

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 978-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
TIM FARGO  
JONATHAN A. HERSHEY, AICP  
PHYLLIS NATHANSON  
CHARLES J. RAUSCH JR.  
CHRISTINE M. SAPONARA  
COURTNEY SHUM  
CHRISTINA TOY LEE  
JORDANN TURNER

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

LOS ANGELES DEPARTMENT  
OF CITY PLANNING  
EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP  
DIRECTOR  
SHANA M.M. BONSTIN  
DEPUTY DIRECTOR  
ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR  
LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
[planning.lacity.org](http://planning.lacity.org)

Decision Date: December 1, 2023

Appeal Period Ends: December 18, 2023

Thatcher's LLC (A)  
Attn: Thatcher Baker-Briggs  
9450 SW Gemini Dr PMB 18303  
Beaverton, OR 97008-7105

Gary Karrass Trust (O)  
1615 Stanford Street  
Santa Monica, CA 90604

Ralph Barat Saltsman (R)  
Solomon, Saltsman and Jamieson  
426 Culver Boulevard  
Playa Del Rey, CA 90293

CASE NO. ZA-2023-5618-CUB  
CONDITIONAL USE  
11718 San Vicente Boulevard (11714,  
11716, 11718 San Vicente Boulevard)  
Brentwood – Pacific Palisades Community  
Plan  
Zone: C1.5-1VL  
C.D: 11 – Traci Park  
D.M.: 129B145  
CEQA: ENV-2023-5619-CE  
Legal Description: Lot 12, Block 24,  
Westgate Tract

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061, I  
hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from the  
California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section  
15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating  
that any exceptions contained in Section 15300.2 of the State CEQA Guidelines  
regarding location, cumulative impacts, significant effects or unusual circumstances,  
scenic highways, or hazardous waste sites, or historical resources applies; and

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

a Conditional Use to allow the sale of beer and wine for off-site consumption and ancillary on-site instructional wine tasting in conjunction with a wine specialty store in an existing commercial building in the C1.5-1VL 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 and floor 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 Zoning 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.
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 Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date of this grant, 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 for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
7. Authorized herein is the sale of beer and wine for off-site consumption, and ancillary on-site instructional tastings, in conjunction with a proposed 1,430 square-foot wine specialty store. The grant shall be subject to the following limitations:
  - a. The hours of operation shall be limited from 11:00 a.m. to 7:00 p.m., daily.

8. After hours use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. **Private Events.** Any use of the specialty wine store for private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
10. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
  - a. Entry, visible to pedestrians
  - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

11. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
12. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter to the Department of City Planning identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
13. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
14. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter.
15. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

16. Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the LAMC (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
17. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
18. 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.
19. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
20. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
21. There shall be no other live entertainment on the premises. There shall be no karaoke, disc jockey, topless entertainment, male or female performers or fashion shows.
22. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
23. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism or truancy occur.
24. The Applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

## ADMINISTRATIVE CONDITIONS

25. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
26. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E,3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
  - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
  - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
27. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or 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. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
28. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause 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's 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.

**29. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails

to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **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.

### NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this 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 November 28, 2023, 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 approval under the provisions of Section 12.24-W,1 have been established by the following facts:

### BACKGROUND

The subject property consists of one lot, encompassing approximately 8,750 square feet of total lot area and located between San Vicente Boulevard to the north and an alley to the south. The subject property is located approximately mid-block between the intersections of San Vicente Boulevard and South Barrington Avenue to the northeast and San Vicente Boulevard and Gorham Avenue to the northwest.

The subject property is developed with one-story commercial buildings occupied with commercial uses and the subject site is proposing to undergo interior tenant improvements in an existing building. The applicant intends to operate a wine specialty retail store of 1,430 square feet of interior space for off-site consumption in addition to on-site instructional wine tasting in an existing commercial building located on the ground floor which would front onto San Vicente Boulevard. There are 10 parking spaces that will be shared with the other commercial stores.

The project site is located within the Brentwood – Pacific Palisades Community Plan Area. The Community Plan designates the subject property for Community Commercial land uses, corresponding to the CR, C1, C1.5, R3, and R4 Zones. The project site is zoned C1.5-1VL



and is thus consistent with the existing land use designation. The project site is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI-2192), San Vicente Scenic Corridor Specific Plan (ZI-1096), Housing Element Inventory of Sites (ZI-2512), Local Emergency Temporary Regulations – Time Limits and Parking Relief LAMC 16.02.1 (ZI-2498), Transit Priority Area in the City of Los Angeles (ZI-2452), and State Enterprise Zone.

The applicant is requesting a Conditional Use Permit to allow the sale of beer and wine for off-site consumption (Type 20) and ancillary on-site instructional wine tasting (Type 86) in conjunction with an wine specialty retail store. Proposed hours of operation are 11:00 a.m. to 7:00 p.m., daily.

### **SURROUNDING PROPERTIES**

The surrounding area is urbanized and substantially surrounded by residential and commercial uses which share similar C1.5-1VL zoning. Surrounding properties to the east and west of the subject property are zoned C1.5-1VL and are developed with commercial and office uses, including Whole Foods Market, Starbucks, Barry's Brentwood, and Sugarfish. Properties to the north across San Vicente Boulevard are developed with one-story commercial uses and are zoned C1.5-1VL. Surrounding properties to the south are zoned [Q]R3-1 with multi-family residential.

### **STREETS**

San Vicente Boulevard, adjoining the subject property to the north, is designated as an Avenue II, dedicated to a right-of-way width of 86 feet, and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

### **Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:**

Case No. DIR-2010-1772-DRB-SPP – An application that was approved with condition for the installation of a new storefront window, one business identification sign, and replacement of landscaping at an existing retail business. Case No. ENV-2010-1773-CE is related.

Case No. DIR-2003-1365-DRB-SPP – An application that was approved with condition for landscaping and exterior improvements for the existing property including, install a wheel chair lift, construction of a ramp, placement of planters, installation of new plant material in both new and existing planters.

