

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*☐ ED 1 Eligible

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(s): \_\_\_\_\_

***Provide all information requested. Missing, incomplete or inconsistent information will cause delays.****All terms in this document are applicable to the singular as well as the plural forms of such terms.**Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.***1. PROJECT LOCATION**Street Address<sup>1</sup> 11263 - 11325 Ventura Boulevard

Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) FR 51 (Arb 2), FR 52 (Arb 1, 3), FR 53, 54 and 55 (Arb 3) and Lot D (Arb 1) of Tract 4852

Assessor Parcel Number 2366-035-007, 2366-036-001, 2366-036-021 Total Lot Area 113,610 SF per ALTA

**2. PROJECT DESCRIPTION**

Present Use Commercial Retail Shopping Center and surface parking lot

Proposed Use New grocery market as anchor tenant with off-site sales of beer and wine.

Project Name (if applicable) Studio Village Retail Center

Describe in detail the characteristics, scope and/or operation of the proposed project The Applicant seeks to reutilize an existing ±23,891 SFtenant space w/in Bldg A (Anchor), for a new grocery market with off-site sales of beer/wine, demo. ±1,064 SF portion of existing Bldg. A., maintain existing ±3,569 SF "Shops Bldg." and ±6,322 SF "Bldg. B",perform exterior facade/site improvements, installation of new anchor tenant signage and replace existing tenant signage, provision of Code required parking in existing surface parking lot.

Additional information attached

☒ YES☐ NO

Complete and check all that apply:

**Existing Site Conditions**☐ Site is undeveloped or unimproved (i.e., vacant)☐ Site is located within 500 feet of a freeway or railroad☒ Site has existing buildings (provide copies of building permits)☐ Site is located within 500 feet of a sensitive use (e.g., school, park)☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)☐ 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**

(Check all that apply or could apply)

- ☒ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Removal of any on-site tree
- ☒ Removal of any street tree
- ☐ Removal of protected trees onsite / public right-of-way
- ☐ Grading
- ☐ Haul Route

- ☐ New construction: \_\_\_\_\_ square feet (net new)
- ☐ Additions to existing buildings
- ☒ Interior tenant improvement
- ☒ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

### **Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0  
Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

### **Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required) ☒ YES ☐ NO

Is your project required to dedicate land to the public right-of-way? ☒ YES ☐ NO

If so, what is/are your dedication requirement(s)? 5 feet

If you have dedication requirements on multiple streets, please indicate: N/A

### **3. ACTION(S) REQUESTED**

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

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

Authorizing Code Section 11.5.7 C

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

Action Requested, Narrative: The Applicant seeks a Project Permit Compliance review for reutilization of an existing approx. 23,891 SF tenant spaces w/in "Building A" for a grocery market, exterior facade/site improvements, and new signage within the geographic boundaries of the Ventura Cahuenga Boulevard Corridor Specific Plan.

Authorizing Code Section 12.24 W1

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

Action Requested, Narrative: Conditional Use Permit to allow for the sale of beer and wine for off-site consumption in conjunction with the operation of a new grocery market within "Building A".

Additional Requests Attached ☒ YES ☐ NO

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

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

If YES, list all case number(s) N/A

<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

**Supplemental Application Page**  
**11263 – 11325 Ventura Boulevard**

**3. ACTION(S) REQUESTED**

PROVIDE THE LOS ANGELES MUNICIPAL CODE (LAMC) SECTION THAT AUTHORIZES THE REQUEST AND (IF APPLICABLE) THE LAMC SECTION OR THE SPECIFIC PLAN/OVERLAY SECTION FROM WHICH RELIEF IS SOUGHT; FOLLOW WITH A DESCRIPTION OF THE REQUESTED ACTION.

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

Authorizing Code Section 12.37 I.3

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

Action Requested, Narrative: The Applicant is seeking to waive the 5-foot dedication and improvements along Ventura Boulevard as required per the Mobility 2035 Plan.

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. N/A

Ordinance No.: N/A

☐ Condition Compliance Review

☐ Modification of Conditions

☐ Revision of Approved Plans

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

☐ Clarification of Q (Qualified) Condition

☐ Clarification of D (Development) Limitation

☐ Amendment to T (Tentative) Classification

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

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

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

## 5. RELATED DOCUMENTS / REFERRALS

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

Specialized Requirement Form "Special Instructions for Alcohol (CUB)" Attached

Geographic Project Planning Referral Attached

Case Consultation Referral Form N/A See Geographic Project Planning Referral

Redevelopment Project Area – Administrative Review and Referral Form N/A

HPOZ Authorization Form N/A

Affordable Housing Referral Form N/A

Transit Oriented Communities Referral Form N/A

Preliminary Zoning Assessment Referral Form (Plan Check #) N/A

Optional HCA Vesting Preliminary Application N/A

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

Mello Form N/A

Citywide Design Guidelines Compliance Review Form N/A

GPA Initiation Request Form N/A

Expedite Fee Agreement Attached

Department of Transportation (DOT) Referral Form N/A

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

Hillside Referral Form (BOE) N/A

Building Permits and Certificates of Occupancy Attached

Order to Comply N/A

Low Impact Development (LID) Referral Form (Stormwater Mitigation) \_\_\_\_\_

Replacement Unit Determination (LAHD) N/A

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

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

**Applicant<sup>5</sup> Name** Jim Dillavou

**Company/Firm** PCG Studio Village, LLC

**Address** 133 Penn Street **Unit/Space Number** \_\_\_\_\_

**City** El Segundo **State** CA **Zip Code** 90245

**Telephone** (310) 807-3372 **E-mail** jdillavou@paragoncommercialgroup.com

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

**Property Owner of Record** ☒ Same as applicant ☐ Different from applicant

**Name** (if different from applicant) \_\_\_\_\_

**Address** \_\_\_\_\_ **Unit/Space Number** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Agent/Representative Name** Heather Waldstein

**Company/Firm** Rosenheim & Associates

**Address** 21600 Oxnard Street **Unit/Space Number** 630

**City** Woodland Hills **State** CA **Zip** 91367

**Telephone** (818) 716-2767 **E-mail** heather@raa-inc.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) N/A

**Name** \_\_\_\_\_

**Company/Firm** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Unit/Space Number** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **E-mail** \_\_\_\_\_

**Primary Contact for Project<sup>6</sup>**

☐ Owner

☐ Applicant

*(Select only one. Email address and phone number are required.)*

☒ 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).

<sup>6</sup> As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.47(A)(5). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

**PROPERTY OWNER**

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **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 2/16/23

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

James Dillavou / Authorized Signatory

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

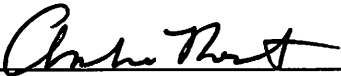
County of Los Angeles

On February 11th 2023 before me, Amber Hobbs Possemato, Notary Public  
(Insert Name of Notary Public and Title)

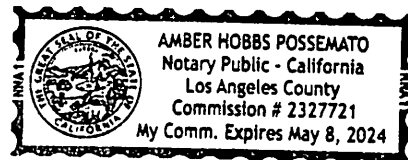
personally appeared James Dillavan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature

(Seal)



**APPLICANT**

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

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

Signature:  \_\_\_\_\_

Date: 2/16/23 \_\_\_\_\_

Print Name: SARAH DILLAVOU \_\_\_\_\_

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

9. **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).

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## APPLICATIONS:

# SUPPLEMENTAL APPLICATION FOR WAIVER OF DEDICATION AND/OR IMPROVEMENT (WDI) TO THE PUBLIC RIGHT OF WAY REQUIREMENTS

**Related Zone Code Sections:** Refer to the Section 12.37 of the Los Angeles Municipal Code for information on arterial and collector street dedication and improvement. Refer to Form CP-4048 on filing instructions.

### Section 1: Applicant or Representative Contact Information

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

### Section 2: Project Information

Project Address: \_\_\_\_\_

### Section 3: Street Information (for multiple streets, attach additional copies of this form, CP-4047)

Street Name: \_\_\_\_\_

between \_\_\_\_\_ (first cross street) and \_\_\_\_\_ (second cross street)

Street Classification: \_\_\_\_\_ (see [navigatela.lacity.org](http://navigatela.lacity.org))

Provide **REQUIRED** street dimensions below:

Right-of-Way (property line-to-property line) Width: \_\_\_\_\_ ft. Roadway (curb-to-curb) Width: \_\_\_\_\_ ft.

Sidewalk Width: \_\_\_\_\_ ft.

Provide **EXISTING** street dimensions below:

Right-of-Way Width – Full: \_\_\_\_\_ ft. Half: \_\_\_\_\_ ft. Roadway Width – Full: \_\_\_\_\_ ft. Half: \_\_\_\_\_ ft.

Sidewalk Width fronting the property \_\_\_\_\_ ft. (property line to edge of curb, including parkway if any)

Parkway Width fronting the property \_\_\_\_\_ ft.

**Section 4: Requests** (Give details and describe exact dimensions on proposed dedication or improvement relief being requested. Also include if you are requesting relief from the required curb radius, if known.)

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# ATTACHMENT D

## CONDITIONAL USE PERMIT FOR ALCOHOL (CUB)

### ADDITIONAL INFORMATION/FINDINGS

#### STUDIO CITY VILLAGE

11263 – 11325 Ventura Boulevard  
Los Angeles, CA 91604

#### PROJECT OVERVIEW/REQUEST

The Applicant, PCG Studio City Village, LLC (the “Applicant”), seeks to reutilize the existing ±23,891 SF tenant space within “Building A” (Anchor) for a new grocery market chain (“Sprouts”) including the sale of beer and wine for off-site consumption, demolish a ±1,064 SF portion of “Building A”, maintain the existing ±3,569 SF “Shops Building” and existing ±6,322 SF “Building B”, perform exterior façade and site improvements, provide new signage for anchor tenant and replace existing tenant signage, and reorganize the existing surface parking lot (the proposed “Project”), located at 11263 – 11325 Ventura Boulevard in Studio City (the “Subject Property”). Off-street parking is provided within the existing surface parking lot per Code. The Subject Property is located within the C2-1VL-RIO Zone within the geographic boundaries of the Ventura Cahuenga Boulevard Corridor Specific Plan (“Specific Plan”) further designated Neighborhood and General Commercial; and within the Los Angeles River Improvement Overlay district.

The Applicant requests the following discretionary approvals:

- a **CONDITIONAL USE PERMIT**, pursuant to **Los Angeles Municipal Code (“LAMC”) Section 12.24.W.1**, for the sale of beer and wine for off-site consumption in conjunction with the operation of a ±23,891 SF market.

Additionally, the Applicant is concurrently requesting **PROJECT PERMIT COMPLIANCE** findings, pursuant to LAMC Section 11.5.7 (C), to allow the proposed Project within the geographic boundaries of the Specific Plan (See “Attachment C”), and **WAIVER OF DEDICATION AND IMPROEMENT** findings, pursuant to LAMC Section 12.37 I.3 to waive the five-foot dedication and improvements along Ventura Boulevard, as required by the Mobility 2035 Plan (See “Attachment E”).

#### ADDITIONAL INFORMATION/FINDINGS

The following information has been developed pursuant to the City of Los Angeles’ *Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments (CUX)* (CP-7773, dated 04/29/22) and LAMC Section 12.24.W.1.

#### GENERAL CONDITIONAL USE FINDINGS

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

The proposed Project is the reutilization of an existing tenant space within “Building A” (anchor) for a new grocery market chain “Sprouts” inclusive of exterior façade and site improvements. The Project includes the proposal for the sale of beer and wine for off-site consumption in conjunction with the operation of a ±23,891 SF market. The Conditional Use Permit request is to allow for beer and wine sales in conjunction with the operation of the market, with hours of operation and sales from 7 am to 10 pm Sunday through Saturday. The original use of the existing anchor building was a full-service grocery store. The proposed market, in a modernized and improved building, will bring back a use to the site that is beneficial to the surrounding neighborhood. The proposed market is the only new market within a 1,500-foot radius of the Subject Property. A market is an essential service that is beneficial to the community, city and region. Further, the proposed market is not in an over concentration area for providing off-site sales, of beer and wine and will be the only new market within the 1,500-foot radius that provides off-site sales of beer and wine. The proposed Market will serve neighboring commercial, and office uses, as well as, neighboring residential areas, that would otherwise need to drive east of Vineland Avenue, west of Laurel Canyon Boulevard or north of Moorpark Street, to locate an essential market with off-site sales of beer and wine. The proposed Project and request for off-site sales provides for a much-needed essential service that is beneficial to the community, city and region.

- 2. That the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The subject request is for the sale and dispensing of beer and wine for off-site consumption in conjunction with the operation of a market. The market is the subject of the reutilization of the existing “Building A” (anchor), along with proposed exterior façade and site improvements. When completed, the updated Subject Property will include reutilizing the ±23,891 SF tenant space within “Building A” and maintaining the existing ±3,569 SF “Shops Building” and ±6,322 SF “Building B” totaling ±37,319 SF.

The Subject Property is comprised of 7 lots that, when combined, equal 113,610 SF, located along the north side of Ventura Boulevard, within the C2-1LV-RIO zone; and the Ventura Cahuenga Boulevard Corridor Specific Plan further designated Neighborhood and General Commercial. The Subject Property is surrounded by similarly zoned properties improved with and occupied by commercial retail and office uses. The Subject Property designated Neighborhood and General Commercial within the Specific Plan is permitted a Floor Area Ratio (FAR) of 1:1. The proposed Project, with a total of ±37,319 SF of Floor Area has a Floor Area Ratio of 0.32:1 (37,319 SF / 113,610 SF Buildable Area), far below the permitted Floor Area for the Property.

The Subject Property located in the Neighborhood and General Commercial designation is permitted a maximum height of 45 feet; and buildings may exceed 30 feet with the prescribed provision of 10-foot stepbacks from the roof perimeter, for each 15-foot increment in height over 25 feet. The proposed exterior façade improvements include an increase in a portion of the existing “Building A’s” parapet height of 22 feet (per Building Records) to a maximum height of 30 feet; and an increase of 2 feet for the parapet of the existing to be maintained  $\pm 3,569$  SF “Shops Building”  $\pm 6,322$  SF “Building B” for a maximum height of 19.6 feet. As such, the provision for stepbacks is not applicable and the proposed maximum height on the Subject Property, of 30 feet for the anchor building, is in compliance with the Specific Plan.

In addition, the Transitional Height Requirements of the Los Angeles Municipal Code Section 12.21.1 A.10 apply, due to the C2 zoned Subject Property’s location within 200 feet of a lot classified in the RW1 Zone or more restrictive zone. The proposed Project has a maximum height of 30 feet inclusive of rooftop equipment, within 100-199 feet of the lot to the north, classified in the OS zone. Therefore, the proposed exterior façade improvements are in compliance with the Transitional Height Requirements.

The Project proposes reutilization of the existing  $\pm 23,891$  SF tenant space within “Building A” (anchor) for a new grocery market. The proposed sale of beer and wine for off-site consumption is proposed to be sold within the market and stored within the markets dry/refrigerated storage areas at the north portion of the tenant space. The sale of beer and wine will be incidental to sale of food and other products.

The sale of beer and wine will be operated and supervised pursuant to the Conditional Use Permit requirements of the City of Los Angeles as well as the alcohol license issued by the California Department of Alcohol Beverage Control. Therefore, the Project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The proposed market is the only new proposed market within a 1,500-foot radius of the Subject Property. A market is an essential service that is beneficial to the community, city and region. Further, the proposed market is not in an over concentration area for providing off-site sales, of beer and wine and will be the only new market within the 1,500 foot radius that provides off-site sales of beer and wine. The proposed grocery market will serve neighboring commercial and office uses, as well as, neighboring residential areas, that would otherwise need to drive east of Vineland Avenue, west of Laurel Canyon Boulevard or north of Moorpark Street, to locate an essential market with off-site sales of beer and wine.

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

The Subject Property is located in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass (the “Community Plan”) and within the Ventura Cahuenga Boulevard Corridor Specific Plan (“Specific Plan”). The Community Plan designates the Subject Property for General Commercial land uses, which generally allows for the development of commercial uses, including beer and wine sales with a Conditional Use Permit. As

stated in Finding 2 above, the market for which the subject Conditional Use Permit is requested complies with the applicable regulations, findings, standards and provisions of the Los Angeles Municipal Code and the Specific Plan. The proposed reutilization of an existing ±23,891 SF tenant space within “Building A” for use as a new grocery market substantially conforms with the purpose, intent and provisions of the General Plan, the Community Plan and the Specific Plan.

The General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but that do not negatively impact neighboring properties. The proposed sale of beer and wine is in association with the operations of an essential market, and substantially conforms with the purposes, intents, and provisions of the General Plan, Community Plan and the Specific Plan because it will support the needs of the surrounding neighborhood, community and regional area.

While the Community Plan does not specifically address the use of beer and wine permits, it does address the vision and objectives for development in the Community Plan area. For example, on page III-6, Goal 2 of the Community Plan is “ A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.” In support of that Goal is Objective 2.1 “To conserve and strengthen viable commercial development.” In support of this Objective is Policy 2-1.1 “New commercial uses shall be located in existing established commercial areas or existing shopping centers.” The proposed Project seeks to reutilize an existing anchor building that is currently vacant in an outdated and underutilized shopping center with a new updated and modern design inclusive of an anchor tenant that is a nationally recognized market.

The Specific Plan similarly does not specifically address the granting of beer and wine permits and does not govern alcohol-selling uses. The Specific Plan does address its purposes, including “to assure a balance of commercial land uses in the Specific Plan area that will address the needs of the surrounding communities and greater regional area.” The proposed Project, including beer and wine sales within the market, is consistent with the aforementioned Goal, Objective and Policy of the Community Plan and purpose of the Specific Plan, as it will enhance the surrounding neighborhood which will thereby contributing to the viability of the local economy and support the needs of the community. The inclusion of beer and wine sales incidental to the operations of the market will strengthen the viability of the shopping center, as it offers a new essential market. The proposed beer and wine sales will serve the surrounding community and region and will meet the growing demand for goods and services conveniently located in close proximity to a mix of other uses in the area. Granting of the request will allow for the market to include a complete line of products inclusive of beer and wine. In light of the consistency of the Project with the aforementioned references to the General Plan, Community Plan and Specific Plan, the proposed Project substantially conforms with the purpose, intent and provisions of the General Plan, the Community Plan, and the Specific Plan.

## **ADDITIONAL FINDINGS**

**1. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

The approval of the requested Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with the operation of a nationally recognized market will not adversely affect the welfare of the Studio City community but will rather benefit the economic welfare of the community inasmuch as it will help the facility meet the needs of the Studio City community. The Project will cater to the customers by providing an additional amenity incidental to the products offered by the market. As further elaborated in General Conditional Use Findings 1 and 2 above, the availability and sales of beer and wine will enhance the shopping experience for customers, and at the same time will be overseen by the market operator consistent with the conditions of approval of the requested Conditional Use Permit and state law. For these reasons, the sale of beer and wine will not adversely affect the welfare of the community but will rather operate with due regard to the welfare of the community and will be an asset to the neighborhood.

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

The Subject Property is located within Census Tract 1436.06. According to the California Department of Alcoholic Beverage Control (“ABC”) licensing data and criteria as of March 3, 2023, four (4) off-sale retail license (grocery/liquor store) licenses are active in subject Census Tract 1436.06. Of these active licenses, none of the off-sale retail licenses are located within a 1,000-foot radius of the Subject Property. No alcoholic beverage license have previously been applied for at the Subject Property.

Generally, overconcentration is considered undue when the addition of a license will have adverse impacts to the surrounding neighborhood. Although the granting of the instant request will increase the number of licenses to dispense alcoholic beverages for off-site consumption that are currently active in this Census Tract, the sale of beer and wine within the market will be incidental to market sales. The license will not increase public access to off-site beer and wine sales in this Census Tract but will provide for additional convenience.

