. Ft.

**2. PROJECT DESCRIPTION**

Present Use Retail

Proposed Use Retail

Project Name (if applicable) Ventura Beverage Company

Describe in detail the characteristics, scope and/or operation of the proposed project A Conditional Use permit to allow the sales of full line of alcoholic beverages for off-site consumption in conjunction with a 677 Sq. Ft. retail store.

Hours of operation are from 9:00 a.m. to 10:00 p.m., daily.

Additional information attached       YES       NO

Complete and check all that apply:

**Existing Site Conditions**

- Site is undeveloped or unimproved (i.e. vacant)
- Site has existing buildings (provide copies of building permits)
- 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)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- Site has special designation (e.g. National Historic Register, Survey LA)

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

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

**Proposed Project Information**

- 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

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

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

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

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ 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)? \_\_\_\_\_ ft.

If you have dedication requirements on multiple streets, please indicate: \_\_\_\_\_

**3. ACTION(S) REQUESTED**

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

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

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

Request: LAMC 12.24, W.1.

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

Request: \_\_\_\_\_

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

Request: \_\_\_\_\_

Additional Requests Attached  YES  NO

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

<sup>4</sup> 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) \_\_\_\_\_  
\_\_\_\_\_

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

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> Condition compliance review                        | <input type="checkbox"/> Clarification of Q (Qualified) classification               |
| <input type="checkbox"/> Modification of conditions                         | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans                         | <input type="checkbox"/> Amendment to T (Tentative) classification                   |
| <input type="checkbox"/> Renewal of entitlement                             |  |
| <input type="checkbox"/> Plan Approval subsequent to 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. OTHER AGENCY REFERRALS/REFERENCE**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?  YES (provide copy)  NO

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

Development Services Case Management Number \_\_\_\_\_

Building and Safety Plan Check Number \_\_\_\_\_

Bureau of Engineering Planning Referral (PCRF) \_\_\_\_\_

Bureau of Engineering Hillside Referral \_\_\_\_\_

Housing and Community Investment Department Application Number \_\_\_\_\_

Bureau of Engineering Revocable Permit Number \_\_\_\_\_

Bureau of Sanitation, Low Impact Development (LID) Referral \_\_\_\_\_

Other—specify \_\_\_\_\_




**PROPERTY OWNER**

9. **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 or 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 to 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 NOV. 06 2017

Print Name DAN J MILLER

Signature 

Date NOV. 06 2017

Print Name WILLIAM E. COHN

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 11/06/2017 before me, LARSEN M FLORES NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

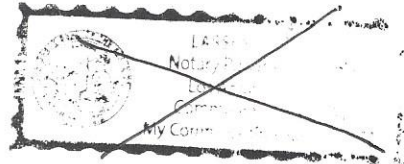
personally appeared PAN J MILLER AND WILLIAM E COHN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their 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)



**PROPERTY OWNER**

9. **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 or 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 11/3/17

Print Name BARRY MARLIN

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

SEE ATTACHED  
CERTIFICATE

11/03/17  
(100)

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 Riverside

On November 3<sup>rd</sup>, 2017 before me, Michelle Hyso, Notary Public,  
(Insert Name of Notary Public and Title)

personally appeared Barry Martin 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.

Michelle Hyso  
Signature

(Seal)



**6. PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Cattariya Khooharatanachai

Company/Firm Ventura Beverage Company Inc.

Address: 13624 - 1/2 W. Ventura Blvd. Unit/Space Number \_\_\_\_\_

City Sherman Oaks State CA Zip Code: 91423

Telephone (213) 590-3366 E-mail: \_\_\_\_\_

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) William E. Cohn Living Trust and Dan Miller Living Trust

Address 13606 W. Ventura Blvd. Unit/Space Number \_\_\_\_\_

City Sherman Oaks State CA Zip Code: 91423

Telephone (310) 271-7555 E-mail: \_\_\_\_\_

**Agent/Representative name** Danny Tat

Company/Firm AT construction Services, Inc.

Address: 9726 E. Rush St. Unit/Space Number \_\_\_\_\_

City South El Monte State CA Zip: 91733

Telephone (626) 575-0981 E-mail: Danny@gg-at.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**  
(select only one)

Owner

Applicant

Agent/Representative

Other

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

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

**APPLICANT**

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

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

Signature: 

Date: 1/8/2018

Print Name: Cattariya Khooharatanachai

**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

**SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).