Case No. ZA-2011-930-CU-CUE – An application that was withdrawn for the sale of beer and wine for on-site consumption at a restaurant with 46 seats. Case No. ENV-2011-931-CE is related.

### **Previous Cases on Surrounding Properties**

Upon utilizing a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), staff identified the following Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages.

Case No. ZA-2021-10441-CUB– On May 12, 2022, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a new restaurant in the C1.5-1 VL Zone, located in 11754-11758 West San Vicente Boulevard.

Case No. ZA-2021-6998-CUB– On November 17, 2022, the Zoning Administrator approved a conditional use to permit the continual sale and dispensing of a full line of alcoholic beverages for off-site consumption and the on-site wine tasting in conjunction with the operation and an expansion of an existing wine and spirits specialty store in the C1.5-1VL Zone located in 11740 San Vicente Boulevard, Unit 114-115.

Case No. ZA-2018-1425-CUB– On September 25, 2018, the Zoning Administrator approved a Conditional Use to permit the continued sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C1.5-1 VL Zone, located in 11690 West San Vicente Boulevard.

Case No. ZA-2016-2759-CUB– On February 14, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in a C1.5-1VL Zone, located in 11677 West San Vicente Blvd, Suite 218.

Case No. ZA-2015-653-CUB– On December 17, 2015, the Zoning Administrator approved a conditional use to allow the continued sale of a full line of alcohol beverages for off-site consumption and on-site instructional tastings in conjunction with an existing 1,920 square-foot wine and spirits store, in the C1.5-1VL Zone, located at 11684 West San Vicente Boulevard.

Case No. ZA-2015-2377-CUB-DRB-SPP– On April 18, 2016, the Zoning Administrator approved a conditional use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed 4,546 square-foot restaurant (Bottlefish), in the C1.5-1VL Zone, located in 11677 West San Vicente Boulevard.

Case No. ZA-2013-614-CUB– On May 29, 2013, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed restaurant in a C1.5-1VL Zone, located in 11740 San Vicente Boulevard, Suite 102.

Case No. ZA-2011-551-CUB– On September 6, 2011, the Zoning Administrator approved a conditional use permit for a full line of alcoholic beverages consisting of the sale and

dispensing of beer and wine and pre-mixed margaritas for on-site consumption in conjunction with a proposed 2,060 square-foot restaurant in the C1.5-1VL Zone, located at 11690 West San Vicente Boulevard.

### **PUBLIC CORRESPONDENCE**

As of this writing, Planning Staff received public correspondence and phone calls pertaining to this case.

Correspondence from the public includes the following: Ashara Stevens, Brentwood Community Council, Caitlin Colvin, David Kanter, Emma Rinchik, James McCoy, Kiersten Popke, Mark Neiter, Ross Goldberg, and Sarah Medford.

Submitted written comment stated concerns of an overconcentration of alcoholic establishments in the area, noise, parking congestion, safety, and crowding issues in the outdoor space of the subject site. The Brentwood Community Council made the recommendation of no objection to this case provided that there is no food service, in their letter dated November 27, 2023.

### **PUBLIC HEARING**

A public hearing was held before the Zoning Administrator on November 28, 2023 at 10:00 a.m. The hearing was conducted entirely telephonically. The hearing was attended by the applicant's representatives, Jennifer Oden and Ralph Saltsman, the applicant, Thatcher Baker-Briggs, and three members from the community.

Ms. Oden made the following statements:

- The subject space was previously used as a beauty center. It is currently vacant.
- The applicant, Thatcher Baker-Briggs has leased the space to bring a wine store to the Brentwood community.
- The wine store would offer a limited selection. Hours of operation for off-site sales of wine is being requested in addition to a Type 86 on-site instructional wine tasting.
- We have reached out to the Brentwood Community Council's Land Use Committee and the Full Board.
- We reached out to LAPD, and they stated there was no need to meet.
- We reached out to Council Office, and they also stated there was no need to meet.
- This store will be compatible with nearby uses.
- Next door is the 11714 building. A restaurant and bar is being proposed in that building. That is not a part of this wine store operation. This wine store is separate and distinct.

During the public comment portion of the public hearing, two speakers provided public testimony.

The first speaker, Mark, stated concerns for the restaurant being remodeled at 11714 San Vicente. There is currently construction at that building and nobody knows who's going in there. There's an outdoor bar. He inquired if there was a connection with this applicant. There is concern that parking will be a problem.

The second speaker, Ashara, shared similar concerns as the first speaker. There would be an outdoor bar with the wine store going in. Construction is almost done with an outdoor bar. Parking has been a concern. She has been a resident of Brentwood for 11 years. The neighborhood feels less safe at night. Many employees of the stores park on residential streets. Her guests don't feel comfortable cause they cannot park near her area. 11714 is attached to Thatcher's. She asked to get answers before issuing this approval.

At the conclusion of the public hearing, the Zoning Administrator stated he would try to find out more information of the abutting space. He stated he would impose standard conditions of approval with the approval of the conditional use.

### **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 of the Los Angeles Municipal Code. In order for the sale and dispensing of beer and wine for off- and 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.

### **CONDITIONAL USE FINDINGS**

- 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 Conditional Use allows the sale of beer and wine for off-site and on-site consumption for instructional tasting purposes only, in conjunction with a wine specialty store without seats. Proposed hours of operation are 11:00 a.m. to 7:00 p.m., daily.

The project will enhance the built environment and the surrounding neighborhood by providing an active commercial use along San Vicente Boulevard. the project site is a pedestrian-oriented area that is substantially surrounded by restaurants, bars, mixed-use developments, offices, and other similar uses. The project would entail a specialty wine retail store, which will promote walkability and bring "eyes on the street" with this neighborhood serving use.