Accordingly, granting the subject request to allow the sale of a beer and wine for off-site consumption in conjunction with the operation of the market will not result in an unreasonable concentration of such establishments, but will provide numerous public benefits, such as locating a new essential market within an existing shopping center, with easy access to neighboring commercial and office uses, as well as residential neighborhoods. There is not an undue concentration of off-site sales of beer and wine in this Census Tract, and further, the establishment of a new essential market will be a benefit for the surrounding neighborhood, community and region as well as economic vitality, as previously discussed above.

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

The subject request will not detrimentally affect nearby residential zones or uses. The Subject Property is located within the C2-1VL-RIO zone and within the Ventura Cahuenga Boulevard Corridor Specific Plan further designated Neighborhood and General Commercial; surrounded by properties within the same or similar zone classification. The properties immediately surrounding the Subject Property are characterized by commercial uses on the south, east and west, all of which are 1- and 2-story commercial retail and office buildings. Abutting the Subject Property to the north is the Los Angeles County Flood Control otherwise referred to as the “LA River”. Across the “LA River” is a single-family residential neighborhood.

The proposed beer and wine sales is for consumption off-site. The proposed off-site sales of beer and wine is in conjunction with a nationally recognized market. The Project will also operate with due regard to its customers, and surrounding properties, in compliance with the anticipated conditions of approval of the Conditional Use Permit. Therefore, the proposed use will not detrimentally affect nearby residential zones or communities in the area.

**QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE**

- a. What is the total square footage of the building or center the establishment is located in?**

The proposed Project includes reutilization of the existing ±23,891 SF tenant space w/in “Building A” for use as a new grocery market; and maintenance of the existing ±3,569 SF “Shops Building” and existing ±6,322 SF “Building B”.

- b. What is the total square footage of the space the establishment will occupy?**

Beer and wine sales are proposed within a portion of the ±23,891 SF market.

- c. What is the total occupancy load of the space as determined by the Fire Department?**

Please refer to the fixture plans included in the Project plans for the occupancy load of each of the spaces in which beer and wine will primarily be sold.

- d. What is the total number of seats that will be provided indoors? Outdoors?**

Seats provided on site for the market will not be for the consumption of beer and wine. No on-site beer and wine consumption will be permitted. Therefore, this question is not applicable to the request for off-site sales.

- e. If there is an outdoor area, will there be an option to consume alcohol outdoors?**

No.

- f. If there is an outdoor area, is it on private property or the public right-of-way, or both?**

N/A.

**ATTACHMENT D – Conditional Use Permit for Alcohol (CUB)**  
***Additional Information/Findings***

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- i. **If an outdoor area is on the public right-of-way, has a revocable permit been obtained?**

N/A.

- g. **Are you adding floor area? If yes, how much is enclosed? Outdoors?**

The proposed Project includes reutilization of the existing ±23,891 SF tenant space within “Building A” for use as a new grocery market; and maintenance of the existing ±3,569 SF “Shops Building” and existing ±6,322 SF “Building B”.

- h. **Parking**

- i. **How many parking spaces are available on the site?**

100 automobile parking spaces are provided on site.

- ii. **Are they shared or designated for the subject use?**

The on-site automobile parking spaces are shared between all existing buildings on site and will continue to be shared.

- iii. **If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?**

Currently there are 151 parking spaces provided on site for the existing uses. With the development of the proposed Project, the total of 100 parking spaces will be provided on site for shared use.

- iv. **Have any arrangements been made to provide parking off-site?**

No; Not Applicable.

1. **If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?**

Not Applicable.

**Note:** *Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.*

2. **Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.**

Not Applicable.

3. **Will valet service be available? Will the service be for a charge?**

Not Applicable.

- i. **Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?**

No.

- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17?

Not Applicable.

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**QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

|                                | M                     | T | W | Th | F | Sat | Sun |
|--------------------------------|-----------------------|---|---|----|---|-----|-----|
| Proposed Hours of Operation    | 7:00 am till 10:00 pm |   |   |    |   |     |     |
| Proposed Hours of Alcohol Sale | 7:00 am till 10:00 pm |   |   |    |   |     |     |

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify:

No.

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**Note:** *An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.*

- c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced?

No.

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- d. Will there be any accessory retail uses on the site? What will be sold?

Accessory retail uses will be located on the same site within the existing 3,569 SF "Shops Building" and the 6,322 SF "Building B".

- e. Security

- i. How many employees will you have on the site at any given time?

Approximately 25-30 employees.

- ii. Will security guards be provided on-site?

No.

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1. If yes, how many and when?

Not Applicable.

- iii. Has LAPD issued any citations or violations? If yes, please provide copies.

No.

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- f. Alcohol

**ATTACHMENT D – Conditional Use Permit for Alcohol (CUB)**  
*Additional Information/Findings*

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- i. **Will there be beer & wine only, or a full-line of alcoholic beverages available?**  
\_\_\_\_\_  
Beer and Wine only.
- ii. **Will “fortified” wine (greater than 16% alcohol) be sold?**  
\_\_\_\_\_  
No.
- iii. **Will alcohol be consumed on any adjacent property under the control of the applicant?**  
\_\_\_\_\_  
No.
- iv. **Will there be signs visible from the exterior that advertise the availability of alcohol?**  
\_\_\_\_\_  
No.
- v. **Food**
1. **Will there be a kitchen on the site?**  
\_\_\_\_\_  
Yes, for prepared meals sold by the market.
2. **Will alcohol be sold without a food order?**  
\_\_\_\_\_  
Yes
3. **Will the sale of alcohol exceed the sale of food items on a quarterly basis?**  
\_\_\_\_\_  
No.
4. **Provide a copy of the menu if food is to be served.**  
\_\_\_\_\_  
N/A.
- vi. **On-Site**
1. **Will a bar or cocktail lounge be maintained incidental to a restaurant?**  
\_\_\_\_\_  
N/A.
- a. **If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.**  
\_\_\_\_\_  
N/A
2. **Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)?**  
\_\_\_\_\_  
No.
- a. **If yes, a request for off-site sales of alcohol is required as**

ATTACHMENT D – Conditional Use Permit for Alcohol (CUB)  
Additional Information/Findings

---

well.

Not Applicable.

---

3. Will discounted alcoholic drinks (“Happy Hour”) be offered at any time?

No.

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vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol off the premises?

Yes.

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2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?

Yes.

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- viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

**CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)**

- a. Is this application a request for on-site or off-site sales of alcoholic beverages?

Off-site sales only.

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- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

No.

---

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or

b. if issuance would result in, or add to an undue concentration of licenses.

So noted.

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- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for public convenience or necessity.

So noted.

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# # #

# ATTACHMENT E

## WAIVER OF DEDICATION AND IMPROVEMENTS FINDINGS / JUSTIFICATIONS

### STUDIO CITY VILLAGE

11263 – 11325 VENTURA BOULEVARD  
LOS ANGELES, CA 91604

#### PROJECT OVERVIEW/REQUEST

The Applicant, PCG Studio City Village, LLC (the “Applicant”), seeks to reutilize Building A (Anchor Building) ±27,423 SF for a new grocery market chain (“Sprouts”) including the sale of beer and wine for off-site consumption, demolish a ±1,048 SF portion of “Building A”, maintain the existing ±3,569 SF “Shops Building” and existing ±6,322 SF “Building B”, perform interior, exterior façade and site improvements, provide new signage for Building A and replace existing tenant signage for Shops Building and Building B, and reorganize the existing surface parking lot (the proposed “Project”), located at 11263 – 11325 Ventura Boulevard in Studio City (the “Subject Property”). Off-street parking is provided within the existing surface parking lot per Code. The Subject Property is located within the C2-1VL-RIO Zone within the geographic boundaries of the Ventura Cahuenga Boulevard Corridor Specific Plan (“Specific Plan”) further designated Neighborhood and General Commercial; and within the Los Angeles River Improvement Overlay district.

The Applicant requests the following discretionary approvals:

- **WAIVER OF DEDICATION AND IMPROVEMENT** findings, pursuant to LAMC Section 12.37 I.3 to waive the five-foot dedication and improvements along Ventura Boulevard, as required by the Mobility 2035 Plan.

Additionally, the Applicant is concurrently requesting **PROJECT PERMIT COMPLIANCE** findings, pursuant to LAMC Section 11.5.7 (C), to allow the proposed Project within the geographic boundaries of the Specific Plan; and a **CONDITIONAL USE PERMIT**, pursuant to **Los Angeles Municipal Code (“LAMC”) Section 12.24.W.1**, for the sale of beer and wine for off-site consumption in conjunction with the operation of a ±23,886 SF market (See “Attachment D”).

#### WAIVER OF DEDICATION AND IMPROVEMENT FINDINGS/JUSTIFICATIONS

The following information has been developed pursuant to LAMC Section 12.37I.3 and, established by Ordinance No. 184,718:

1. **The dedication or improvement requirement does not bear a reasonable relationship to any project impact.**

The proposed Project is the reutilization of an existing  $\pm 23,886$  SF tenant space within “Building A” (anchor) for a new grocery market (“Sprouts”), part of a  $\pm 38,765$  SF existing shopping center built in 1963 with additions built in 1977 and 1985 (per Building Records/Certificate of Occupancy) on an existing 113,610 SF Subject Property comprised of 7 lots. The Project includes demolition of a  $\pm 1,048$  SF portion of “Building A”; interior, exterior façade and site improvements, and maintenance of an existing  $\pm 3,569$  SF “Shops Building” and existing  $\pm 6,322$  SF “Building B”. Overall, the proposed Project is the reutilization of an existing anchor building within an existing shopping center to be updated and modernized with exterior facade improvements.

The Subject Property includes approximately 506 feet of frontage along the north side (the inside curve) of Ventura Boulevard between Eureka and Arch Drives. This segment of Ventura Boulevard, designated as a Boulevard II, is currently dedicated to a variable Right-of-Way (ROW) width of 100 to 130 feet, with the greatest street width generally occurring at the center of the Subject Property’s frontage. Further, within the ROW, the Roadway is currently dedicated to a variable width of 70 to 104 feet, with the 30-foot difference generally occurring at the center of the Subject Property’s frontage. Both the ROW and Roadway are currently dedicated to an extraordinary width, well in excess of the Boulevard II standards. A Boulevard II designation, as described within the Mobility 2035 Plan, requires a ROW width of 110 feet and Roadway width of 80 feet, typically including 2-3 traffic lanes in each direction, with a typical sidewalk width of 15 feet. Further, as shown in the Complete Streets Design Guide, Complete Streets Diagram, a typical Boulevard II within a Vehicle Enhanced Network, will include curbside parking, 2 lanes of traffic in each direction, and a center median providing left-turn access. The segment of Ventura Boulevard fronting the Subject Property is identified within a Vehicle Enhanced Network and currently includes 2 travel lanes in each direction, a center median with left-turn access, curbside parking, and a 15-foot wide sidewalk for the full length of frontage adjacent to the Subject Property. Therefore, the capacity identified by both the Mobility 2035 Plan and the Complete Streets Design Guide, Complete Streets Diagram, are met by the existing road and sidewalk widths.

Additionally, the proposed Project, as analyzed in the Technical Memo<sup>1</sup>, identifies a net increase in the number of vehicles entering and exiting the site, also known as Average Daily Trips (ADT), with the reutilization of the existing 23,886 SF tenant space within “Building A” and a new grocery market and maintenance and operation of the existing shopping center. However, the net increase in ADT is slight, with 91 net new ADT in the AM and 221 net new ADT in the PM, reflective of the reutilization of the tenant space within “Building A” for similar commercial retail and restaurant uses that have been in existence on the Subject Property since the mid to late 1960’s. The fact that the additional trip generation resulting from the proposed project is de minimis and that the dedication of five feet will not add to the roadway capacity, the improvement requirement does not bear a reasonable relationship to any project impact.

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<sup>1</sup> Prepared by Armen Hovanessian Transportation Consultants (AHTC, Inc.) dated March 3, 2023

Further, this segment of Ventura Boulevard is also identified in the Mobility 2035 Plan as being a Pedestrian Enhanced District, which encourages pedestrian activity and walking as a transportation mode. The proposed Project has been designed to encourage and accommodate pedestrian activity with the improvement to the anchor building's frontage on Ventura Boulevard creating a prominent store front entrance and covered pedestrian walkway connecting pedestrians to the existing 15-foot wide sidewalk. In addition, pedestrian access to the Subject Property is provided from the 15-foot wide sidewalk along the entire length of the Subject Property frontage, to the new market and the existing commercial retail uses in the multi-tenant building "Shops Building" and "Building B".

The Subject Property is served by several local bus lines (Metro Bus Lines 155 and 240) via stops located within convenient walking distance along Ventura Boulevard. The Mobility 2035 Plan designates this segment of Ventura Boulevard as a Pedestrian Enhanced District (PED), where pedestrian improvements could be prioritized to provide enhanced walking connections to and from the major destinations within communities. In addition, vehicular access to the Subject Property will be provided via the two existing driveways along Ventura Boulevard. The current dedicated portion of Ventura Boulevard adjacent to the Subject Property reflects the current and future needs of the Subject Property with a 15-foot wide sidewalk along the entire frontage, and a roadway width that varies significantly in width. The point being the area in which the Subject Property is located is intended to be pedestrian oriented and the proposed Project meets and exceeds this objective through the inclusion of existing street fronting retail and enhanced and an updated landscape buffer along the right-of-way.

While a 5-foot Dedication and Improvement to widen the Roadway is necessary to complete a 55-foot half width ROW, it's imposition does not bear a reasonable relationship to the few additional trips generated by the proposed Project. Furthermore, the existing street lane, parking and roadway capacity would not materially be changed with the 5-foot dedication nor would the dedication enhance the pedestrian experience. On top of these very strong justifications, portions of Ventura Boulevard adjacent to the Subject Property's frontage is already far in excess of the Boulevard II designation for ROW and Roadway width.

The proposed Project, inclusive of a new, modern grocery market (an essential use) within proximate distances to transit; and enhanced pedestrian accessibility and design with existing street adjacent retail, results in a project benefit that far exceeds any benefit associated with a 5-foot street widening that will provide no additional roadway capacity or community benefit.

**2. The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established.**

The Subject Property is located on the north side of Ventura Boulevard midway between Arch and Eureka Drives, within the Specific Plan. Ventura Boulevard is a designated Boulevard II – under the Mobility Plan 2035, which requires a 110-foot Right-of-Way (ROW) inclusive of an 80-foot roadway. Adjacent to the Subject Property, Ventura Boulevard is currently dedicated to a variable Right-of-Way width of approximately 100 feet to 130 feet and variable Roadway width of approximately 70 feet to 104 feet, with the 30-foot differences

generally occurring at the center of the Subject Property’s Ventura Boulevard frontage. A 15-foot-wide sidewalk currently exists along the entire frontage of the Subject Property.

The instant request is for the waiver of the Boulevard II Street – Standard dedication and improvement requirements for the portion of Ventura Boulevard directly adjacent to the Subject Property, thereby maintaining the existing, variable 50 to 65-foot half width Right-of-Way in conjunction with the reutilization of an existing  $\pm 23,886$  SF tenant space within “Building A” for a new grocery market and the maintenance and operation of the existing commercial retail spaces within the existing “Shops Building” and “Building B”.

The Mobility 2035 Plan introduces the concept of enhanced networks to achieve the goal of Complete Streets. As such, the segment of Ventura Boulevard adjacent to the Subject Property is designated as a Pedestrian Enhanced District (PED), “...where pedestrian improvements are prioritized to provide safe and enjoyable walking connections to and from major destinations within communities.” Therefore, pedestrian improvements such as covered storefront walkway connecting to the existing 15-foot-wide sidewalk should be considered a priority over a required 5-foot dedication and improvement to widen a roadway, which is currently dedicated with a variable width in excess of the Street Designation for much of the frontage.

Notwithstanding the Mobility 2035 Plan requirement for a 55-foot half-width ROW and 40-foot half width Roadway, the reutilization of the  $\pm 23,886$  SF tenant space within “Building A” for a new grocery market and the maintenance and operation of the existing commercial retail spaces within the existing “Shops Building” and “Building B”, has been designed to encourage pedestrian activity. The proposed Project is enhanced by the inclusion of new covered walkway along the storefront of “Building A”, which connects to the public sidewalk along Ventura Boulevard. Further, the Subject Property will be revitalized with a new grocery market in close proximity to offices and residential; and is within one-quarter mile of additional pedestrian destinations, such as restaurant, and retail; and transit stops, making the pedestrian experience an integral and important part of the proposed Project.

Given the existing dedication of Ventura Boulevard adjacent to the Subject Property, much of which is significantly in excess of the Boulevard II standards; the Subject Property’s designation as a PED, and the Project’s inclusion of an enhanced pedestrian experience, and most importantly the fact that the 5-foot roadway dedication does not provide enhancements to the street capacity, said dedication is not necessary to meet the City’s mobility needs for the next 20 years. As discussed above in Finding No. 1, this segment of Ventura Boulevard is currently designed as prescribed in the Complete Streets Guide Diagram, with 2 travel lanes in each direction, a center median providing left-turn access, curbside parking and a 15-foot wide sidewalk. Therefore, the applicant respectfully requests that the additional five-foot dedication and any associated roadway widening (i.e., improvements) be waived.

**3. The dedication or improvement requirement is physically impractical.**

The proposed Project is the reutilization and revitalization of the existing shopping center on the  $\pm 113,610$  SF Subject Property. The Proposed Project will reutilize an existing and currently vacant  $\pm 23,886$  SF tenant space within “Building A” for a new grocery market and

the maintenance and operation of the existing commercial retail spaces within the existing “Shops Building” and “Building B”.

The existing ±6,322 SF “Building B”, was built in 1985 and includes 5 fully occupied tenant spaces. The existing ±6,322 SF building, with storefront oriented toward the interior of the Subject Property, is located approximately 6 feet from the back of the existing sidewalk, which is also the south property line fronting Ventura Boulevard. Within the ±6-foot Front Yard area is a an approximately 6-foot-wide planter buffering a covered ADA compliant ramp and walkway, which provides access from the public sidewalk to the building storefront. There are no plans to alter the exterior layout or façade of the existing building as a part of the proposed Project, with the exception of updates to the wall signs.

Incorporation of a 5-foot dedication and improvement as designated by the Mobility 2035 Plan for Ventura Boulevard adjacent to the Subject Property would be physically impractical. The 5-foot dedication would encroach upon the existing ADA compliant walkway and ramp that currently provides access from the public sidewalk to the existing ±6,322 SF building’s storefront. Incorporation of a 5-foot dedication to widen the roadway would make the existing building nonconforming with the Specific Plan’s requirement for an 18-inch setback from the south property line (the building’s roofline extends over the ADA path and ramp providing a covered walkway along the perimeter of the building on its south and west elevations) and would quite possibly eliminate the ADA access to the building. Therefore, the dedication and improvement required would result in physical and practical hardships.

# # #

CA-ABC-LicenseReport-3

| License Number | Status | License Type | Orig. Iss. Date | Expir. Date | Primary Owner          | Premises Addr.   | Business Name         | Geo Code |
|----------------|--------|--------------|-----------------|-------------|------------------------|--|-----------------------|----------|
| 175951         | ACTIVE | 20           | 09/06/1985      | 01/31/2024  | NATANZI, BRUCE         | 11001 VENTURA BLVD,STUDIO CITY, CA 91604Census Tract: 1436.06      | STUDIO CITY MOBIL     | 1933     |
| 363640         | ACTIVE | 21           | 04/25/2000      | 06/30/2023  | THRIFTY PAYLESS, INC.  | 10989 VENTURA BLVD,STUDIO CITY, CA 91604Census Tract: 1436.06      | RITE AID 5573         | 1933     |
| 407417         | ACTIVE | 21           | 01/02/2004      | 06/30/2023  | RALPHS GROCERY COMPANY | 10901 VENTURA BLVD,STUDIO CITY, CA 91604-3341Census Tract: 1436.06 | RALPHS 133            | 1933     |
| 632106         | ACTIVE | 20           | 12/03/2021      | 06/30/2023  | 7 ELEVEN INC           | 11007 VENTURA BLVD,STUDIO CITY, CA 91604-3547Census Tract: 1436.06 | 7 ELEVEN STORE 13846D | 1933     |

## APPLICATIONS



## ENVIRONMENTAL ASSESSMENT FORM

### THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case No.: \_\_\_\_\_

Related Case Nos.: \_\_\_\_\_

Filed With: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

Project Address<sup>1</sup>: 11263 - 11325 Ventura Boulevard

Assessor's Parcel Number: 2366-035-007, 2366-036-001, 2366-036-021

Major Cross Streets: Tujunga Avenue (to the west) and Vineland Avenue (to the east)

Community Plan: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

### OVERVIEW

The California Environmental Quality Act, also known as CEQA, was enacted by the State of California in 1970 to establish statewide regulations for the environmental review of discretionary projects. The CEQA review process is intended to foster transparency and integrity in public decision-making while ensuring land use decisions take into account the full impacts of development on natural and human environments. Before a discretionary project may be approved by the City, the Department must determine the appropriate level of CEQA review and conduct the corresponding type of environmental analysis.