Additionally, the project will offer a beneficial service to the surrounding community by providing a valuable retail option and neighborhood amenity for residents,

employees, and visitors alike. The proposed use is within the range of uses contemplated by the underlying C1.5 Zone. Additionally, The sale of beer and wine of the proposed commercial use would be appropriate and desirable. The project proposes and envisions that customers would have the ability to purchase a bottle of wine to take home for further convenience. It also enables a customer to sample a wine to consider for purchase and be familiar with a product. A variety of commercial uses are an intrinsic part of these service amenities necessary for the conservation, development, and success of a vibrant commercial district. Therefore, as conditioned, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is beneficial to the community, city, or region.

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 project site is 1,430 square feet of floor area within 8,750.2 square feet of total lot area and located mid-block along the southern side of San Vicente Boulevard, west of Barrington Avenue.

The project site is located within an existing commercial building containing 10 vehicular parking spaces. The applicant intends to operate a specialty wine store selling limited wines for off-site consumption and provide on-site instructional wine tasting in a tenant space located on the ground floor. The site fronts San Vicente Boulevard near intersection Barrington Avenue.

The surrounding area is urbanized and substantially surrounded by residential and commercial uses which share similar C1.5-1VL zoning. Properties to the north, across San Vicente Boulevard, are in the C1.5-1VL Zone and developed with commercial retail and office uses. Properties to the south, across the alleyway, are in the R3-1 Zone and improved with one- and two-story apartment buildings. Properties to the east and west are in the C1.5 VL zone and developed with commercial retail and office uses.

The Conditional Use allows the sale and dispensing of beer and wine for off-site consumption and on-site instructional consumption, subject to a Type 86 ABC alcohol license) in conjunction with a 1,430 square-foot wine specialty store. There are no indoor or outdoor seats proposed, and the store will not operate as a restaurant. Hours of operation are 11:00 a.m. to 7:00 p.m., daily. Aside from the interior tenant improvements to the existing building, no new construction or expansion are proposed. The proposed project will not change the height, size, or location of the existing commercial building in which the project site will occupy.

The use and location of this project are appropriate given the Community Commercial land use designation of both the project site and surrounding areas. The proposed project is substantially surrounded by commercial uses that are similar in scale and intensity, as intended by the governing land use policies. The project is not requesting

any karaoke, live entertainment, or public dancing in conjunction with commercial retail use and, as such, those activities would be prohibited. The project site provides 10 shared parking spaces, and is within proximity to various public transit options including bus and rail. No deviations from parking requirements have been requested. The project and the surrounding commercial uses will mutually benefit one another as they both contribute to foot traffic and add to the pedestrian-oriented nature of the community commercial district. The specialty wine store would be operating within the 1,430 square-foot space that has been analyzed by the Zoning Administrator. The operation will not utilize the outdoor areas as part of its operation. The Applicant will provide a safe environment for patrons to purchase and sample wines. The project would serve to strengthen the economic vitality of the area as there are many other neighborhood-scale commercial uses within the vicinity.

Conditions have also been imposed to encourage responsible management, deter criminal activity, and ensure mode and character remain while promoting compatibility with the surrounding neighborhood. As such, 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.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The subject property is located within the Brentwood – Pacific Palisades Community Plan area. Commercial goals for a pedestrian oriented mixed mid- and low-rise corridor located along San Vicente Boulevard includes a mix of building types including storefronts. The Community Plan designates the subject property for Community Commercial land uses, corresponding to the CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, and R5 Zones. The project site is zoned C1.5-1VL and is thus consistent with range of zones associated with the site's land use designation.

The Community Plan text allows a variety of commercial uses but is silent with regards to the sale of alcohol. The project is consistent with the following components of the Community Plan for commercial areas:

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

*Policy 2-1.2:* Protect commercially planned/zoned areas from encroachment by residential only development.

*Policy 2-3.3:* Ensure that commercial projects achieve harmony with the best of existing development.

The project involves a proposed wine specialty store within an existing commercial building in an established commercial district. The land use designation of the project site and surrounding areas is Community Commercial implying that a vibrant mix of neighborhood-serving commercial uses are appropriate for the area. The project would offer a neighborhood service retail use, which is a conventional commercial amenity expected by patrons. The project will be located on the ground floor with entrances off the public street. The project will replace a prior commercial operator at this location, thereby strengthening the economic viability and longevity of the commercial corridor along San Vicente Boulevard and the surrounding neighborhood, thereby preserving the existing identity and character of the site. It would also provide a desirable amenity and shopping option employees, residents, and visitors alike. The project would help enhance the commercial hub and strengthen the economic viability of the surrounding commercial tenants and businesses.

The immediate surrounding area is characterized by various commercial uses. The proposed project serving ancillary alcohol service would complement this existing land use pattern. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

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

The subject property is located in the C1.5-1VL Zone where conditional authorization for the sale of beer and wine for off- and on-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The project is not proposing any form of live entertainment, or karaoke in conjunction with the retail use. The project is intended to be a neighborhood-serving use and amenity, which offers the sale of wine for off-site consumption and instructional on-site tastings. The project is located in a pedestrian friendly area and a long-established commercial district close to various transit options, and thus the project would build upon an established commercial corridor. Given the scope of the conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the proposed conditional use. The project does will not operate as a nightclub, bar or restaurant, and will not involve any live entertainment.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. Employees will undergo training on the sale of alcoholic beverages including training provided by the Los Angeles Police Department Standardized Training for Alcohol



Retailers (STAR) Program, Department of Alcoholic Beverage Control Licensee Education on Alcohol and Drugs (LEAD) Program, or the Responsible Beverage Service (RBS) Training Program. In addition, the Zoning Administrator has imposed numerous conditions to integrate the use into the community as well as protect community members from adverse potential impacts. The project site is substantially surrounded by commercial uses and served by transit options. The project is substantially surrounded by commercial uses of similar scale and intensity. All activity occurring on the subject premises will be required to adhere to the conditions imposed through this grant, and comply with City's Noise Ordinance. The City's conditions of approval and any conditions by the California Department of Alcoholic Beverage Control are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the sale of beer and wine for on-site consumption and the dispensing of wine for on-site consumption strictly for instructional tastings will not adversely affect the welfare of the pertinent 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 California State Department of Alcoholic Beverage Control (ABC) licensing criteria, there are two (2) on-site and one (1) off-site license allocated for the subject tract (Census Tract No. 2643.03).