Under CEQA, a project's potential impacts on the environment will fall into one of the following categories: Statutory Exemption (including the Sustainable Communities Project Exemption [SCPE]), Categorical Exemption (CE), Negative Declaration (ND), Mitigated Negative Declaration (MND), Sustainable Communities Environmental Assessment (SCEA), Sustainable Communities Environmental Impact Report (SCEIR), or Environmental Impact Report (EIR).

The purpose of this form is to assist Planning staff in determining the appropriate environmental clearance for a project. Unless otherwise specified on the pages that follow, provide all applicable information in narrative form or in a separate attachment to the Environmental Assessment Form (EAF). Any missing, incomplete, or inconsistent information will cause delays in the processing of your application.

<sup>1</sup> Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>).

## A. PROJECT DESCRIPTION

Describe the entire project scope and any related entitlement requests. Attach a separate sheet if necessary. The description must include and/or describe:

- All phases and plans for future expansion
- Total square footage for:
  - Existing Development
  - Proposed Demolition
  - Proposed Construction
  - Summary of gross and net new square footage
- All uses, building heights (stories/feet), land use and zoning, floor area ratio (FAR), density, trees or protected tree removals, excavation/grading activities, construction staging areas, haul routes, street vacations or off-site improvements, sustainability features, hours of operation, etc.

Consider using tables to compare square footages or other aspects of the project.

### Project Description:

The Applicant seeks to reutilize an existing 23,891 SF tenant space w/in "Building A" (Anchor) for a new grocery market with sales of beer and wine for off-site consumption, perform exterior facade/site improvements, demolish existing  $\pm 1,064$  SF portion of "Building A" (Anchor), maintain the existing  $\pm 3,569$  SF "Shops Building" and existing  $\pm 6,322$  SF "Building B", installation of new anchor tenant signs and replacement of existing tenant signs, provide Code required parking within existing surface parking lot.

Additional Information Attached

☒ YES ☐ NO

## B. PROJECT & PROJECT SITE INFORMATION

### ZONING/LAND USE

|  | Existing                 | Proposed                 |
|--|--------------------------|--------------------------|
| General Plan Land Use Designation          | General Commercial       | General Commercial       |
| Zoning                                     | C2-1VL-RIO               | C2-1VL-RIO               |
| Use (e.g., apartments, restaurant, retail) | commercial retail center | commercial retail center |

## PROJECT SITE

|                | Square Feet        | Acres |
|----------------|--------------------|-------|
| Gross Lot Area | 113,610 (per ALTA) | 2.60  |
| Net Lot Area   | 113,610 (per ALTA) | 2.60  |

## SLOPE<sup>2</sup>

Identify how much of the property is:

< 10% slope: 100      10-15% slope: \_\_\_\_\_      > 15% slope: \_\_\_\_\_

If slopes over 10% exist, a **Topographic Map** is required.

## PROJECT SIZE

|   |           |
|---|-----------|
| What is the total square footage of the existing development? | 38,765 SF |
| Square footage to be demolished:                              | 1,064 SF  |
| Square footage to be built:                                   | 0         |
| Net new square footage:                                       | N/A       |
| Total gross square footage:                                   | 37,319 SF |

## PROPOSED USES

|   |           |
|---|-----------|
| Residential square footage:             | N/A       |
| Commercial square footage:              | 37,319 SF |
| Industrial square footage:              | N/A       |
| Other square footage, and indicate use: | N/A       |

## DWELLING UNITS

|                                       |     |
|---------------------------------------|-----|
| Number of residential units and type: | N/A |
| Number of hotel guestrooms:           | N/A |
| Net new units or hotel guestrooms:    | N/A |

<sup>2</sup> Defined in LAMC Section 12.03 as "An inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance (e.g., 2:1 or 1:1) or as a percentage (e.g., 50% or 100%)."

## BUILDING HEIGHT

Total number of stories at or above ground: 1

Maximum height: 30 feet

## LOT COVERAGE

Indicate the percent of the total lot area that is proposed for:

|                     |    |   |                      |    |   |
|---------------------|----|---|----------------------|----|---|
| Building footprint: | 34 | % | Permeable hardscape: | 19 | % |
| Paving/hardscape:   | 36 | % | Landscaping:         | 11 | % |

## EXISTING AND PROPOSED DEVELOPMENT

Does the project only involve a remodel or change of use of an existing interior space? ☐ YES ☒ NO

If YES, indicate the total size of the interior space: \_\_\_\_\_

Does the property contain any vacant structures? ☒ YES ☐ NO

If YES, describe and state how long it has been vacant:

Building A is currently vacant, previously occupied by LA Fitness. The previous tenant ceased operation in 2019.

Does the project propose the removal or demolition of any structures? ☒ YES ☐ NO

If YES, provide the number, type, age, and total square footage of structures to be removed:

Demolition of an approximately 1,064 SF portion of Building A, mechanical electrical room.

Does the project propose to remove any residential dwellings? ☐ YES ☒ NO

If YES, indicate the number of units: \_\_\_\_\_

Does the project include a pool and/or hot tub? ☐ YES ☒ NO

If YES, provide the total number of gallons of water: \_\_\_\_\_

## SENSITIVE USES

Is the project site located within 500 feet of any of the following sensitive uses: residences (single-family, apartments, or condominiums), transient lodgings, and/or retirement homes, long-term health care facilities, rehabilitation centers, and convalescent centers; hospitals; schools and childcare centers; parks and playgrounds; churches; auditoriums, concert halls, amphitheaters, and/or recording studios?

☒ YES ☐ NO

*If YES, describe use and proximity:*

Single Family residences approximately 250 feet and Multi-Family Apartments approximately 270 feet to the north across the LA River; and Single Family Residences approximately 250 south across Ventura Boulevard.

## HOURS OF OPERATION

The hours of operation of the proposed project:

| Sunday       | Monday       | Tuesday      | Wednesday    | Thursday     | Friday       | Saturday     |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 7 am - 10 pm | 7 am - 10 pm | 7 am - 10 pm | 7 am - 10 pm | 7 am - 10 pm | 7 am - 10 pm | 7 am - 10 pm |

## SPECIAL EVENTS

Will there be special events not normally associated with day-to-day operations (e.g., fundraisers, parties, parent-teacher nights, athletic events, graduations)?

☐ YES ☒ NO

*If YES, describe the number of events, type, duration, and frequency proposed:*

## TREES

Are there any protected and/or non-protected trees and shrubs<sup>3</sup> on the project site and/or within the adjacent public right-of-way, that may be removed or impacted<sup>4</sup> as a result of the project?

☒ YES ☐ NO

Existing number of trees onsite: TBD

Existing number of protected trees/shrubs onsite: TBD

Existing number of street trees adjacent to the project site: TBD

*If a protected tree or shrub (as defined in Los Angeles Municipal Code [LAMC] Section 17.02) occurs onsite, or any trees will be removed, replaced, relocated, or impacted, a **Tree Report** is required. Refer to the Tree Report Template ([CP-4068](#)) for additional instructions. If NO, a Tree Disclosure Statement ([CP-4067](#)) is required.*

Tree Report Attached

☒ YES ☐ NO ☐ N/A

Tree Disclosure Statement Attached

☐ YES ☐ NO ☒ N/A

## GRADING

Specify the total amount of soil being moved:

|                              |      |  |
|------------------------------|------|--|
| Grading for Cut:             | 0    | cubic yards                                |
| Grading for Fill:            | 0    | cubic yards                                |
| Total Grading:               | 0    | cubic yards (including BHO-exempt grading) |
| Overexcavation/Recompaction: | None |  |

If subject to the Baseline Hillside Ordinance (BHO) per LAMC Section 12.21 C.10, identify the following exemptions, where applicable:

Remedial Grading as defined in LAMC Section 12.03: N/A cubic yards  
(Must be recommended in Geotechnical Report and *approved by the LADBS Grading Division*)

Cut and/or Fill for driveway: N/A cubic yards  
(Maximum exemption is 500 cubic yards)

Cut and/or Fill for deepened foundation systems: N/A cubic yards

Fill resulting from Cut underneath the main building footprint: N/A cubic yards  
(Maximum exemption cannot exceed 50% of said Cut)

<sup>3</sup> For a list of protected trees and shrubs, refer to the Tree Disclosure Statement ([CP-4067](#)).

<sup>4</sup> Impacted means that grading or construction activity will be conducted within five feet of, or underneath, the tree's canopy.

## HAUL ROUTE<sup>5</sup>

Indicate the amount of soil to be exported and/or imported:

- ☒ **Less than 1,000 cubic yards**  
☐ **1,000 cubic yards or more**

Provide the following details only if the project is exporting/importing soil amount of 1,000 cubic yards or greater:

Soil Export Amount: N/A cubic yards (including a 25% swell factor)

Location of Disposal Site: N/A

Soil Import Amount: N/A cubic yards

Location of Borrow Site: N/A

## RETAINING WALLS

Does the project include retaining walls?

☐ YES ☒ NO

*If YES, describe:*

## C. ENVIRONMENTAL CHECKLIST

Technical Studies shall be submitted at the time of case filing, with the exception of Environmental Impact Reports, for which technical studies may be submitted at a later date.

### AIR QUALITY

Does the proposed project include:

80 or more residential units?

☐ YES ☒ NO

75,000 sq. ft. or more of non-residential use?

☐ YES ☒ NO

20,000 or more cubic yards of soil export?

☐ YES ☒ NO

*If ANY of the three boxes are marked as YES, provide an **Air Quality Study**.*

<sup>5</sup> Haul Route approval will be required if the project is located within a BOE Special Grading Area and is exporting / importing 1,000 cubic yards or greater. If the project includes a subdivision map, the Deputy Advisory Agency has the authority to act on the Haul Route; otherwise, a separate public hearing and approval will be required by the Board of Building and Safety Commissioners.

## BIOLOGICAL RESOURCES

Does the project propose any grading, new construction, or expansion of any building footprint?

☒ YES ☐ NO

*If NO, provide an **Owner's Declaration of Biological Resources** ([CP-3612](#)).  
If YES, continue below.*

Will the project remove any vegetation?

☒ YES ☐ NO

Will the project remove any protected trees or shrubs?

☐ YES ☒ NO

Would the project alter or encroach upon any water resources?

☐ YES ☒ NO

*If all three boxes are marked as NO, provide an **Owner's Declaration of Biological Resources** ([CP-3612](#)).*

*If any of the three boxes are marked as YES and the project is within a hillside area and/or coastal zone, provide a **Biologist's Statement of Biological Resources** ([CP-3613](#)).*

*If the project is not within a hillside area and/or coastal zone, provide an **Owner's Declaration of Biological Resources** ([CP-3612](#)).*

## HISTORICAL RESOURCES

### Identification of Historical Resources Listed or Eligible for Listing

Are there any resources on or adjacent to the project site that are listed or eligible for listing under federal, state, or local landmark or historic district programs? Properties may include buildings, structures, sites, objects, and components of districts.

☐ YES ☒ NO

*If YES, indicate which of the following apply, and skip to "3.c. Analysis of Project Impacts".*

☐ National Register of Historic Places: \_\_\_\_\_

☐ California Register of Historical Resources: \_\_\_\_\_

☐ City of Los Angeles Historic-Cultural Monument (HCM): \_\_\_\_\_

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): \_\_\_\_\_

### Evaluation of Potential Historical Resources

Are there any properties on or adjacent to the project site that have been previously identified in a historic resources survey?

☐ YES ☒ NO

*If YES, indicate which of the following apply and identify the name and/or address of the identified property and the geographic plan area in which the property is located: \_\_\_\_\_*

Are there any properties on or adjacent to the project site that have been identified in a federal, State or local register?

☐ YES ☒ NO

If YES, indicate which: \_\_\_\_\_

☐ Identified in SurveyLA: \_\_\_\_\_

☐ Identified in CRA/LA Survey: \_\_\_\_\_

☐ Identified in Specific Plan: \_\_\_\_\_

☐ Identified in Other Geographic Overlay(s): \_\_\_\_\_

Does the Project Site contain any buildings over 45 years old that are not visible from the public right-of-way?

☐ YES ☒ NO

If YES to any of the above, provide a **Historical Resource Assessment Report**.

### Analysis of Project Impacts

If there are any properties listed or evaluated eligible for listing in **Historical Resource Assessment Report** on or adjacent to the project site, provide the applicable document below:

- ☐ **Historical Resource Technical Report (HRTR)** is required for projects involving the demolition, construction, rehabilitation, relocation, or alteration of an identified historical resource. An HRTR should be prepared in support of an EIR, SCEA, MND/ND, SCPE, and/or Class 32 CE.
- ☐ **Secretary of the Interior's Standards Compliance Memorandum** is required for projects involving the rehabilitation, relocation, or alteration of an identified historical resource seeking a Class 31 CE.

### HAZARDS AND HAZARDOUS MATERIALS

Is the project site listed in any of the databases that compose the Cortese List of hazardous wastes and substances, maintained by the California Environmental Protection Agency (CalEPA)? These database resources can be located online at the following address: <https://calepa.ca.gov/SiteCleanup/CorteseList>.  
**Check all that apply.**

- ☐ Department of Toxic Substances Control (DTSC): EnviroStor database
- ☐ State Water Board: GeoTracker database of leaking underground storage tank sites
- ☐ State Water Board: List of solid waste disposal sites with waste constituents above hazardous waste levels
- ☐ State Water Board: List of active Cease and Desist Orders and Cleanup and Abatement Orders
- ☐ DTSC: List of hazardous waste facilities subject to corrective action
- ☒ None of the Above

If the project site is listed in ANY of the above databases, the project is ineligible for a CE, a **Phase I Environmental Site Assessment (ESA)** is required, and the project may incur other restrictions or requirements.

Notwithstanding the checklist above, is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial / manufacturing use, or other similar type of use that may have resulted in site contamination?

☐ YES ☒ NO

If YES, describe:

If YES, provide a **Phase I Environmental Site Assessment (ESA)**.

## TRANSPORTATION

Is the project required, or voluntarily proposing, to make modifications to the public right-of-way (i.e., dedications and/or improvements, reconfigurations of the curb line)?

☐ YES ☒ NO

If YES, provide a **Transportation Assessment Form (CP-2151.1)**. Review by the Department of Transportation (LADOT) will be required to determine if the project conflicts with any plans, programs, ordinances, or policies. A **Transportation Engineering Design Review** by LADOT will also be required.

Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way?

☐ YES ☒ NO

If YES, provide a **Transportation Engineering Design Review** by LADOT.

A development project must also be screened to determine if a **Transportation Assessment** review by LADOT is required to analyze a potential increase in Vehicle Miles Traveled (VMT). Use LADOT's VMT Calculator tool, as described in Section 2.2.2 of the Transportation Assessment Guidelines, available at this web address: [https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines\\_final\\_2020.07.27.pdf](https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines_final_2020.07.27.pdf)

What is the project's estimated net ☒ **increase** or ☐ **decrease** in daily vehicle trips?

Per attached Technical Memorandum

What is the project's estimated net ☒ **increase** or ☐ **decrease** in daily VMT? \_\_\_\_\_

Per attached Technical Memorandum

If the estimated net increase in daily vehicle trips exceeds 250, or if there is ANY estimated net increase in VMT, provide an LADOT **Transportation Assessment** is required.

## MISCELLANEOUS

Does the property contain any easements, rights-of-ways, Covenant & Agreements, parking agreements, or other contracts which restrict full use of the property?

☐ YES ☒ NO

If YES, describe:

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---

Will the project require certification, authorization, clearance or issuance of a permit by any federal, State, county, or environmental control agency, such as the Coastal Commission, California Department of Fish and Wildlife, State Water Resources Board, South Coast Air Quality Management District, etc.?

☐ YES ☒ NO

If YES, specify:

---

---

## REQUESTED ENVIRONMENTAL CLEARANCE CATEGORICAL EXEMPTION (CE)

Check all that apply below:

☒ **Check this box if you are requesting a CE and:**

- You do not meet any of the exceptions listed in Section 15300.2 of the State CEQA Guidelines.

☒ **Check this box if you are requesting a Class 1–30 or 33 CE.**

Identify the Class of the CE which you are requesting: Class 1 Existing Facilities

☐ **Check this box if you are requesting a Class 31 CE and:**

- A Secretary of the Interior's Standards Compliance Memorandum is attached.

☐ **Check this box if you are requesting a Class 32 CE and:**

- The Special Requirements for the Class 32 CE ([CP-7828](#)) have been reviewed;
- Written justifications identified in the Special Requirements ([CP-7828](#)) and any supporting documents and/or technical studies to support your position that the proposed project is eligible for the Class 32 CE and does not fall under any of the Exceptions pursuant to CEQA Section 15300.2 have been included; and
- This project would not result in any significant traffic, noise, air quality, or water quality impacts.

## STATUTORY EXEMPTION

☐ Check this box if you are requesting a Statutory Exemption.

Identify the Code and Section under which a Statutory Exemption is being requested: \_\_\_\_\_

## NEGATIVE DECLARATION (ND) OR MITIGATED NEGATIVE DECLARATION (MND)

☐ Check this box if you are requesting an ND or MND.

Is a consultant-prepared Initial Study attached?

☐ YES ☐ NO

## ENVIRONMENTAL IMPACT REPORT (EIR)

☐ Check this box if you are requesting an EIR. Note that a consultation with the Major Projects Unit is required prior to filing.

A consultation has been completed.

☐ YES ☐ NO

Date consultation completed: \_\_\_\_\_

## SENATE BILL (SB) 375 CEQA STREAMLINING REQUEST

SB 375 introduced a series of streamlined CEQA environmental clearances for qualifying Transit Priority Projects (TPPs) pursuant to Public Resources Code (PRC) 21155, intended to encourage higher density infill development located near transit. The SB 375 clearances include Sustainable Communities Project Exemptions (SCPEs), Sustainable Communities Environmental Assessments (SCEAs), and Sustainable Communities Environmental Impact Reports (SCEIRs). Projects are eligible to seek one of these clearances if they meet the statutory requirements for TPPs **and** the qualifying requirements for the applicable environmental clearance.

☐ **Check this box if you are requesting a SB 375 environmental clearance, and indicate below which type you are requesting (choose only one):**

- ☐ **SCPE.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCPE pursuant to PRC Section 21155.1.
- ☐ **SCEA.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEA pursuant to PRC Section 21155.2(a) and 21155.2(b).
- ☐ **SCEIR.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEIR pursuant to PRC Sections 21155.2(a) and 21155.2(c).

Written justifications and any supporting documents and/or technical studies are required to support the position that the proposed Project is eligible for one of these three SB 375 CEQA streamlining clearances.