Within 1,000 feet of the subject site, there are seven (9) alcohol-selling retail establishments with licenses for on- and off-site consumption and four (2) for off-site consumption.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project will enable the provision of an additional service and destination to complement the neighborhood. Although the number of existing licenses exceeds the number allocated to the subject census tract, a higher number of alcohol-serving establishments is to be expected in an area which functions as a major commercial center with a variety of jobs, commercial services, and amenities. In active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The

ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The project will provide a valuable amenity and a desirable service that is compatible within the surrounding neighborhoods. Additionally, the incorporation of conditions relative to the specific operation of the establishment will address and minimize any possible adverse impact on the welfare of the surrounding area, including restrictions on noise, safety, and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

According to statistics provided by the Los Angeles Police Department's West Los Angeles Division Vice Unit, within Crime Reporting District No. 832, a total of 165 crimes (143 Part I Crimes and 22 Part II Crimes) were reported in 2022, compared to the Citywide Average of 156 crimes and the High Crime Reporting District Average of 187 crimes for the same period. In 2022, there were (3) Narcotics, (1) Liquor Law, (5) Public Drunkenness, (0) Disturbing the Peace, (0) Disorderly Conduct, and (1) Driving While Influence (DWI) related arrests, and (5) Other Offences. 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 above statistics indicate that the crime rate in Reporting District 832 is higher than the citywide average of crimes. There has been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate. The project will not adversely affect public welfare because it is a desirable use and convenient amenity in an area designated for such neighborhood- and regional-serving commercial uses. Nevertheless, conditions, such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to mitigate nuisance and criminal activities have been incorporated into the grant to assure better oversight. Further conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate or generate any nuisance activity and will not result in an undue concentration of establishments providing alcohol.

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 project site is zoned for Community Commercial uses and will continue to be utilized as such.

The following sensitive use is located within a 600-foot radius of the site:

Donald Bruce Kaufman –  
Brentwood Branch Library

11820 San Vicente Boulevard

The following sensitive use is located within a 600-foot to 1,000-foot radius of the site:

Brentwood Medical Urgent Care

11611 San Vicente Boulevard

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The project site is located in a commercial corridor and fully developed neighborhood in the Brentwood – Pacific Palisades area. The project has been conditioned to be compatible with such uses as it is requesting beer and wine off- and on-site retail use. The project is situated within an established commercial district with many similar uses nearby. Thus, the project is unlikely to have any direct impact on any sensitive use.

The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. Alcoholic beverage sales will be strictly monitored and regulated. There is no dancing, karaoke, or live entertainment being proposed. The project is consistent with the zoning and is in keeping with the existing uses adjacent to the development. The project will contribute to the greater community and will serve neighboring residents and local employees as well as visitors. Therefore, as conditioned, the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved.

#### **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 outside flood zone.

#### **APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for

filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC  
(213) 482-7077  
201 N. Figueroa Street  
Los Angeles, CA 90012  
[planning.figcounter@lacity.org](mailto:planning.figcounter@lacity.org)

Van Nuys DSC  
(818) 374-5050  
6262 Van Nuys Boulevard  
Van Nuys, CA 91401  
[planning.mbc2@lacity.org](mailto:planning.mbc2@lacity.org)

West Los Angeles DSC  
(CURRENTLY CLOSED)  
(310) 231-2901  
1828 Sawtelle Boulevard  
West Los Angeles, CA 90025  
[planning.westla@lacity.org](mailto:planning.westla@lacity.org)

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal ([appointments.lacity.org](http://appointments.lacity.org)). The applicant is further advised to notify any consultant representing you of this requirement as well.





QR Code to  
Online Appeal  
Filing

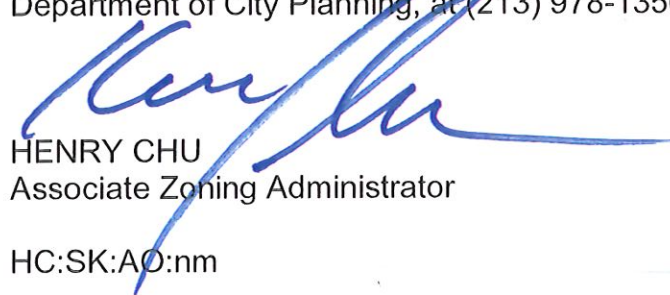


QR Code to Forms  
for In-Person Appeal  
Filing



QR Code to BuildLA  
Appointment Portal for  
Condition Clearance

Inquiries regarding this matter shall be directed to Alice Okumura, Planning Staff for the Department of City Planning, at (213) 978-1356.