*Note that requesting a SCPE, SCEA, or SCEIR, or other environmental clearance does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.*

### PROPERTY OWNER

Name: Jim Dillavou

Company: PCG Studio Village, LLC

Address: 133 Penn Street

Unit/Space Number: \_\_\_\_\_

City: El Segundo

State: CA

Zip Code: 90245

Telephone: (310) 807-3372

E-mail: jdillavou@paragoncommercialgroup.com

### APPLICANT (if not Property Owner)

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Unit/Space Number: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

### APPLICANT'S REPRESENTATIVE

Name: Heather Waldstein

Company: Rosenheim & Associates, Inc

Address: 21600 Oxnard Street

Unit/Space Number: 630

City: Woodland Hills

State: CA

Zip Code: 91367

Telephone: 818-716-2767

E-mail: heather@raa-inc.com

### ENVIRONMENTAL CONSULTANT (if applicable)

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Unit/Space Number: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

## APPLICANT/CONSULTANT'S AFFIDAVIT

**Affidavit must be signed and notarized by the Property Owner and Consultant (if applicable).  
Notarized signatures shall also be required each time a revised EAF is submitted.**

### PROPERTY OWNER

I,  
Jim Dillavou

(Print Name)



Signature

### CONSULTANT/AGENT

I,  
Heather Waldstein

(Print Name)

Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. 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.

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 February 28<sup>th</sup> 2023 before me, Amber Hobbs Possemato, Notary Public  
(Insert Name of Notary Public and Title)

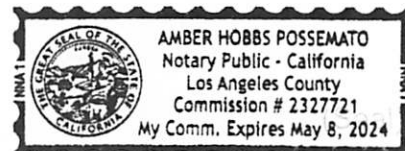
personally appeared Jim Dillavou, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Amber Hobbs Possemato

Signature



## APPLICANT/CONSULTANT'S AFFIDAVIT

**Affidavit must be signed and notarized by the Property Owner and Consultant (if applicable).  
Notarized signatures shall also be required each time a revised EAF is submitted.**

### PROPERTY OWNER

I,  
Jim Dillavou

(Print Name)

Signature

### CONSULTANT/AGENT

I,  
Heather Waldstein

(Print Name)

Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. 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.

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State of Florida  
~~California~~

County of Broward

On 3-1-23 before me, Jo Ann Marx - Notary

(Insert Name of Notary Public and Title)

personally appeared Waldstein, Heather, 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)

# EXPEDITED PERMIT FEE AGREEMENT

## Section 19.01-R LAMC

City of Los Angeles - Department of City Planning

### ENTITLEMENT

REQUEST(S): SPP (Specific Plan Project Permit Compliance) - Conditional Use (Alcohol) - WDI (Waiver of Dedication and Improvements)

Project Address: 11263 - 11325 Ventura Boulevard

The Owner/Applicant shall acknowledge and agree to the following statements by initialing each.

\_\_\_\_\_ I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project.

\_\_\_\_\_ I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code.

\_\_\_\_\_ I understand that the initial fee of \$8,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s).

\_\_\_\_\_ I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due.

\_\_\_\_\_ In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

Initial Deposit: \$8,500

### COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- The undersigned has read and accepted the above statement.

Owner/Applicant: PCG Studio Village, LLC

Print Address: 133 Penn Street

El Segundo, CA 90245

Telephone No.: (310) 807-3372

Email Address: JDillavou@paragoncommercialgroup.com

Authorized Signature: \_\_\_\_\_

Print Name: Jim Dillavou

Date: 3-6-23

*\*Please note that the information listed above will be used for billing purposes. Please do not use a P.O. Box as the address.*

Representative: Rosenheim & Associates

Contact: Heather Waldstein

Print Address: 21600 Oxnard Street, Suite 630

Woodland Hills, CA 91367

Telephone No.: (818) 716-2767

For Owner/Applicant Authorized Signature Only:

Subscribed and sworn before me this (date): 3/6/23

, in the County of Los Angeles, State of California

Notary Public  
Stamp:



Accepted By Expedited Processing Section

Signature: \_\_\_\_\_ Date: February 16, 2023

*(The application must be filed within 180 days of the date referenced above.)*

**See the reverse for additional requirements.**

**The following items shall be submitted at the time of filing:**

**Environmental Clearance:**

- ☐ Ministerial Action (Exempt from CEQA)
- ☐ Categorical Exemption
- ☒ Environmental Assessment Form (ND/MND, Class 32 CE, SCEA, SCPE)
- ☐ Addendum to Environmental Case No. \_\_\_\_\_
- ☐ Statutory Exemption

**Additional Forms/Documents Required (at filing):**

- ☐ Preliminary Zoning Assessment Referral Form (only Sections I & II are required at filing)
- ☐ Affordable Housing Referral Form / TOC Referral Form
- ☐ HCIDLA Housing Replacement Determination Letter
- ☐ Redevelopment Project Area Administrative Review and Referral Form
- ☒ Geographic Project Planning Referral Form
- ☒ All public noticing materials (e.g., mailing labels, notification map, BTC invoice)
- ☒ Application materials shall also be provided in a digital format (thumb drives & file links are acceptable)

**The following items are required and may be submitted after filing:**

**Additional Studies Required (Submitted within 30 days of filing):**

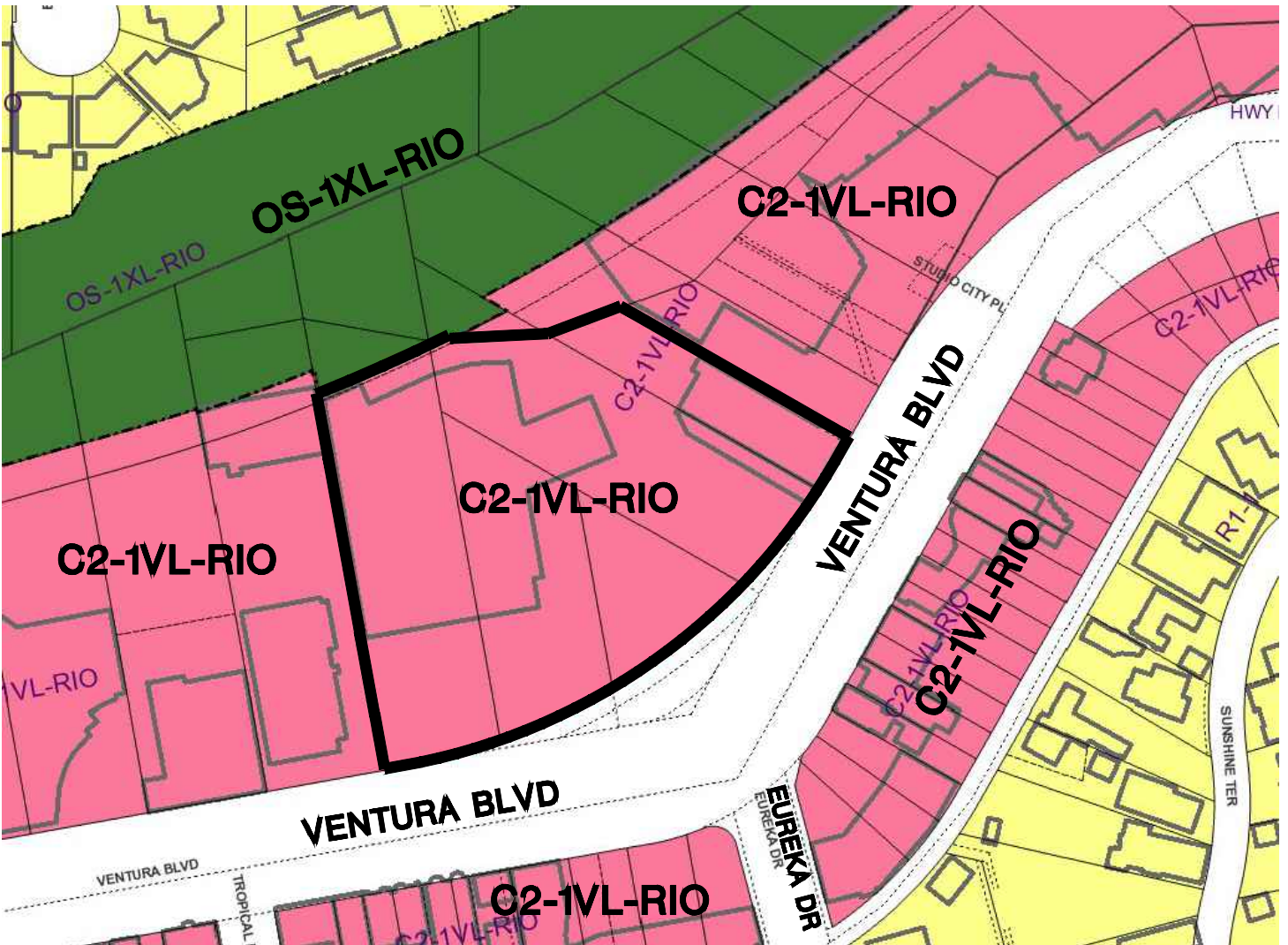
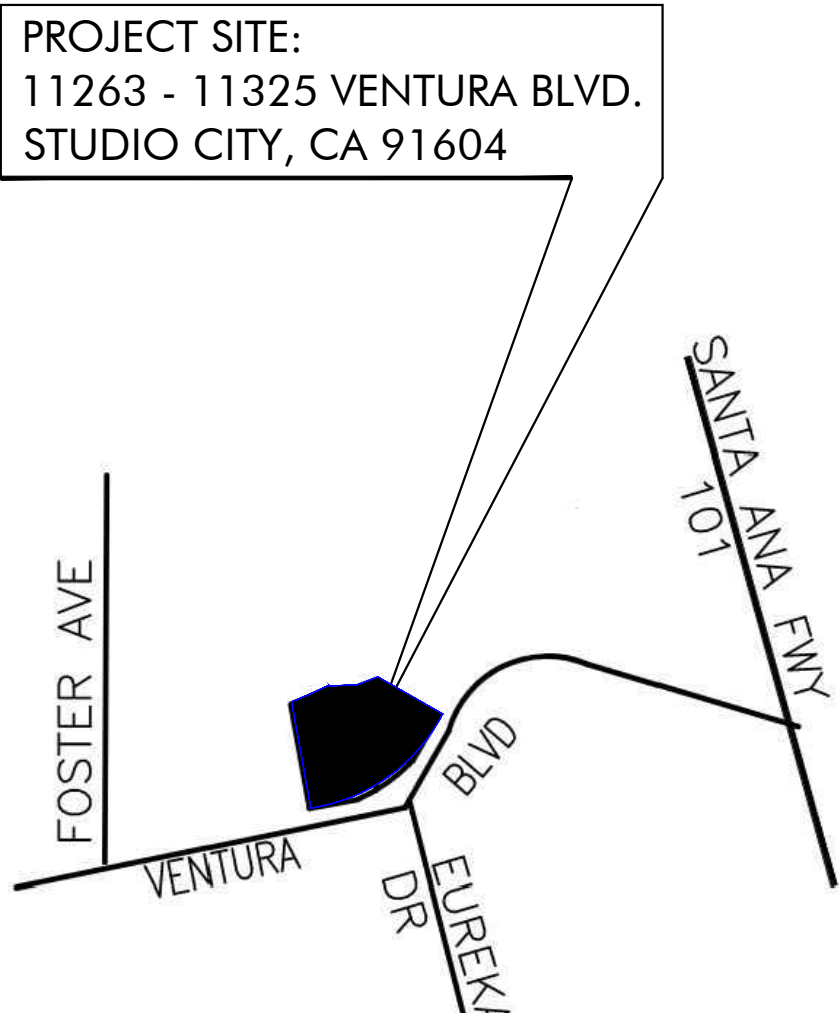
- ☐ Written responses to CEQA Guidelines Section 15300.2 (Exceptions to Categorical Exemptions)
- ☐ Written responses to California Government Code Section 65913.4 (SB 35)
- ☐ A copy of completed Air Quality Study
- ☐ A copy of completed Noise Study
- ☐ A copy of completed Tree Report
- ☐ A copy of a Historic Report on the Property
- ☐ A copy of completed Geologic and/or Soils Report
- ☐ A copy of completed Transportation Study Assessment (LADOT Referral Form)
- ☐ A copy of a completed Traffic Study

**Additional:**

- ☐ Copy of Bureau of Engineering Receipt or R3 Letter
- ☐ Copy of Bureau of Engineering Planning Case Referral Form (PCRF)

# STUDIO VILLAGE RETAIL CENTER

## PROJECT PERMIT COMPLIANCE &amp; CONDITIONAL USE PERMIT SUBMITTAL

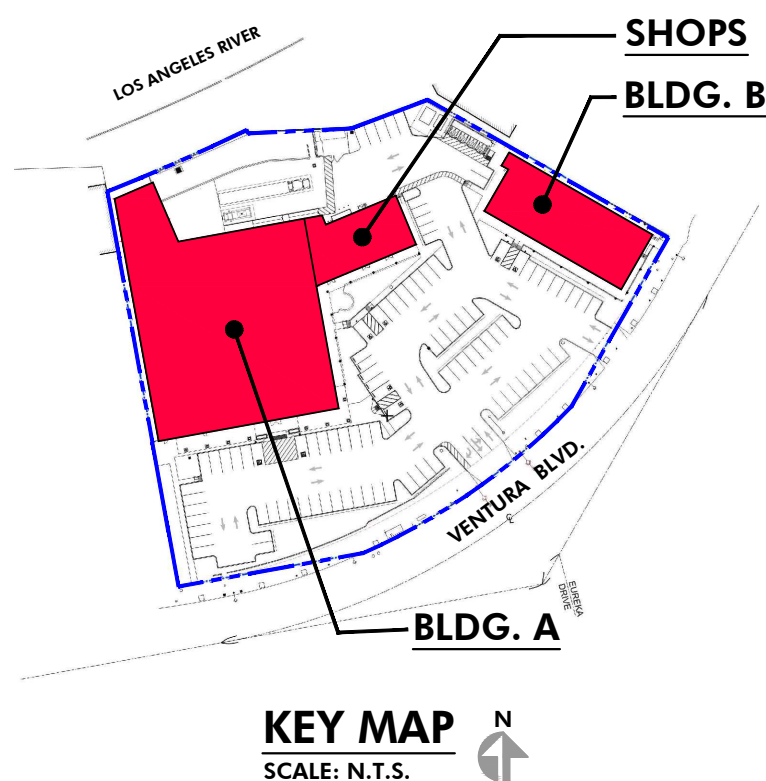
| PROJECT LOCATION   |  | EXISTING BLDG. DATA   |              | PROPOSED BLDG. & PARKING DATA   |  | PROJECT TEAM         |  | SHEET INDEX   |  |
|--|--|---|--------------|---|--|----------------------|--|---|--|
| ASSESSOR'S PARCEL #:   | 2366-036-021, 2366-035-007 AND 2366-036-001  | EXISTING BUILDING AREA:   |              | MODIFIED/PROPOSED BUILDING AREA:  |  | OWNER:               | PARAGON COMMERCIAL GROUP<br>133 Penn Street<br>El Segundo, California 90245<br>310.807.3377 TEL<br>CONTACT: Mr. Todd Huber<br>E-mail Address: THuber@ParagonCommercialGroup.com                                      | ARCHITECTURAL   |  |
| PROJECT ADDRESS:   | 11263 -11325 VENTURA BLVD.<br>STUDIO CITY, CA 91604  | EXISTING BUILDING A (ANCHOR BUILDING)   | ±28,874 S.F. | PROPOSED BUILDING A (ANCHOR BUILDING)   | ±27,423 S.F.                             | APPLICANT:           | MMA ARCHITECTURE<br>120 W. Lime Avenue<br>Monrovia, California 91016<br>626.221.1839 TEL<br>CONTACT: Mr. Hany Malak<br>E-mail Address: hany@mmaarchitecture.com  | T-100 TITLE SHEET<br>C-01 A.L.T.A. /N.S.P.S. LAND TITLE SURVEY (FOR REFERENCE ONLY)<br>C-02 A.L.T.A. /N.S.P.S. LAND TITLE SURVEY (FOR REFERENCE ONLY)                                     |  |
| SITE AREA:   | (2.608 ACRES) 113,610 S.F.   | TENANT BLDG. AREA: ±24,131 S.F.<br>MECHANICAL AREA: ±803 S.F.<br>BASEMENT: (HABITABLE SPACE) ±3,940 S.F.  |              | (E) TENANT BUILDING AREA: ±23,886 S.F.<br>NEW FACADE ROOF COVER: ±1,942 S.F.<br>COVERED LOADING PLATFORM: ±1,595 S.F. |  |                      |  | L101 PROPOSED LANDSCAPE PLAN<br>L102 PROPOSED LANDSCAPE IMAGERY   |  |
| ZONING:  | C2-1-VL-RIO<br>COMMERCIAL ZONE WITHIN THE 1-VL HEIGHT DISTRICT:<br>VENTURA/CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN, NEIGHBORHOOD & GENERAL COMMERCIAL  | EXISTING SHOPS BLDG.  | ±3,569 S.F.  | BASEMENT: (STORAGE) (NOT INCLUDE IN TOTAL BLDG)   | ±3,940 S.F.                              |                      |  | A010 OVERALL SITE PLAN<br>A100 PROPOSED FLOOR PLAN (BUILDING A)<br>A100.1 PROPOSED FIXTURE PLAN (BUILDING A)<br>A101 PROPOSED FLOOR PLAN (SHOPS)<br>A102 PROPOSED FLOOR PLAN (BUILDING B) |  |
| GENERAL PLAN LAND USE:   | GENERAL COMMERCIAL   | EXISTING BUILDING B   | ±6,322 S.F.  | EXISTING SHOPS BLDG.  | ±3,569 S.F.                              | CIVIL ENGINEER:      | DRC ENGINEERING, INC.<br>160 South Old Springs Road, Suite 210<br>Anaheim Hills, California 92808<br>714.685.6860 Ext. 337 TEL 714.863.2421 CELL<br>CONTACT: Mr. Rene Varga<br>E-mail Address: rvarga@drc-eng.com    | A200 EXTERIOR ELEVATIONS (BUILDING A & SHOPS)<br>A201 EXTERIOR ELEVATIONS (BUILDING A & SHOPS)<br>A202 EXTERIOR ELEVATIONS (SHOPS)<br>A203 EXTERIOR ELEVATIONS (BUILDING B)               |  |
| SETBACKS:  | FRONT: 18" FOR STRUCTURE HEIGHT UP TO 15 FT; MAX. 20 FT. FOR MIN. 50% OF FRONT LOT LINE, REMAINDER TO BE MIN. 60 FT. OR THE AVERAGE OF ALL EXISTING STRUCTURES ON BLOCK; 10 FT. OF LANDSCAPE FOR PARKING<br><br>SIDE: 10 FT. MAXIMUM<br><br>REAR: 20 FT. | TOTAL EXISTING BUILDING AREA  | ±38,765 S.F. | EXISTING BUILDING B   | ±6,322 S.F.                              | LANDSCAPE ARCHITECT: | CUMMINGS CURLEY AND ASSOCIATES, INC.<br>1700 Pacific Coast Highway, Suite C<br>Seal Beach, California 90740<br>562.424.8182, Ext. 112 TEL<br>CONTACT: Mr. Robert Curley<br>E-mail Address: robert@cummingscurley.com |   |  |
| MAX. BLDG. HEIGHT:   | 45 FT. MAX., 3 STORIES<br><br>MODIFIED BUILDING A : 30' FT. (E) HT. 22' FT.<br>MODIFIED SHOPS : 19'-6" FT. (E) HT. 16' FT.<br>MODIFIED BUILDING B : 19'-6" FT. (E) HT. 16' FT.   | TOTAL BUILDING AREA TO BE DEMOLISHED:   |              | TOTAL PARKING REQUIRED:   | 75 SPACES                                |                      |  |   |  |
| FLOOR AREA RATIO:  | ALLOWABLE F.A.R. = 1 : 1<br>(±37,314 S.F. / ±113,610 S.F. = 0.328)   | EXISTING BUILDING A   | ±1,048 S.F.  | ENTERPRISE ZONE   | ±37,314 S.F. @ 2/1000 S.F. = 74.6 SPACES |                      |  |   |  |
| BOUNDARIES INFORMATION:  | THIS PLAN HAS BEEN PREPARED BY USING THE ALTA/NSPS SURVEY PREPARED BY ANACAL ENGINEERING COMPANY CIVIL ENGINEERING & LAND SURVEYING, DATED 01.27.2021.   | PORTION OF TENANT BLDG. A   | ±245 S.F.    | TOTAL PARKING PROVIDED:   | 98 SPACES                                |                      |  |   |  |
|  |  | MECHANICAL AREA:  | ±803 S.F.    | STANDARD : (9'-0" x 18") = 83 SPACES<br>DISABLED : (9'-0" x 18") = 8 SPACES<br>COMPACT: (9'-0" x 18") = 7 SPACES      |  |                      |  |   |  |
| LANDSCAPE AREA CALCULATIONS  |  |   |              | PARKING RATIO PROVIDED:   | 2.6/1000 S.F.                            |                      |  |   |  |
| TOTAL SITE AREA:   |  | 113,610 S.F.  |              |   |  |                      |  |   |  |
| NEW LANDSCAPE AREA:  |  | ±12,835 S.F. (11.29%)   |              |   |  |                      |  |   |  |
| PARKING AREA:  |  | 41,284 S.F.   |              |   |  |                      |  |   |  |
| LANDSCAPE WITHIN PARKING AREA:   |  | 11,553.65 S.F. (27.9%)  |              |   |  |                      |  |   |  |
| ZONING MAP   |  |   |              |   |  |                      |  |   |  |
|   |  |   |              |   |  |                      |  |   |  |
| VICINITY MAP   |  |   |              |   |  |                      |  |   |  |
|   |  |   |              |   |  |                      |  |   |  |
| LEGAL DESCRIPTION  |  |   |              |   |  |                      |  |   |  |
| THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:<br><br>THOSE PORTIONS OF LOTS "D", 51, 52, 53, 54, 55 AND 56 OF TRACT 4852, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP IN BOOK 53, PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:<br><br>BEGINNING AT THE MOST EASTERLY CORNER OF THE SOUTHWESTERLY 50.00 FEET OF SAID LOT 51; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, NORTH 60° 14' 05" WEST 219.87 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 51; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 69° 23' 30" WEST 64.92 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 51; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 52, SOUTH 87° 11' 00" WEST 81.80 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 320 OF THE NOTICE OF ACTION ENTERED IN CASE NO. 542717 SUPERIOR COURT OF SAID COUNTY, CERTIFIED COPY OF WHICH WAS RECORDED APRIL 1, 1948 AS INSTRUMENT NO. 2578, IN BOOK 25805 PAGE 337, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1600.00 FEET A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 26° 07' 40" EAST; THENCE ALONG SAID RADIAL LINE NORTH 26° 07' 40" WEST 3.00 FEET; THENCE SOUTHWESTERLY AND CONCENTRIC WITH SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF PARCELS 500 AND 322 OF SAID SUPERIOR COURT CASE BEING A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1597.00 FEET, AN ARC DISTANCE OF 120.95 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 55; THENCE ALONG SAID WESTERLY LINE SOUTH 10° 20' 17" EAST 202.08 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO TOP VALUE ENTERPRISES, INC., RECORDED ON JANUARY 11, 1963 AS INSTRUMENT NO. 5778, IN BOOK D1863 PAGE 347, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARIES OF SAID PARCEL 2, SOUTH 79° 39' 43" WEST 0.15 FEET SOUTH 10° 20' 17" EAST 70.55 FEET AND NORTH 79° 39' 43" EAST 0.15 FEET TO SAID WESTERLY LINE OF LOT 55; THENCE ALONG SAID WESTERLY LINE SOUTH 10° 20' 17" EAST 45.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 55; THENCE ALONG THE SOUTHERLY LINES SAID LOTS 55 AND 54 NORTH 79° 39' 43" EAST 149.05 FEET TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN PARCEL 2 OF THE DEED RECORDED IN BOOK 16078 PAGE 335, OFFICIAL RECORDS OF SAID COUNTY, SAID LAST MENTIONED SOUTHEASTERLY LINE BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 521.14 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 203.19 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 53; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 53, 52 AND 51, NORTH 29° 45' 45" EAST 154.30 FEET TO THE POINT OF BEGINNING. |  | ALSO EXCEPT THEREFROM THOSE PORTIONS DESCRIBED IN THE FINAL JUDGMENTS IN FAVOR OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AS PARCEL 322 RECORDED IN BOOK 31652 PAGE 113 AND AS PARCEL 500 RECORDED IN BOOK 28718 PAGE 373, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIE NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:<br><br>BEGINNING AT A POINT IN THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF FAIR AVENUE, AS SAID AVENUE IS SHOWN ON MAP OF TRACT 9216, RECORDED IN BOOK 124, PAGES 63 TO 65 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID CENTER LINE OF FAIR AVENUE IS ESTABLISHED BY CITY ENGINEER OF CITY OF LOS ANGELES AND SHOWN IN SAID ENGINEER'S FIELD BOOK 14308, PAGES 30 AND 31, DISTANT ALONG SAID CENTER LINE AND PROLONGATION THEREOF, SOUTH 0° 04' 27" EAST 231.50 FEET FROM THE EASTERLY PROLONGATION OF THE CENTER LINE OF DILLING STREET, AS SHOWN ON SAID MAP OF TRACT 9216, AND AS SAID CENTER LINE OF DILLING STREET IS ESTABLISHED BY SAID ENGINEER AND SHOWN ON PAGE 31 OF SAID FIELD BOOK, SAID POINT OF BEGINNING ALSO BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1090 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT OF BEGINNING BEARS SOUTH 33° 50' 50" EAST; THENCE FROM SAID POINT OF BEGINNING, SOUTHWESTERLY ALONG |              |   |  |                      |  |   |  |