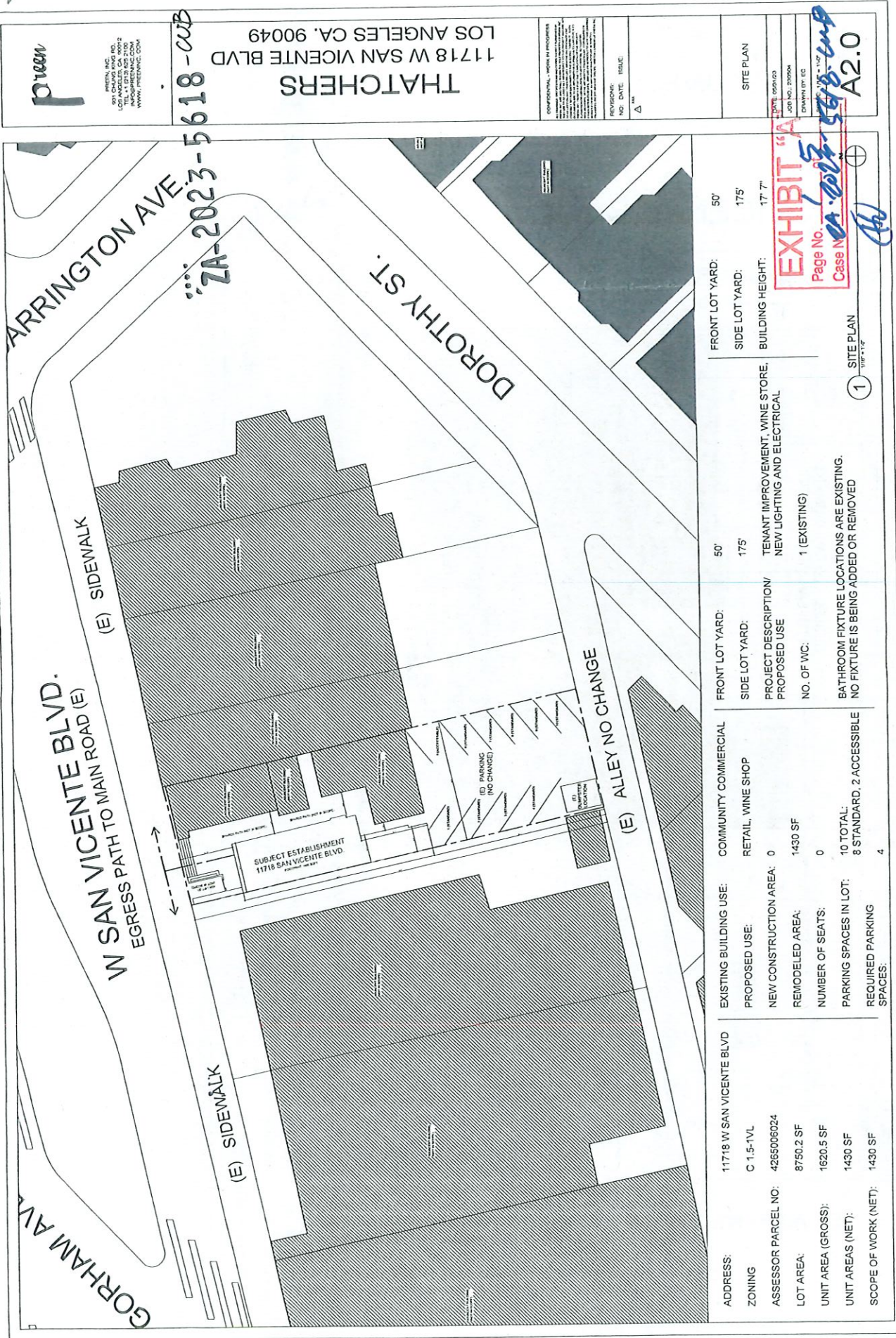


HENRY CHU  
Associate Zoning Administrator

HC:SK:AO:nm

cc: Councilmember Traci Park  
Eleventh Council District  
Adjacent Property Owners





GREEN  
ARCHIT, INC.  
3501 CHUNG KING RD.  
LOS ANGELES, CA 90008  
TEL: 310 313 0210  
WWW.GREENARCHIT.COM

ARRINGTON AVE  
W SAN VICENTE BLVD.  
EGRESS PATH TO MAIN ROAD (E)  
2023-5618-CUB

THATCHERS  
11718 W SAN VICENTE BLVD  
LOS ANGELES CA. 90049

CONFIDENTIAL - WORK IN PROGRESS  
REVISIONS:  
NO. DATE: REUSE:  
A

11718 W SAN VICENTE BLVD  
C 1.5-1VL  
ASSESSOR PARCEL NO.: 4265006024  
LOT AREA: 8750.2 SF  
UNIT AREA (GROSS): 1620.5 SF  
UNIT AREAS (NET): 1430 SF  
SCOPE OF WORK (NET): 1430 SF

FRONT LOT YARD: 50'  
SIDE LOT YARD: 175'  
BUILDING HEIGHT: 17' 7"

PROJECT DESCRIPTION/  
PROPOSED USE  
NO. OF WC.  
1 (EXISTING)

EXISTING BUILDING USE:  
PROPOSED USE:  
NEW CONSTRUCTION AREA:  
REMODELED AREA:  
NUMBER OF SEATS:  
PARKING SPACES IN LOT:  
REQUIRED PARKING SPACES:

COMMUNITY COMMERCIAL  
RETAIL, WINE SHOP  
0  
1430 SF  
0  
10 TOTAL:  
8 STANDARD, 2 ACCESSIBLE

FRONT LOT YARD: 50'  
SIDE LOT YARD: 175'  
TENANT IMPROVEMENT, WINE STORE,  
NEW LIGHTING AND ELECTRICAL  
1 (EXISTING)

BATHROOM FIXTURE LOCATIONS ARE EXISTING.  
NO FIXTURE IS BEING ADDED OR REMOVED

EXHIBIT "A"  
Page No. 1 of 1  
Case No. 2023-5618-CUB  
A2.0

1 SITE PLAN  
1/8" = 1'-0"





PREEN, INC.  
3000 S. GILBERT AVENUE  
LOS ANGELES, CA 90002  
TEL: 310.441.1111  
WWW.PREENINC.COM

THATCHERS  
11718 W SAN VICENTE BLVD  
LOS ANGELES CA, 90049

CONFIDENTIAL - WORK IN PROGRESS  
REVISIONS:  
NO. DATE ISSUE  
1 11/17/2023

SITE PLAN

DATE: 05/01/23

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

200 NO. 1000

A2.0

W. SAN VICENTE BLVD.

EGRESS PATH TO MAIN ROAD (E)



ADJACENT TENANT  
(NOT IN SCOPE)

SUBJECT ESTABLISHMENT  
11718 SAN VICENTE BLVD.