120 W Lime Avenue Monrovia, CA 91016  
TEL:626.583.8348 | [mmaarchitecture.com](http://mmaarchitecture.com)

A PROJECT FOR:

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245



# STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd.  
Studio City, California 91604

## ISSUES / REVISIONS

[illegible]

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 22251TMA

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DRAWN BY: CR CHECKED BY:

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DATE:

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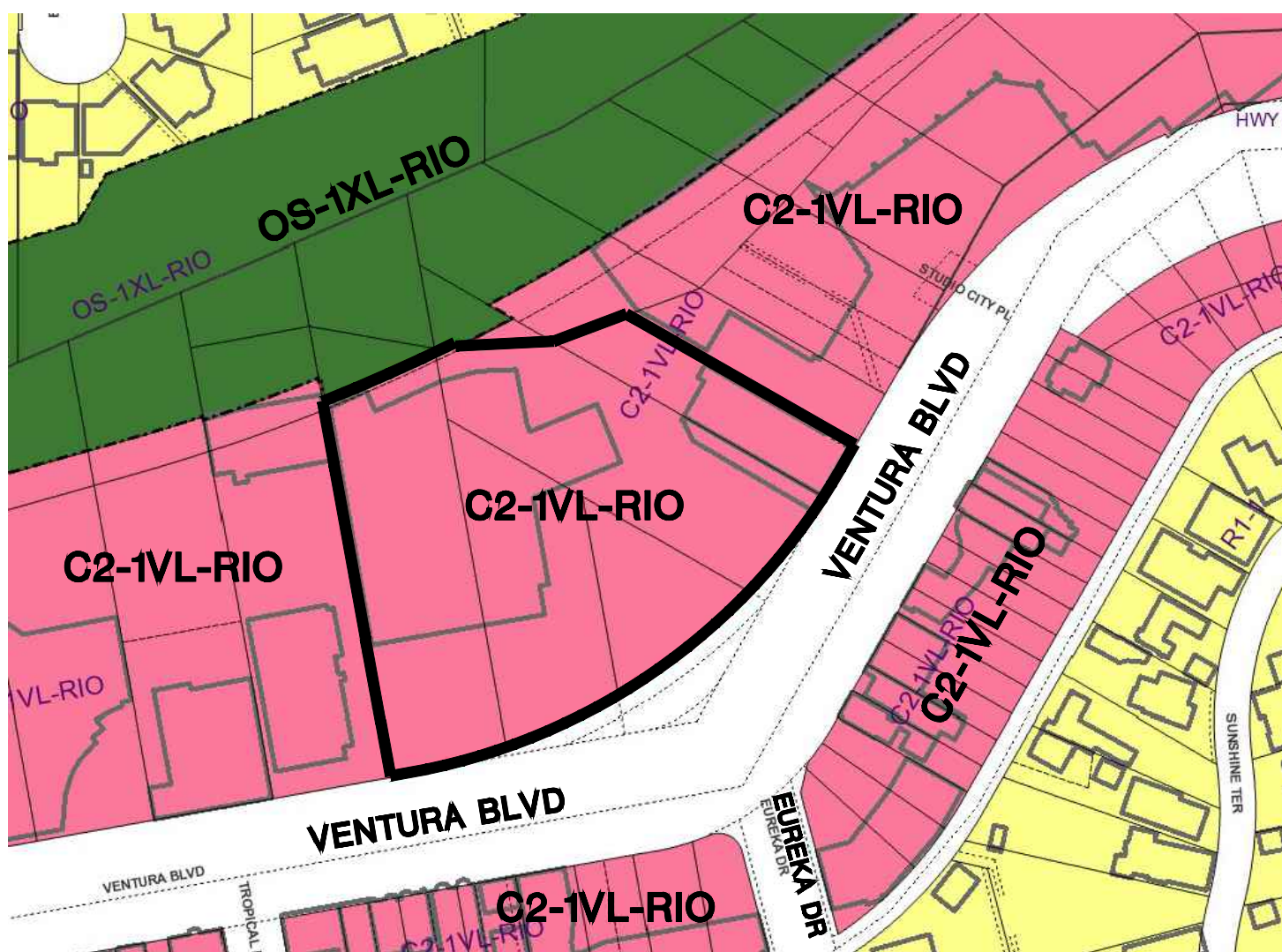
SHEET DESCRIPTION:

# TITLE SHEET

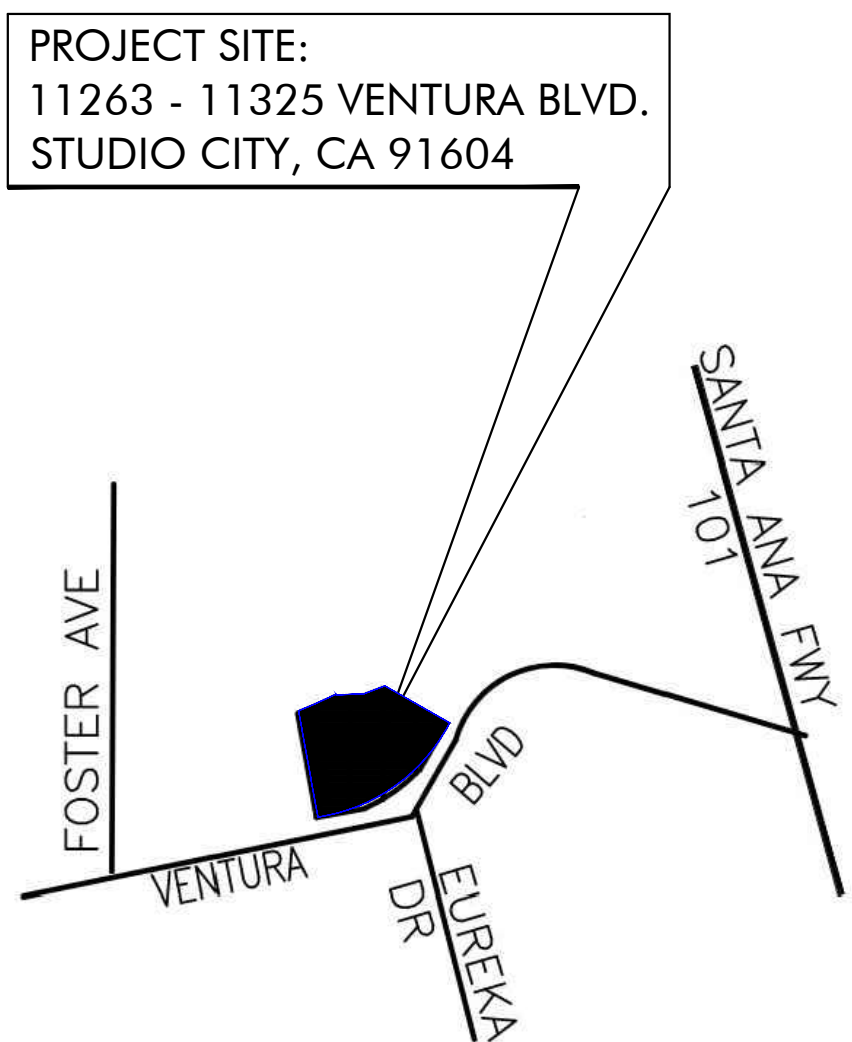
SHEET NUMBER:

# T100

BASED ON SCHEME SP-03



**C2-1VL-RIO = COMMERCIAL ZONE WITHIN 1-VL HEIGHT DISTRICT:  
VENTURA/CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN,  
STUDIO CITY SECTION. NEIGHBORHOOD & GENERAL COMMERCIAL**



LEGEND

- FIRE HYDRANT
- EDGE PAVEMENT
- WATER VALVE
- METER, PULL BOX
- SIGN
- CONCRETE
- BLOCK WALL
- LIGHT STANDARD
- TRAFFIC SIGNAL
- STREET LIGHT
- HANDICAP STALL
- WROUGHT IRON FENCE
- WOOD FENCE
- CHAINLINK FENCE
- PARKING COUNT
- BUILDING HEIGHT INDICATOR
- ( ) INDICATES RECORD PER TITLE REPORT

- AC — ASPHALT PAVEMENT
- BFD — BACK FLOW DEVICE
- CATV — CABLE TELEVISION
- CB — CATCH BASIN
- CO — CLEAN OUT
- FH — FIRE HYDRANT
- FS — FIRE SERVICE
- FP — FLAG POLE
- GI — GRATE INLET
- GM — GAS METER
- GP — GUARD POST
- GV — GAS VALVE
- HCS — HANDICAP SIGN
- L — LOT LINE
- MH — MAN HOLE
- MW — MONITOR WELL
- PA — PLANTER AREA
- PB — PULL BOX
- PEV — PEDESTAL
- PIV — POST INDICATOR VALVE
- PL — PROPERTY LINE
- PP — POWER POLE
- R — RAMP
- RAD — RADIAL
- R/W — RIGHT OF WAY
- SCO — SEWER CLEAN OUT
- SDMH — STORM DRAIN MANHOLE
- SMH — SEWER MANHOLE
- T — TRANSFORMER
- TE — TRASH ENCLOSURE
- WM — WATER METER

LIST OF ENCROACHMENTS

NONE TO STATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF VENTURA BOULEVARD BEARING SOUTH 79°39'43" WEST AS SHOWN ON TRACT MAP NO. 4852 BOOK 53 PAGES 49 AND 50 RECORDS OF SAID COUNTY.

ZONING INFORMATION

ZONE: C2-1-VL

COMMERCIAL ZONE WITHIN THE 1-VL HEIGHT DISTRICT: VENTURA/CAHUENGA BLVD. CORRIDOR SPECIFIC PLAN, STUDIO CITY SECTION, NEIGHBORHOOD & GENERAL COMMERCIAL

SETBACKS:

FRONT: 18' FOR STRUCTURE HEIGHT UP TO 15'; MAX. 20 FT. FOR MIN. 50% OF FRONT LOT LINE, REMAINDER TO BE MIN. 60' OR THE AVERAGE OF ALL EXISTING STRUCTURES ON BLOCK; 10' LANDSCAPE FOR PARKING

SIDE: NONE

REAR: NONE

DENSITY: 1.0 FLOOR AREA RATIO /60% LOT COVERAGE

HEIGHT: 45' MAX , 3 STORIES

PARKING RESTRICTIONS:

- COMMERCIAL USE OTHER THAN OFFICE: 1 PARKING SPACE PER 250 SQ.FT. FLOOR AREA
- RESTAURANT: 1 PARKING SPACE PER 100 SQ.FT. FLOOR AREA
- OFFICE: 1 PARKING SPACE PER 300 SQ.FT. FLOOR AREA

THIS INFORMATION WAS OBTAINED FROM THE ZONING REPORT PDF AS PROVIDE BY PARRAGON COMMERCIAL GROUP,133 PENN ST., EL SEGUNDO, CA. 90245 PH: 310-807-3375

FLOOD ZONE INFORMATION

ZONE: 'X'  
AREA OF MINIMAL FLOOD HAZARD

PANEL NO. 06037C 1320F

DATED: SEPTEMBER 26, 2008

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. NCS 1002681-SAI DATED JUNE 22, 2020 BY FIRST AMERICAN TITLE INSURANCE COMPANY:

- (11) AN EASEMENT FOR POLE LINES RECORDED AUGUST 14, 1913 IN BOOK 5587, PAGE 109, OF DEEDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS UNPLOTTABLE OF RECORD DESCRIPTION.
- (12) AN EASEMENT FOR PUBLIC STREET RECORDED DECEMBER 16, 1955 IN BOOK 16078, PAGE 335, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (13) AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 2, 1962 AS INSTRUMENT NO. 7326 OF OFFICIAL RECORDS AND ACCEPTED BY RESOLUTION RECORDED NOVEMBER 9, 1962 AS INSTRUMENT NO. 6056, OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- (14) AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, MAINTAIN, AND OPERATE A LINES OR LINES OF POLES OR CONDUITS, TOGETHER WITH CONDUCTORS, WIRES, VAULTS, MANHOLES AND APPURTENANT STRUCTURES AND EQUIPMENT, BOTH OVERHEAD AND UNDERGROUND FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION SIGNALS THROUGH THE REAL PROPERTY TO THE CITY OF LOS ANGELES. RECORDED APRIL 11, 1975, AS INSTRUMENT NO. 2894, OFFICIAL RECORDS. SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT AND IS PLOTTED HEREON.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS "D", 51, 52, 53, 54, 55 AND 56 OF TRACT 4852, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP IN BOOK 53, PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

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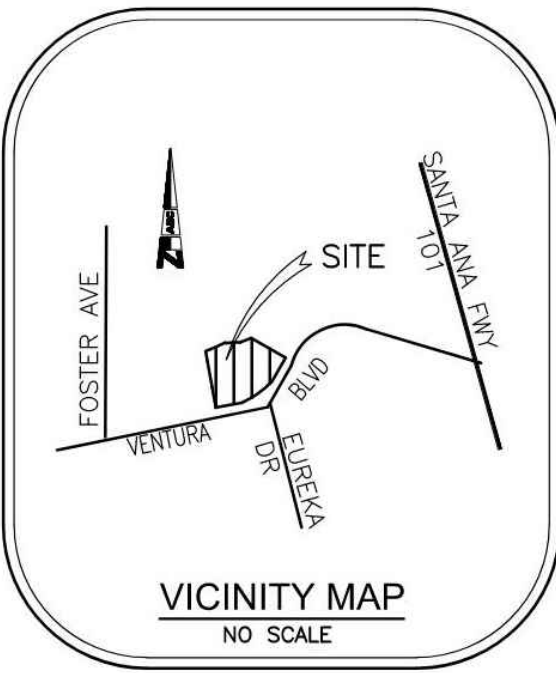
EXCEPT THE WESTERLY 0.2 FEET OF THE NORTHERLY 70.00 FEET OF THE SOUTHERLY 335.00 FEET OF LOT 55 OF TRACT 4852.