FOOTPRINT 1405 SQFT

SHARED PATH (NOT IN SCOPE)

ADJACENT TENANT  
(NOT IN SCOPE)

ADJACENT TENANT  
(NOT IN SCOPE)

ADJACENT PARKING  
(NOT IN SCOPE)

ADJACENT TENANT  
(NOT IN SCOPE)

ADJACENT TENANT  
(NOT IN SCOPE)

(E) ALLEY NO CHANGE

(E) DUMPSTER  
LOCATION

1 (STANDARD)

2 (STANDARD)

3 (STANDARD)

4 (STANDARD)

5 (STANDARD)

6 (STANDARD)

7 (STANDARD)

8 (STANDARD)

9 (STANDARD)

10 (STANDARD)

11 (STANDARD)

12 (STANDARD)

13 (STANDARD)

14 (STANDARD)

15 (STANDARD)

16 (STANDARD)

17 (STANDARD)

18 (STANDARD)

19 (STANDARD)

20 (STANDARD)

21 (STANDARD)

22 (STANDARD)

23 (STANDARD)

24 (STANDARD)

25 (STANDARD)

26 (STANDARD)

27 (STANDARD)

28 (STANDARD)

29 (STANDARD)

30 (STANDARD)

31 (STANDARD)

32 (STANDARD)

33 (STANDARD)

34 (STANDARD)

35 (STANDARD)

36 (STANDARD)

37 (STANDARD)

38 (STANDARD)

39 (STANDARD)

40 (STANDARD)

41 (STANDARD)

42 (STANDARD)

43 (STANDARD)

44 (STANDARD)

45 (STANDARD)

46 (STANDARD)

47 (STANDARD)

48 (STANDARD)

49 (STANDARD)

50 (STANDARD)

51 (STANDARD)

52 (STANDARD)

53 (STANDARD)

54 (STANDARD)

55 (STANDARD)

56 (STANDARD)

57 (STANDARD)

58 (STANDARD)

59 (STANDARD)

60 (STANDARD)

61 (STANDARD)

62 (STANDARD)

63 (STANDARD)

64 (STANDARD)

65 (STANDARD)

66 (STANDARD)

67 (STANDARD)

68 (STANDARD)

69 (STANDARD)

70 (STANDARD)

71 (STANDARD)

72 (STANDARD)

FRONT LOT YARD: 50'  
SIDE LOT YARD: 175'  
BUILDING HEIGHT: 17' 0"

EXHIBIT "A"  
Page No. 2 of 2  
Case No. 22-2023-0000-008



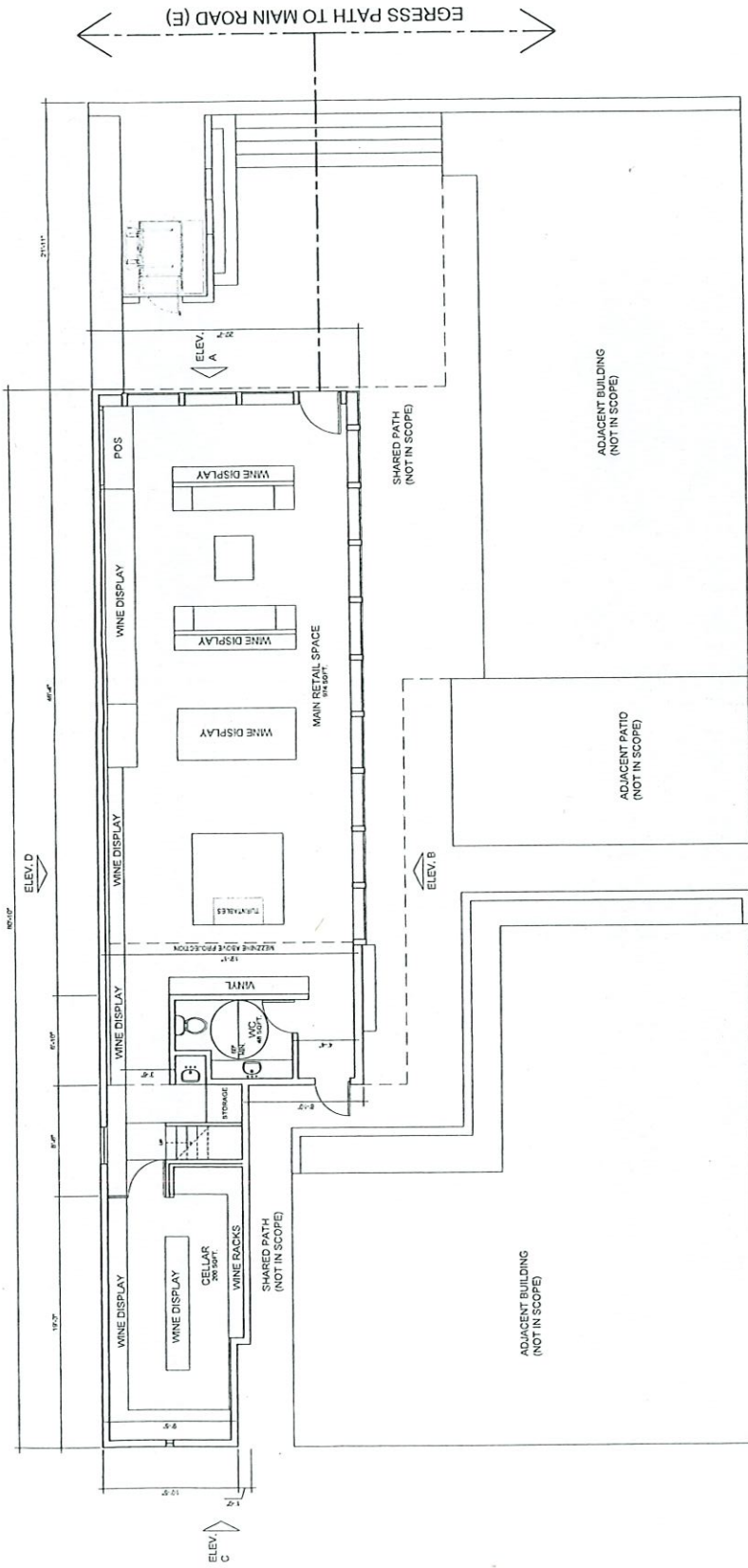
1 SITE PLAN  
1/8" = 1'-0"

FRONT LOT YARD: 50'  
SIDE LOT YARD: 175'  
PROJECT DESCRIPTION/  
PROPOSED USE  
NO. OF WC: 1 (EXISTING)  
TENANT IMPROVEMENT, WINE STORE,  
NEW LIGHTING AND ELECTRICAL  
BATHROOM FIXTURE LOCATIONS ARE EXISTING.  
NO FIXTURE IS BEING ADDED OR REMOVED

EXISTING BUILDING USE: COMMUNITY COMMERCIAL  
PROPOSED USE: RETAIL, WINE SHOP  
NEW CONSTRUCTION AREA: 0  
REMODELED AREA: 1430 SF  
NUMBER OF SEATS: 0  
PARKING SPACES IN LOT: 10 TOTAL:  
8 STANDARD, 2 ACCESSIBLE  
REQUIRED PARKING SPACES: 4

ADDRESS: 11718 W SAN VICENTE BLVD  
ZONING: C 1.5-1VL  
ASSESSOR PARCEL NO.: 4265006024  
LOT AREA: 8750.2 SF  
UNIT AREA (GROSS): 1620.5 SF  
UNIT AREAS (NET): 1430 SF  
SCOPE OF WORK (NET): 1430 SF



[illegible]



Prean

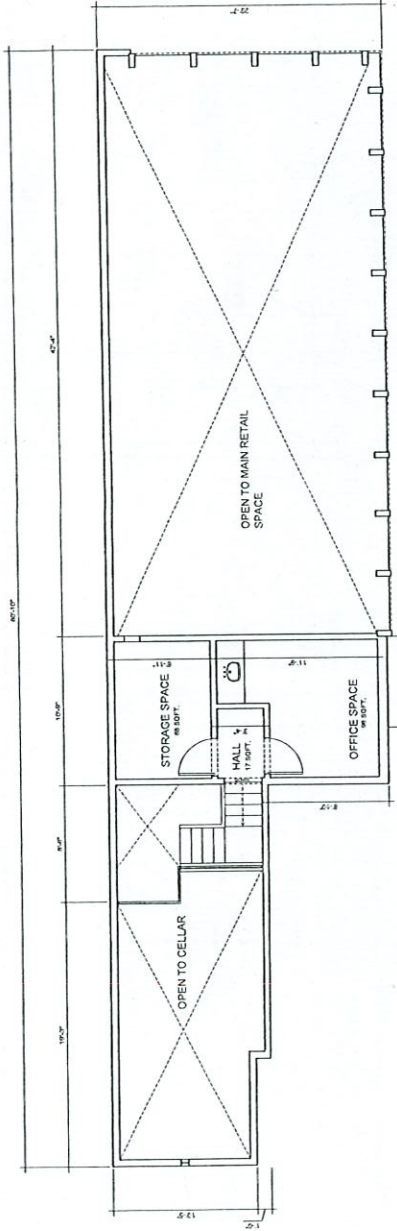
PREAN, INC.  
307 CHINA KING RD.  
LOS ANGELES, CA 90049  
TEL: 310.731.0270  
WWW.PREAN.COM

THATCHERS  
11718 W SAN VICENTE BLVD  
LOS ANGELES CA. 90049

CONFIDENTIAL - WORK IN PROGRESS  
NO. DATE: ISSUE:  
A

MEZZANINE PLAN

DATE: 8/20/23  
JOB NO: 2023004  
DRAWN BY: EC  
A2.2



PROJECT DESCRIPTION/  
PROPOSED USE  
NO. OF WC:  
1 (EXISTING)

TENANT IMPROVEMENT, WINE STORE,  
NEW LIGHTING AND ELECTRICAL

SCOPE OF WORK (NET)  
EXISTING BUILDING USE:  
COMMUNITY COMMERCIAL

1430 SF

RETAIL, WINE SHOP

PROPOSED USE:

0

NEW CONSTRUCTION AREA:

1430 SF

REMODELED AREA:

0

NUMBER OF SEATS:

0

AREA BREAKDOWN (NET)

MAIN RETAIL SPACE: 974 SF

WC: 48 SF

CELLAR: 200 SF

STAIRCASE: 27 SF

STORAGE: 68 SF

OFFICE: 96 SF

HALL: 17 SF

NOT IN SCOPE (GROSS):

3693 SF

PARKING:

1463 SF

SHARED PATHS:

2185 SF

OTHER TENANTS:

0

EXISTING BUILDING USE:

COMMUNITY COMMERCIAL

RETAIL, WINE SHOP

0

NEW CONSTRUCTION AREA:

1430 SF

REMODELED AREA:

0

NUMBER OF SEATS:

0

NO. OF WC:

1 (EXISTING)

PROJECT DESCRIPTION/  
PROPOSED USE

TENANT IMPROVEMENT, WINE STORE,  
NEW LIGHTING AND ELECTRICAL

NO. OF WC:

1 (EXISTING)

PROJECT DESCRIPTION/  
PROPOSED USE

TENANT IMPROVEMENT, WINE STORE,  
NEW LIGHTING AND ELECTRICAL

NO. OF WC:

1 (EXISTING)

PROJECT DESCRIPTION/  
PROPOSED USE

TENANT IMPROVEMENT, WINE STORE,  
NEW LIGHTING AND ELECTRICAL

NO. OF WC:

1 (EXISTING)

PROJECT DESCRIPTION/  
PROPOSED USE

TENANT IMPROVEMENT, WINE STORE,  
NEW LIGHTING AND ELECTRICAL

NO. OF WC:

1 (EXISTING)

PROJECT DESCRIPTION/  
PROPOSED USE

TENANT IMPROVEMENT, WINE STORE,  
NEW LIGHTING AND ELECTRICAL

NO. OF WC:

1 (EXISTING)

PREIN

PREIN, INC.  
501 GARDEN PARK RD.  
LOS ANGELES, CA 90049  
TEL: 310.432.2100  
WWW.PREIN.CA

THATCHERS  
11718 W SAN VICENTE BLVD  
LOS ANGELES, CA 90049

CONFIDENTIAL - WORK IN PROGRESS  
THIS DRAWING IS THE PROPERTY OF PREIN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PREIN, INC. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED.