ALSO EXCEPT THEREFROM THOSE PORTIONS DESCRIBED IN THE FINAL JUDGMENTS IN FAVOR OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AS PARCEL 322 RECORDED IN BOOK 31652 PAGE 113 AND AS PARCEL 500 RECORDED IN BOOK 28718 PAGE 373, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIE NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF FAIR AVENUE, AS SAID AVENUE IS SHOWN ON MAP OF TRACT 9216, RECORDED IN BOOK 124, PAGES 63 TO 65 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SAID CENTER LINE OF FAIR AVENUE IS ESTABLISHED BY CITY ENGINEER OF CITY OF LOS ANGELES AND SHOWN IN SAID ENGINEER'S FIELD BOOK 14309, PAGES 30 AND 31, DISTANT ALONG SAID CENTER LINE AND PROLONGATION THEREOF, SOUTH 0° 04' 27" EAST 231.50 FEET FROM THE EASTERLY PROLONGATION OF THE CENTER LINE OF DILLING STREET, AS SHOWN ON SAID MAP OF TRACT 9216, AND AS SAID CENTER LINE OF DILLING STREET IS ESTABLISHED BY SAID ENGINEER AND SHOWN ON PAGE 31 OF SAID FIELD BOOK, SAID POINT OF BEGINNING ALSO BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1000 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT OF BEGINNING BEARS SOUTH 33° 50' 50" EAST; THENCE FROM SAID POINT OF BEGINNING, SOUTHWESTERLY ALONG SAID CURVE, 67.29 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 52° 36' 57" WEST 380.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1600 FEET; THENCE, SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE, 580.80 FEET.

ALSO EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAID OIL, GAS, HYDROCARBONS AND OTHER MINERALS BY WELLS, THE DERRICKS AND EQUIPMENT OF WHICH ARE TO BE SET UPON PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, AND FURTHER EXCEPTING AND RESERVING TO SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO DRILL THROUGH AND UNDER THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORING FOR AND/OR REMOVING AND EXTRACTING OIL, GAS, HYDROCARBONS AND OTHER MINERALS FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, BY SLANT DRILLING FROM PROPERTY OTHER THAN THE ABOVE DESCRIBED PROPERTY, PROVIDED HOWEVER THAT NO CASING SHALL BE LOCATED UNDER THE ABOVE DESCRIBED PROPERTY AT A DEPTH LESS THAN 400 FEET FROM THE SURFACE OF SAID PROPERTY, AS RESERVED IN DEED RECORDED OCTOBER 21, 1963 AS INSTRUMENT NO. 4854.

FOR CONVEYANCING PURPOSES ONLY: APN 2366-036-021 (AFFECTS PORTION OF SAID LAND) AND 2366-035-007 (AFFECTS PORTION OF SAID LAND)



LAND AREA

113,610 SQUARE FEET

2.608 ACRES

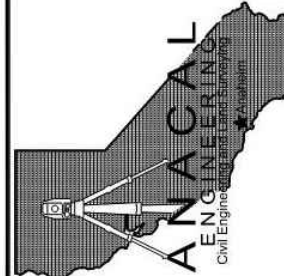
PARKING COUNT

REGULAR STALLS - 107

COMPACT STALLS - 32

ADA STALLS - 4

TOTAL STALLS - 143



**ANACAL ENGINEERING & LAND SURVEYING**  
CIVIL ENGINEERING & LAND SURVEYING  
1211 NORTH TUSTIN AVENUE ~ ANAHEIM, CALIFORNIA 92807  
PHONE: (714) 774-1763 FAX: (714) 774-4690  
E-MAIL ADDRESS: anacal@anacalengineering.com  
WEB SITE: anacalengineering.com

PROJECT ENGINEER

DATE 1/27/21  
SCALE NONE  
DRAWN G. A. G.  
CHECKED D. C. Q.

STUDIO CITY, CALIFORNIA

**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**  
**11265 - 11313 VENTURA BOULEVARD**

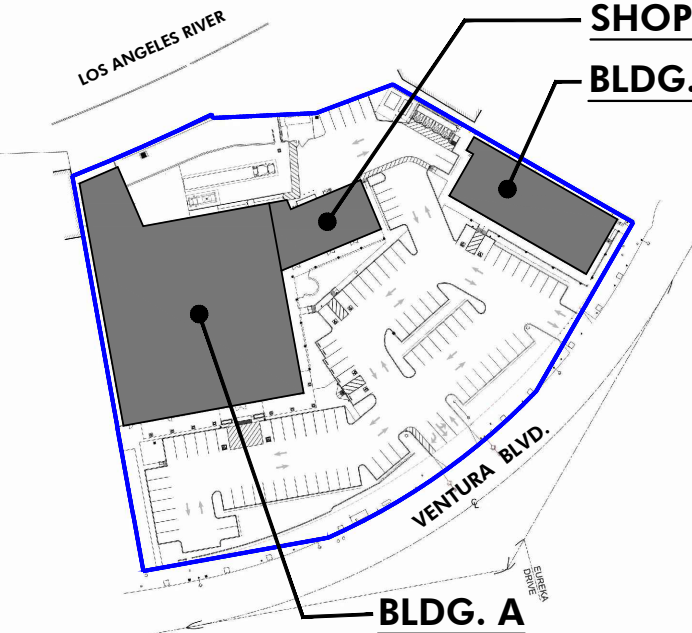
SHEET TITLE PROJECT  
SHEET NO. 1 OF 2



120 W Lime Avenue Monrovia, CA 91016  
TEL:626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245



STUDIO VILLAGE  
RETAIL CENTER

11263-11325 Ventura Blvd.  
Studio City, California 91604

ISSUES / REVISIONS

| No. | DATE       | DESCRIPTION                                    |
|-----|------------|--|
| 1   | 03.01.2023 | PROJECT PERMIT COMPLIANCE/<br>C.U.P. SUBMITTAL |
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JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

**A.L.T.A./N.S.P.S.**  
**LAND TITLE SURVEY**  
**(FOR REFERENCE ONLY)**

SHEET NUMBER:

**C-01**



BASED ON SCHEME SP-03

**FOR REFERENCE ONLY**  
**SCALE: N.T.S.**



BASED ON SCHEME SP-03

## MWEO PARKING SHADE CALCULATIONS

| SYMBOL   | DESCRIPTION               | QTY       |
|--|---------------------------|-----------|
|  | Parking Area to be Shaded | 13,582 sf |
|  | Parking Area Tree Shade   | 6,817 sf  |

## Shade Calculation:

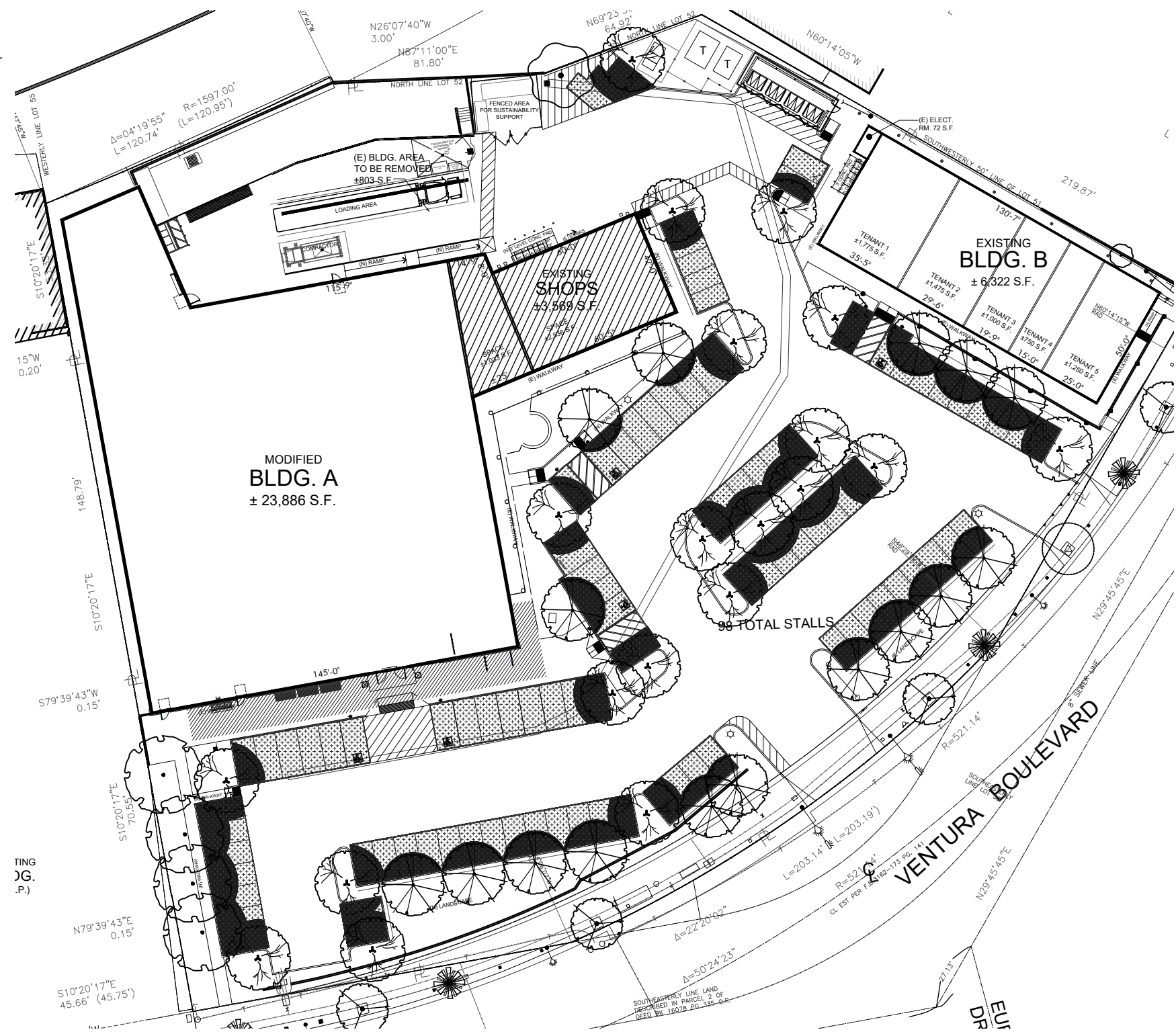
13,582 x 50%: 6,791 sf  
6,817 sf provided (50.2%)

## LANDSCAPE AREA CALCULATIONS















| DESCRIPTION                    | QTY                  |
|--------------------------------|----------------------|
| Site area:                     | 113,610              |
| New Landscape area:            | 13,033 sf (11.47%)   |
| Parking area:                  | 39,919 sf            |
| Landscape within parking area: | 11,553.65 sf (28.9%) |

## TREE CALCULATIONS

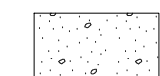
| DESCRIPTION                 | QTY |
|-----------------------------|-----|
| On Site Trees to be Removed | 41  |
| On Site Trees Proposed      | 41  |
| Net Gain or Loss            | 0   |

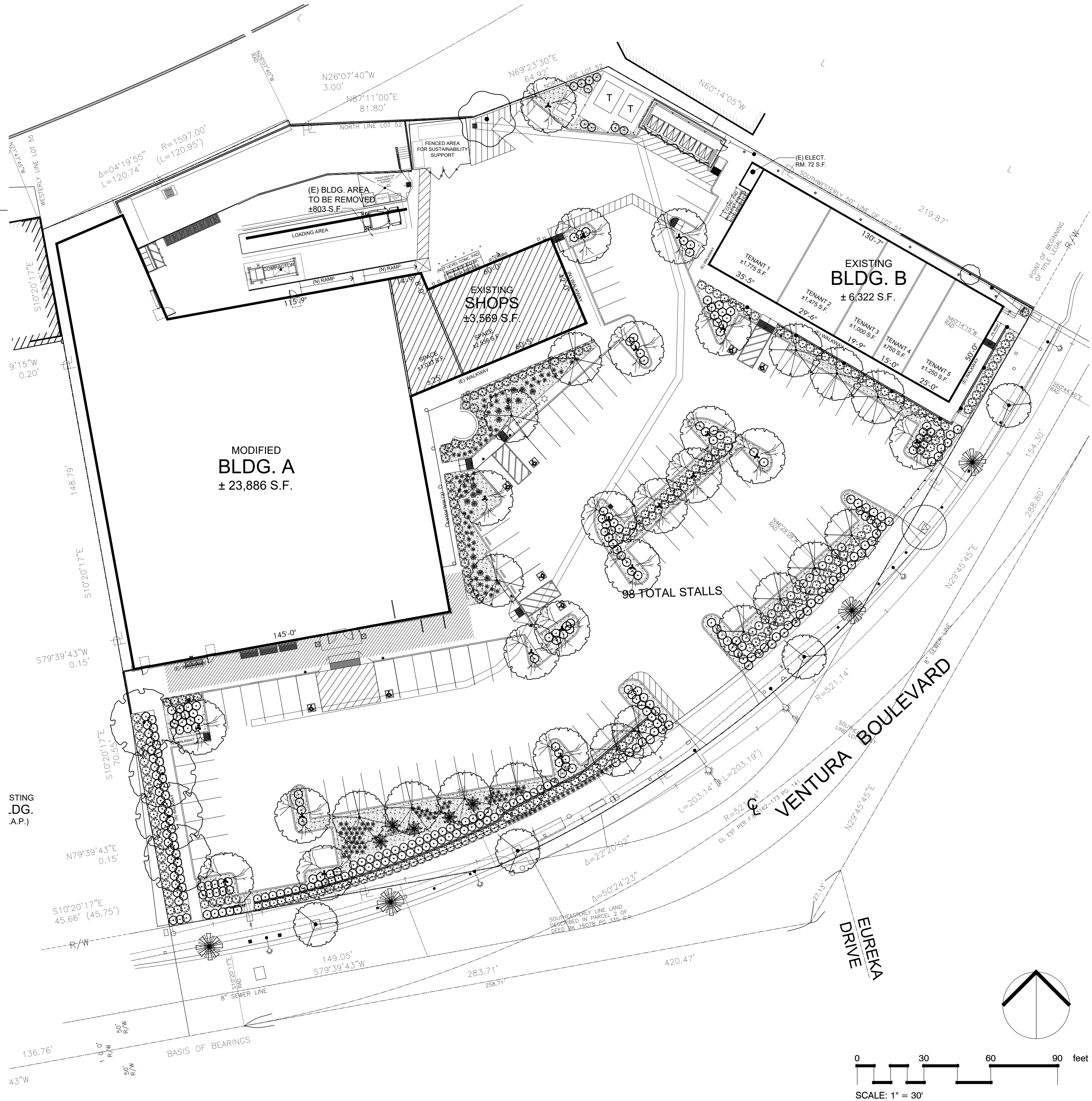
LANDSCAPE CALCULATIONS  
NTS

## PLANT SCHEDULE

| TREES   | QTY | BOTANICAL NAME   | COMMON NAME              | CONT. SIZE                | CAL      | SPECS.    | WUCOLS   | % OF ETO |
|---|-----|--|--------------------------|---------------------------|----------|-----------|----------|----------|
|    | 17  | Lagerstroemia indica x fauriei 'Natchez'   | Natchez Crape Myrtle     | 24" Box                   | 2"Cal    | 7' x 2.5' | M        | L 10-30% |
|    | 20  | Olea europaea 'Wilsonii' Low branching   | Wilson Olive             | 24" Box Standard          | 3"Cal    | 7' x 2.5' | L        | L 10-30% |
|   | 4   | Pistacia x 'Red Push'  | Red Push Pistache        | 24" Box                   | 2"Cal    | 7' x 2.5' | M        | M 40-60% |
| STREET TREES  | QTY | BOTANICAL NAME   | COMMON NAME              | CONT. SIZE                |          |           |          |          |
|  | 4   | Pistacia chinensis<br>Verify species with Department of Urban Forestry.                      | Chinese Pistache         | Existing City Street Tree |          |           |          |          |
|  | 4   | Washingtonia robusta<br>Species to be verified by Department of Urban Forestry.              | Mexican Fan Palm         | Existing City Street Tree |          |           |          |          |
| TREES TO BE REMOVED   | QTY | BOTANICAL NAME   | COMMON NAME              | CONT. SIZE                |          |           |          |          |
|  | 1   | Pistacia chinensis<br>Verify species and removal with Department of Urban Forestry. Tree #52 | Chinese Pistache         | Existing City Street Tree |          |           |          |          |
| TREES TO REMAIN   | QTY | BOTANICAL NAME   | COMMON NAME              | CONT. SIZE                |          |           |          |          |
|  | 1   | Casuarina cunninghamiana Tree #45  | River She-Oak            | Existing to Remain        |          |           |          |          |
|  | 1   | Quercus agrifolia Tree #28   | Coast Live Oak           | Existing to Remain        |          |           |          |          |
| SHRUBS  | QTY | BOTANICAL NAME   | COMMON NAME              | CONT. SIZE                | SPACING  | WUCOLS    | % OF ETO |          |
|  | 235 | Olea europaea 'Montra'   | Little Ollie® Olive      | 5 gal                     | 48" oc   | L         | L 10-30% |          |
| GRASSES   | QTY | BOTANICAL NAME   | COMMON NAME              | CONT. SIZE                | SPACING  | WUCOLS    | % OF ETO |          |
|  | 84  | Pennisetum x advena 'Rubrum'   | Red Fountain Grass       | 5 gal                     | 48" oc   | L         | L 10-30% |          |
| GROUND COVER SHRUBS   | QTY | BOTANICAL NAME   | COMMON NAME              | CONT. SIZE                | SPACING  | WUCOLS    | % OF ETO |          |
|  | 223 | Lantana x 'New Gold'   | New Gold Lantana         | 5 gal                     | 48" oc   | L         | L 10-30% |          |
| SUCCULENTS  | QTY | BOTANICAL NAME   | COMMON NAME              | CONT. SIZE                | SPACING  | WUCOLS    | % OF ETO |          |
|  | 5   | Agave americana 'Marginata'  | Variegated Century Plant | 15 gal                    | Per Plan | L         | L 10-30% |          |
|  | 17  | Agave x 'Blue Glow'  | Blue Glow Agave          | 5 gal                     | Per Plan | L         | L 10-30% |          |
|  | 151 | Aloe cameronii 'Creme Tangerine'   | Creme Tangerine Red Aloe | 5 gal                     | Per Plan | L         | L 10-30% |          |

## NON-LIVING GROUND COVER SCHEDULE

| SYMBOL   | DESCRIPTION                           | QTY      |
|--|---------------------------------------|----------|
|  | Baja Cresta Gray - 3/4 inch, 2" Layer | 5,806 sf |



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RETAIL CENTER

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## ISSUES / REVISIONS

| No. | DATE       | DESCRIPTION                |
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| 1   | 03.01.2023 | PROJECT PERMIT COMPLIANCE/ |
|     | 04.17.2023 | C.U.P. SUBMITTAL           |

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JOB NUMBER: 23-10541

DRAWN BY: CHECKED BY:

DATE:

SHEET DESCRIPTION:

CONCEPT  
PLANTING  
PLAN

SHEET NUMBER:

**L101**

BASED ON SCHEME SP-03

A PROJECT FOR:

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| No. | DATE       | DESCRIPTION                |
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| 1   | 03.01.2023 | PROJECT PERMIT COMPLIANCE/ |
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JOB NUMBER: 23-10541

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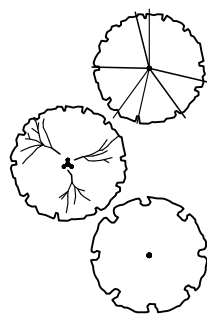
SHEET NUMBER:

L102

BASED ON SCHEME SP-03

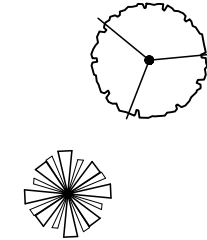
### PLANT SCHEDULE

#### TREES



| BOTANICAL NAME                            | COMMON NAME          |
|---|----------------------|
| Lagerstroemia indica x fauriei 'Natchez'  | Natchez Crape Myrtle |
| Olea europaea 'Wilsonii'<br>Low branching | Wilson Olive         |
| Pistacia x 'Red Push'                     | Red Push Pistache    |

#### STREET TREES



| BOTANICAL NAME  | COMMON NAME      |
|---|------------------|
| Pistacia chinensis<br>Verify species with Department of Urban Forestry.         | Chinese Pistache |
| Washingtonia robusta<br>Species to be verified by Department of Urban Forestry. | Mexican Fan Palm |

#### TREES TO REMAIN



| BOTANICAL NAME                | COMMON NAME    |
|-------------------------------|----------------|
| Quercus agrifolia<br>Tree #28 | Coast Live Oak |

#### SHRUBS



| BOTANICAL NAME         | COMMON NAME         |
|------------------------|---------------------|
| Olea europaea 'Montra' | Little Ollie® Olive |

#### GRASSES



| BOTANICAL NAME               | COMMON NAME        |
|------------------------------|--------------------|
| Pennisetum x advena 'Rubrum' | Red Fountain Grass |

#### GROUND COVER SHRUBS



| BOTANICAL NAME       | COMMON NAME      |
|----------------------|------------------|
| Lantana x 'New Gold' | New Gold Lantana |

#### SUCCULENTS



| BOTANICAL NAME                   | COMMON NAME              |
|----------------------------------|--------------------------|
| Agave americana 'Marginata'      | Variegated Century Plant |
| Agave x 'Blue Glow'              | Blue Glow Agave          |
| Aloe cameronii 'Creme Tangerine' | Creme Tangerine Red Aloe |



Olea europaea 'Wilsonii'



Lantana x 'New Gold'



Baja Cresta Gray -  
3/4 inch. 2" Layer



Lagerstroemia indica x fauriei  
'Natchez'



Pennisetum x advena 'Rubrum'



Aloe cameronii 'Creme  
Tangerine'



Agave x 'Blue Glow'



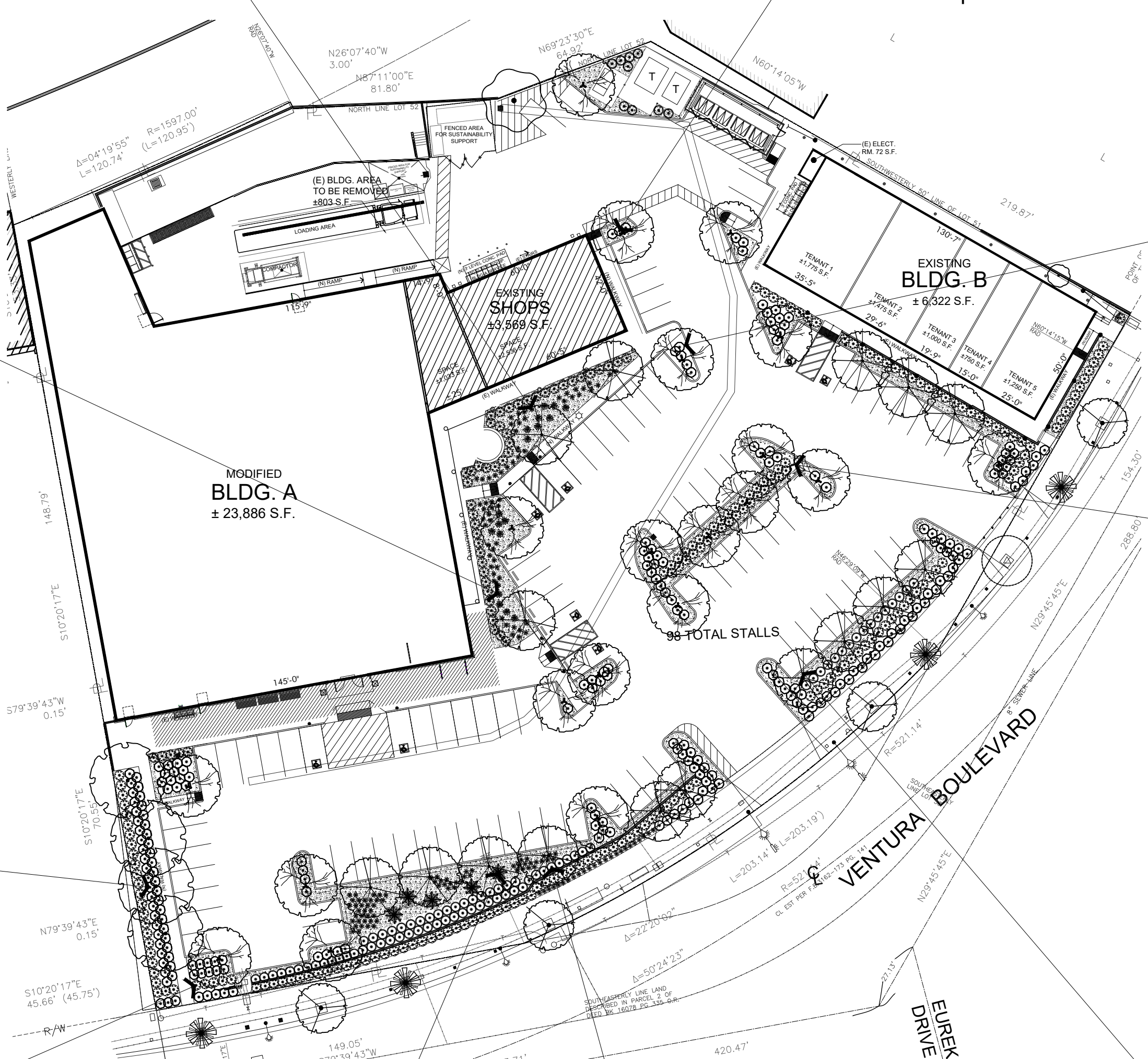
Pistacia x 'Red Push'



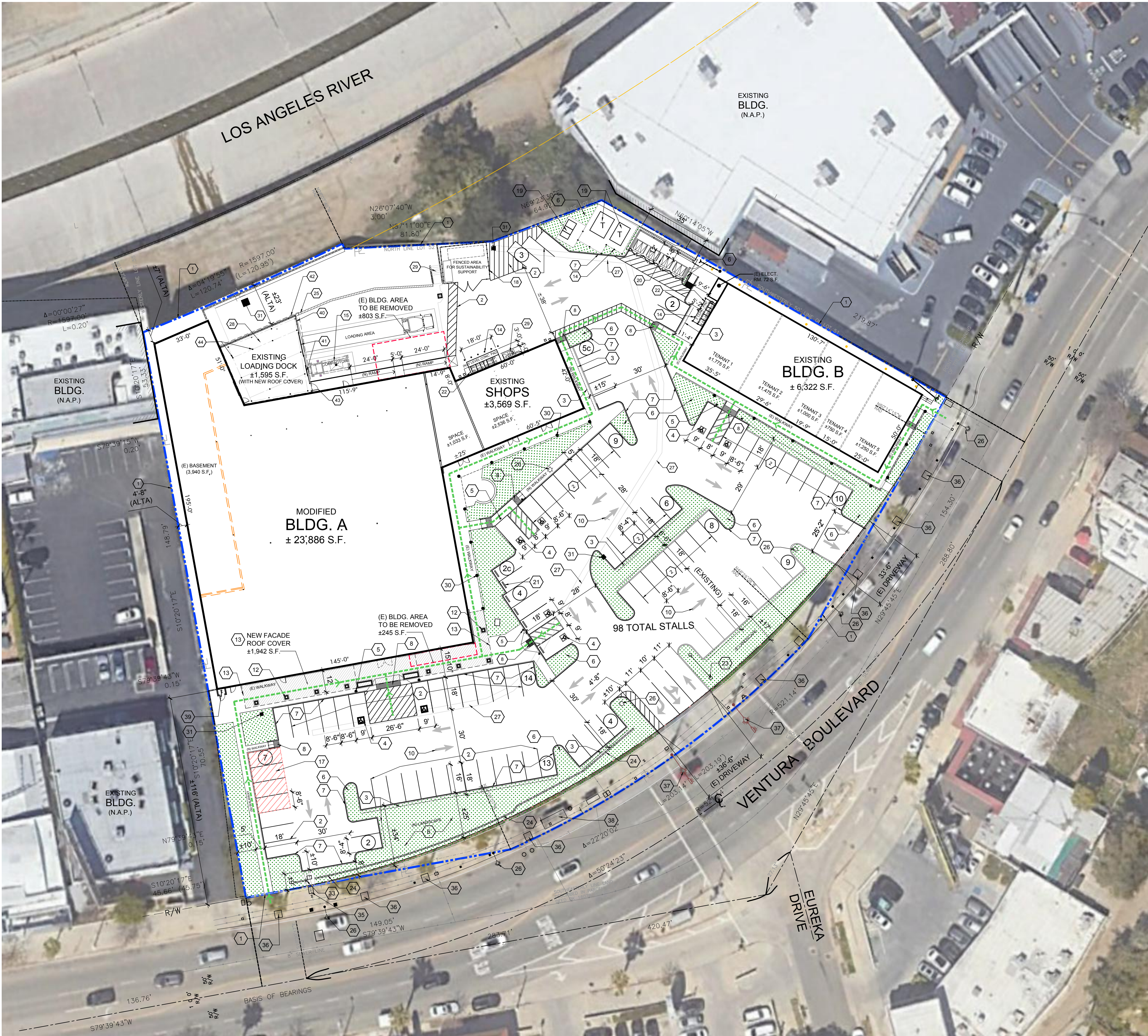
Olea europaea 'Montra'



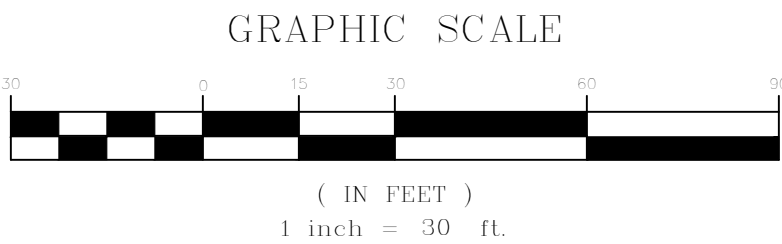
Agave americana  
'Marginata'



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PROPOSED SITE PLAN



**NOTE:**  
See Sheet T 100 for proposed building and parking summary.

SCALE: 1" = 30'-0"

1

KEY NOTES

- EXISTING PROPERTY LINE
- NEW STRIPING
- NEW TWO FT. PARKING OVERHANG
- NEW PAINTED DISABLED SYMBOL
- NEW DISABLED SIGN
- NEW PLANTER
- NEW CURB
- NEW RAMP WITH TRUNCATED DOME
- NEW ACCESSIBLE PARKING STALLS
- NEW DIRECTIONAL ARROWS
- NEW METAL CANOPY
- NEW COLUMN
- NEW FACADE ROOF COVER
- NEW BOLLARD
- NEW COMPACTOR
- NEW CONCRETE STEPS
- PROPOSED BOPIS PARKING
- NEW CHAINLINK FENCE ENCLOSURE W/ GATE FOR TENANT'S SUSTAINABILITY SUPPORT
- NEW TRANSFORMER
- NEW TRASH ENCLOSURE WITH ROOF
- NEW WHEELSTOP
- NEW ELECTRICAL EQUIPMENT
- EXISTING PYLON SIGN TO REMAIN
- EXISTING LOW WALL
- EXISTING LOADING WALL
- EXISTING LIGHT
- EXISTING SWALE
- EXISTING PLATFORM
- EXISTING STAIRS
- EXISTING COLUMN
- EXISTING CATCH BASIN
- EXISTING CURB CUT
- EXISTING FREE STANDING INLET FIRE DEPT. CONNECTION
- EXISTING METAL COVER
- EXISTING WATER VAULT
- EXISTING TREEWELL
- EXISTING TRAFFIC LIGHT
- EXISTING BUS SHELTER
- NEW FIRE RISER
- NEW 10 FT. CHAINLINK FENCE
- NEW ROLLING GATE
- NEW ROOF COVER (LOADING)
- NEW GATE
- NEW COLUMN (SEE SHEET A100)

LEGEND

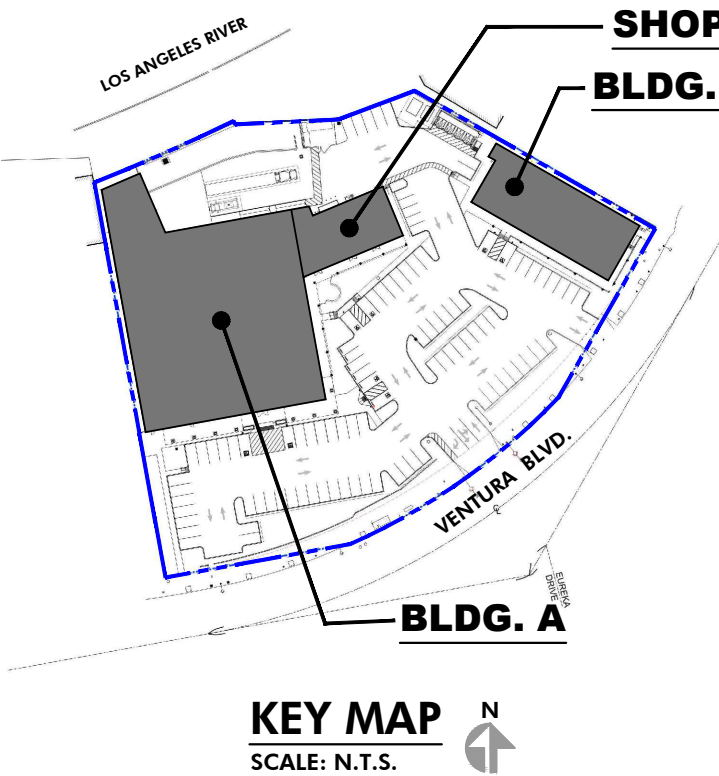
- EXISTING BUILDING
- BLDG. AREA TO BE DEMOLISHED
- TOTAL LANDSCAPE AREA  
= ±12,835 S.F.
- PROPERTY LINE
- HANDICAP INDICATION  
PATH OF TRAVEL



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ISSUES / REVISIONS

| No. | DATE       | DESCRIPTION                                    |
|-----|------------|--|
| 1   | 03.01.2023 | PROJECT PERMIT COMPLIANCE/<br>C.U.P. SUBMITTAL |
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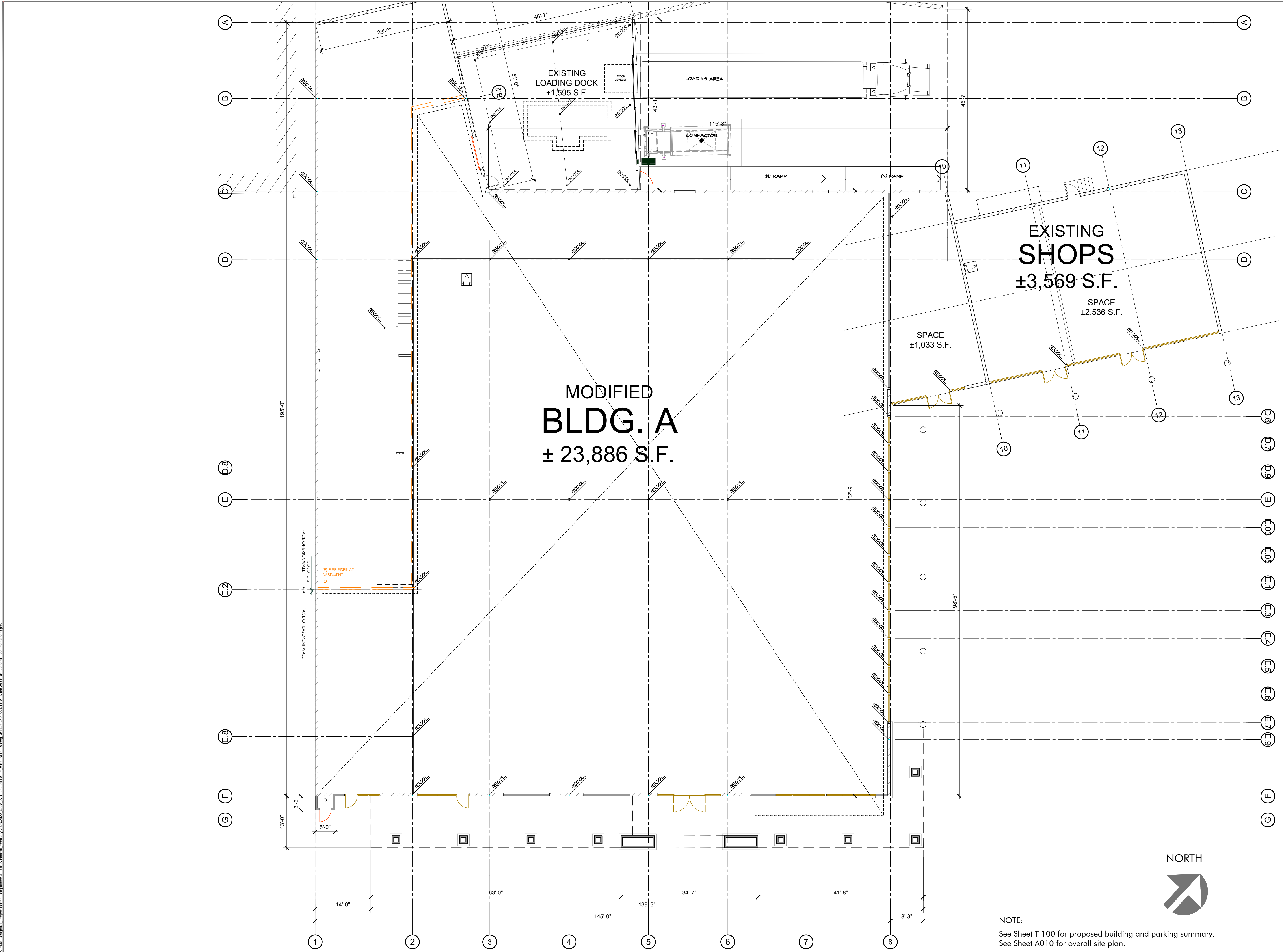
PROPOSED SITE PLAN

SHEET NUMBER:

**A010**

BASED ON SCHEME SP-03

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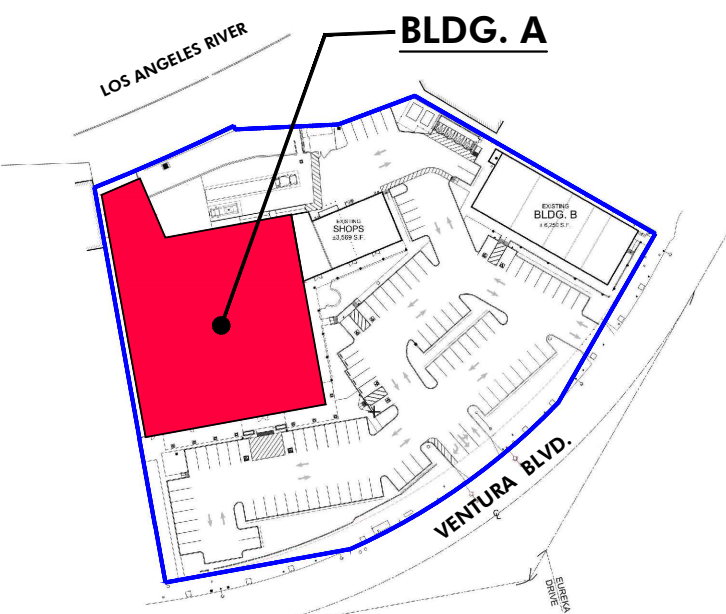
FLOOR PLAN - (BLDG. - A)



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KEY MAP  
SCALE: N.T.S.

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### ISSUES / REVISIONS

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JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

## FLOOR PLAN (BUILDING A)

SHEET NUMBER:

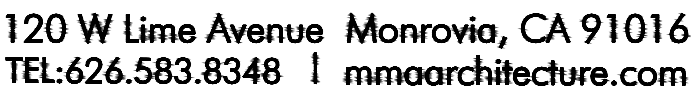
A100

BASED ON SCHEME SP-03

NOTE:  
See Sheet T 100 for proposed building and parking summary.  
See Sheet A010 for overall site plan.