REVISIONS  
NO. DATE ISSUE

EXTERIOR  
ELEVATIONS

DATE: 04/20/23

JOB NO: 230004

DRAWN BY: TC

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

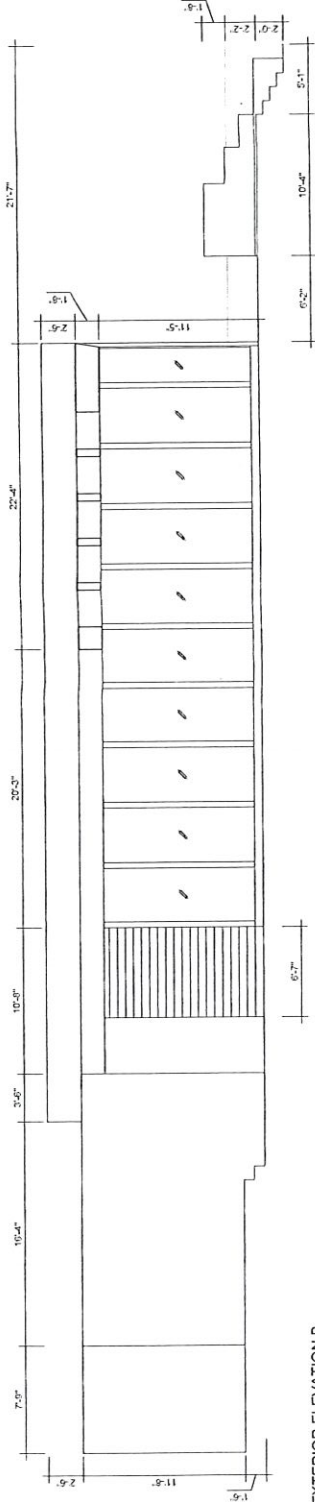
A3.0

EXHIBIT "A"

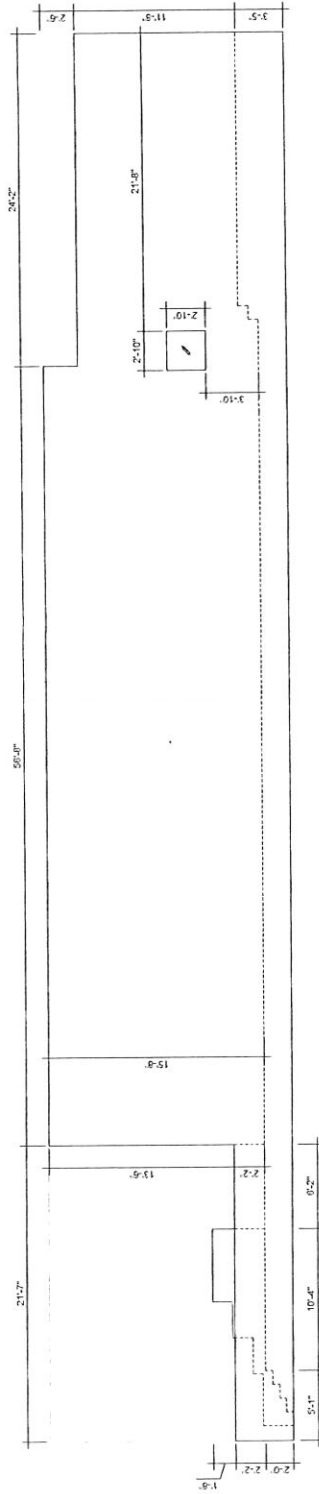
Page: No. 5 of 5

Case No. 24-2027-Sub A

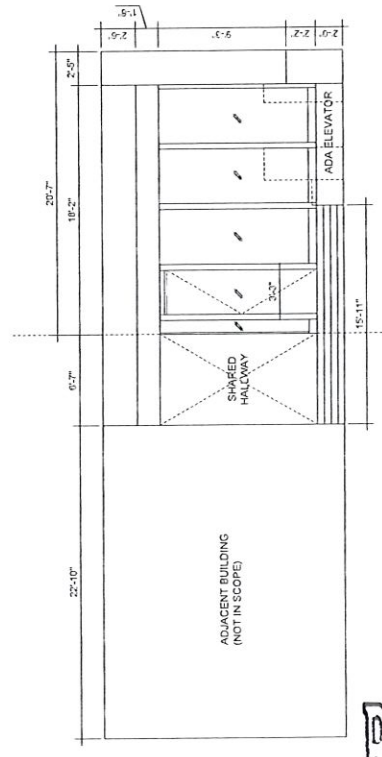
PD



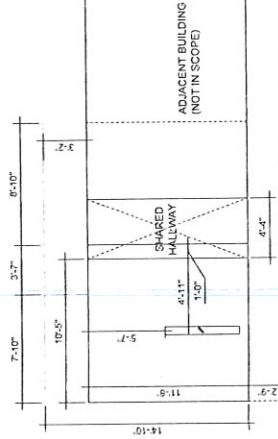
1 EXTERIOR ELEVATION B  
1/8" = 1'-0"



2 EXTERIOR ELEVATION D  
1/8" = 1'-0"



3 EXTERIOR ELEVATION A  
1/8" = 1'-0"



4 EXTERIOR ELEVATION C  
1/8" = 1'-0"

SCANNED

DEC 06 2023

BY: .....