3/32" = 1'-0"

1



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[illegible]

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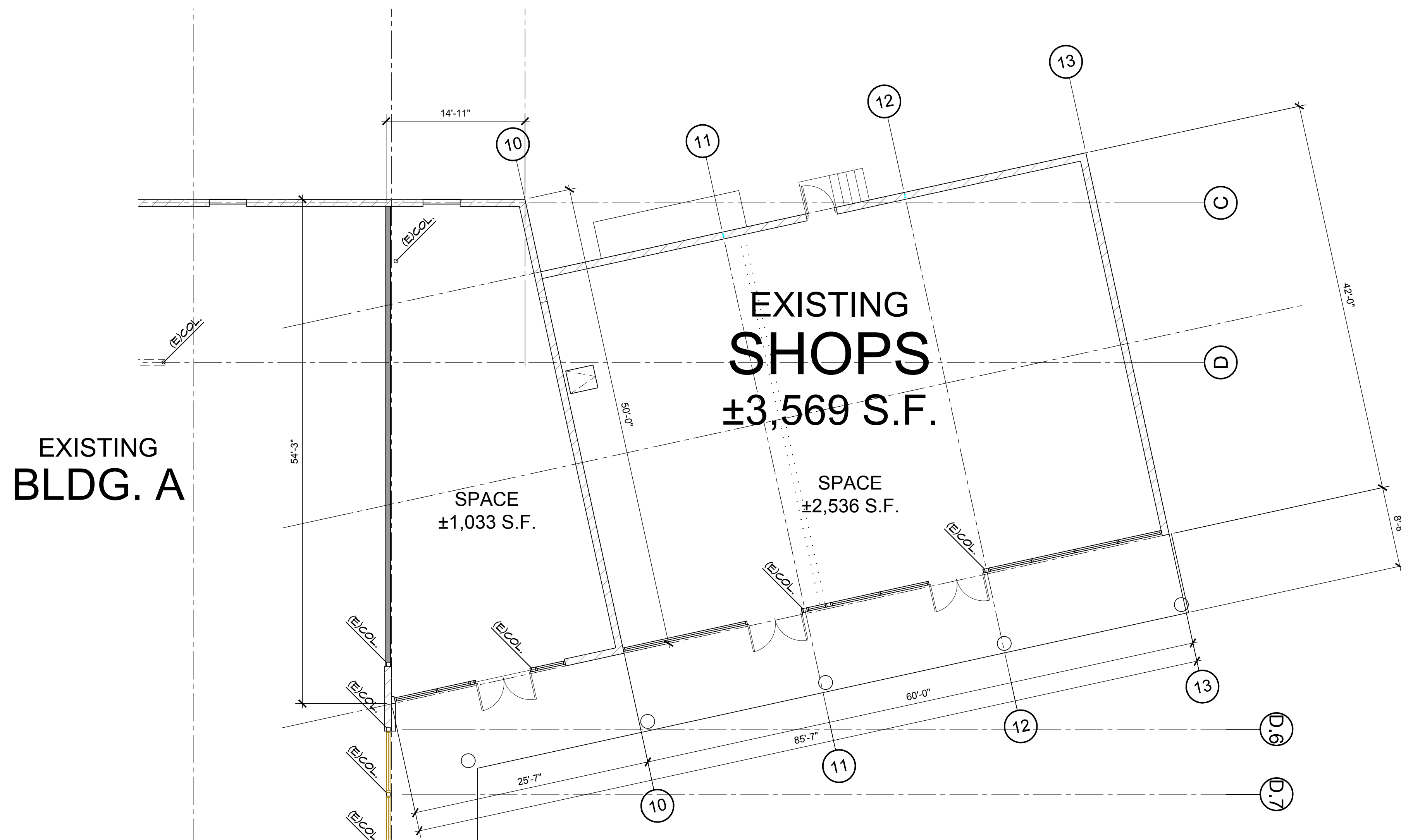
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| JOB NUMBER:        | 22251TMA    |
| DRAWN BY:          | CHECKED BY: |
| DATE:              |             |
| SHEET DESCRIPTION: |             |

**FLOOR PLAN  
(SHOPS BLDG.)**

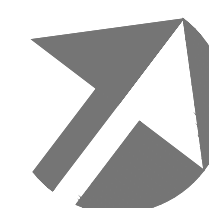
SHEET NUMBER

# A101

BASED ON SCHEME SP-03



NORTH



NOTE:

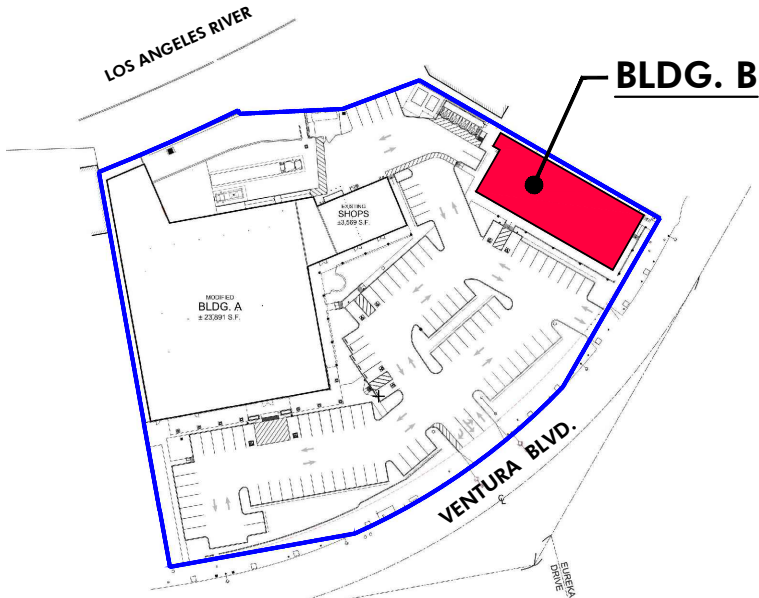
See Sheet T 100 for proposed building and parking summary.  
See Sheet A010 for overall site plan.



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KEY MAP  
SCALE: N.T.S.

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ISSUES / REVISIONS

| No. | DATE       | DESCRIPTION                                    |
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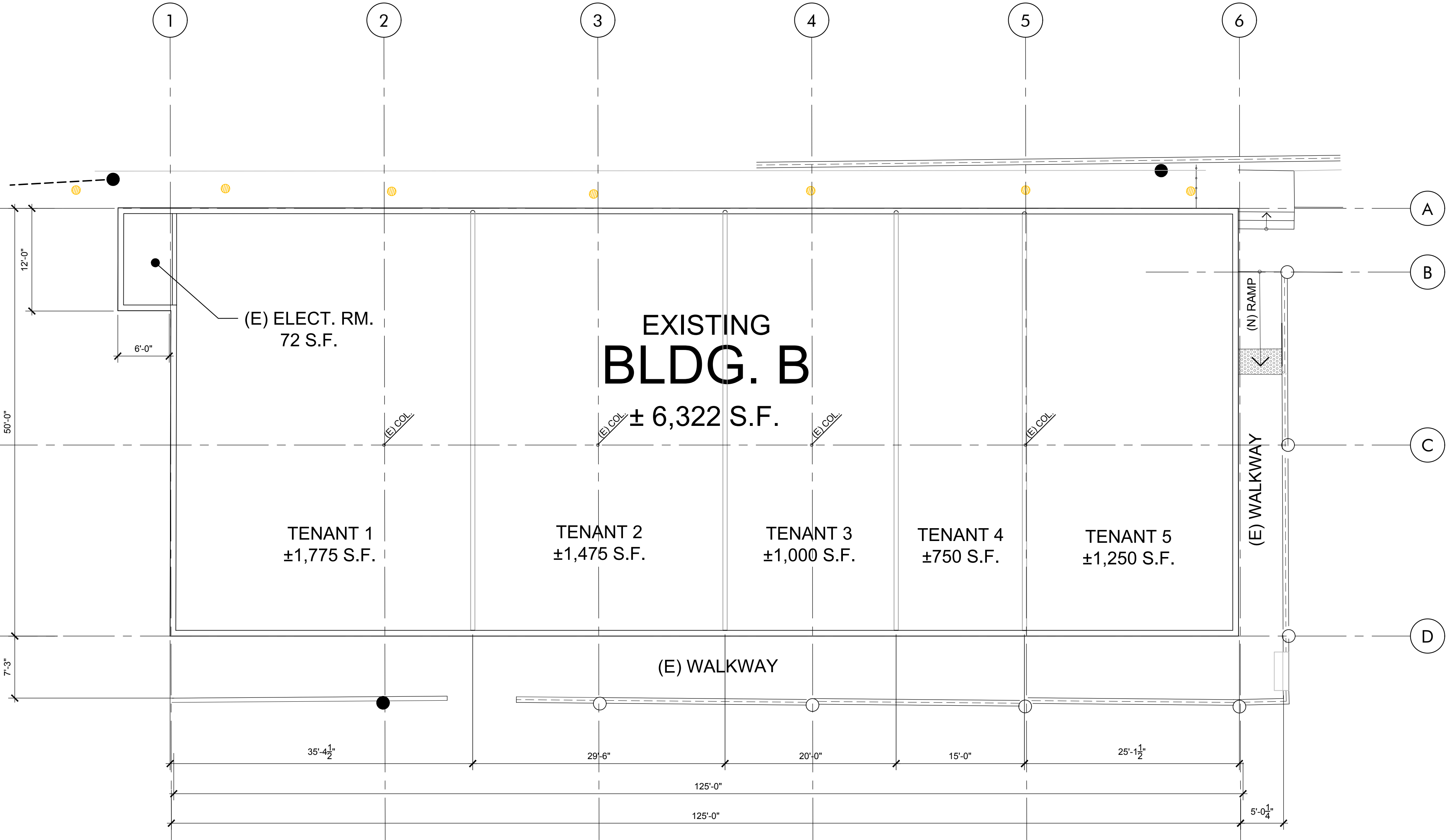
JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

FLOOR PLAN  
(BUILDING B)

SHEET NUMBER:

A102

BASED ON SCHEME SP-03



NOTE:  
See Sheet T 100 for proposed building and parking summary.  
See Sheet A010 for overall site plan.



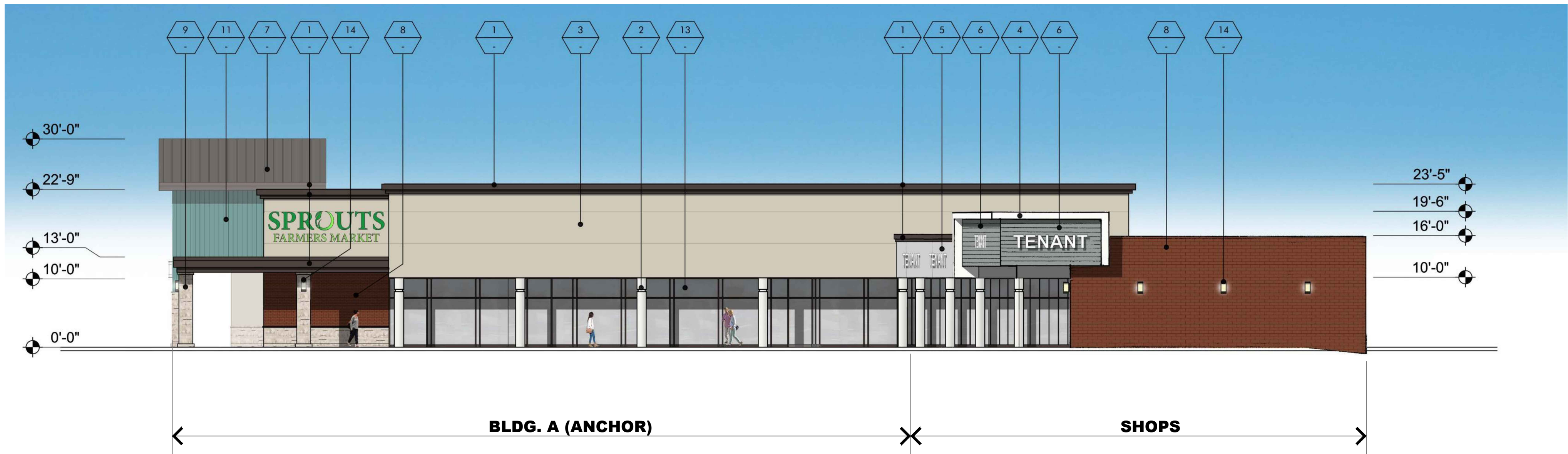
J:\PROJECTS\22251TMA\Design\03 - 0226 STUDIO VILLAGE\_A200\_A201.dwg, 4/11/2023, 3:35:34 PM, AutoCAD PLOT, General Documentation.p3



SOUTH EXTERIOR ELEVATION (BLDG. A - ANCHOR & SHOPS BLDG.)

SCALE: 3/32" = 1'-0"

1



EAST EXTERIOR ELEVATION (BLDG. A - ANCHOR & SHOPS BLDG.)

SCALE: 3/32" = 1'-0"

2



MATERIAL LEGEND

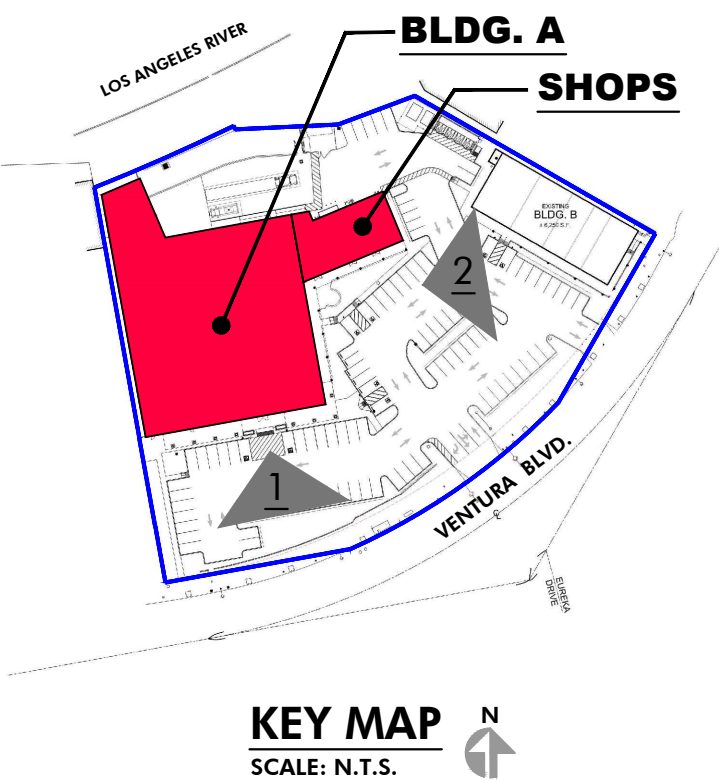
3



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11263-11325 Ventura Blvd.  
Studio City, California 91604

ISSUES / REVISIONS

| No. | DATE       | DESCRIPTION                                    |
|-----|------------|--|
| 1   | 03.01.2023 | PROJECT PERMIT COMPLIANCE/<br>C.U.P. SUBMITTAL |

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MMA-ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MMA-ARCHITECTURE. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

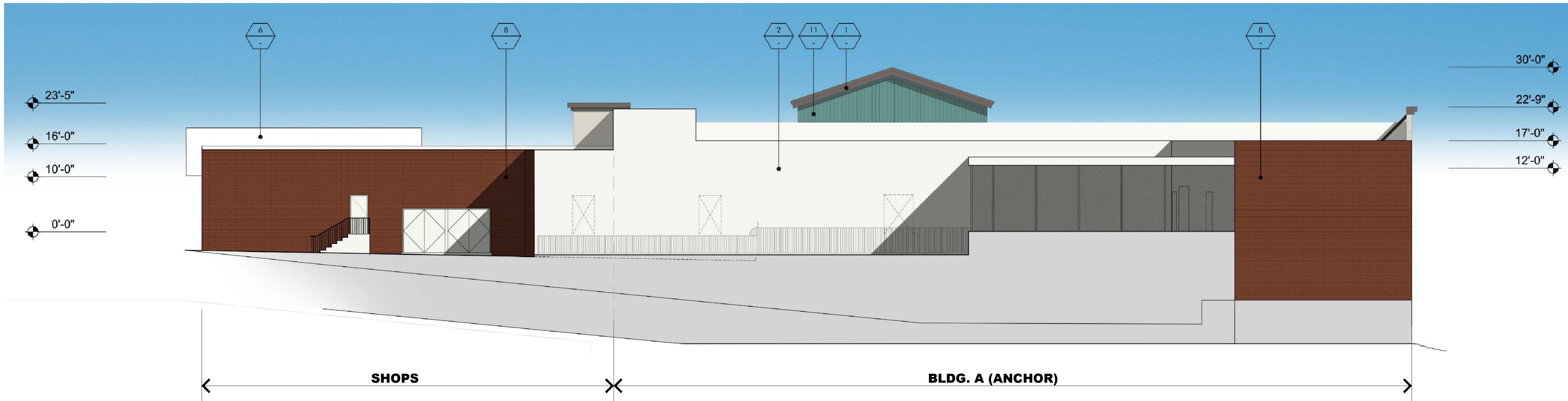
## EXTERIOR ELEVATIONS (BUILDING A & SHOPS)

SHEET NUMBER:

# A200

BASED ON SCHEME SP-03

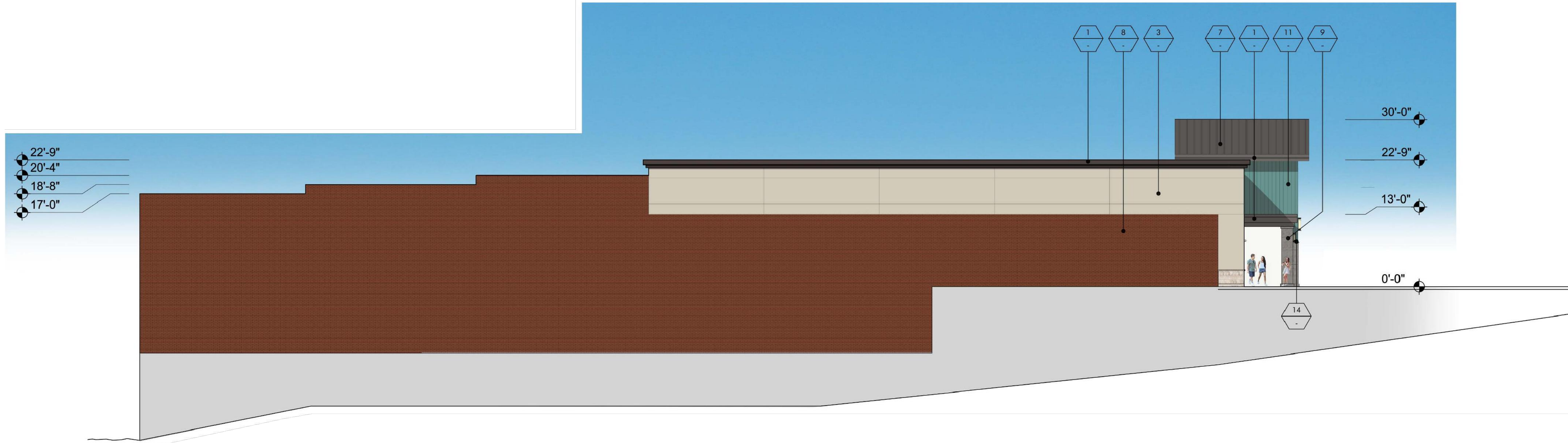
J:\PROJECTS\22251TMA\Design\03 - Project Permit Compliance & CUP Submittal - February 2023\2023\_0226\_STUDIO VILLAGE\_A201.dwg, 4/11/2023, 3:36:18 PM, AutoCAD PLOT, General Documentation p3



NORTH EXTERIOR ELEVATION (BLDG. A - ANCHOR & SHOPS BLDG.)

SCALE: 3/32" = 1'-0"

1



WEST EXTERIOR ELEVATION (BLDG. A - ANCHOR)

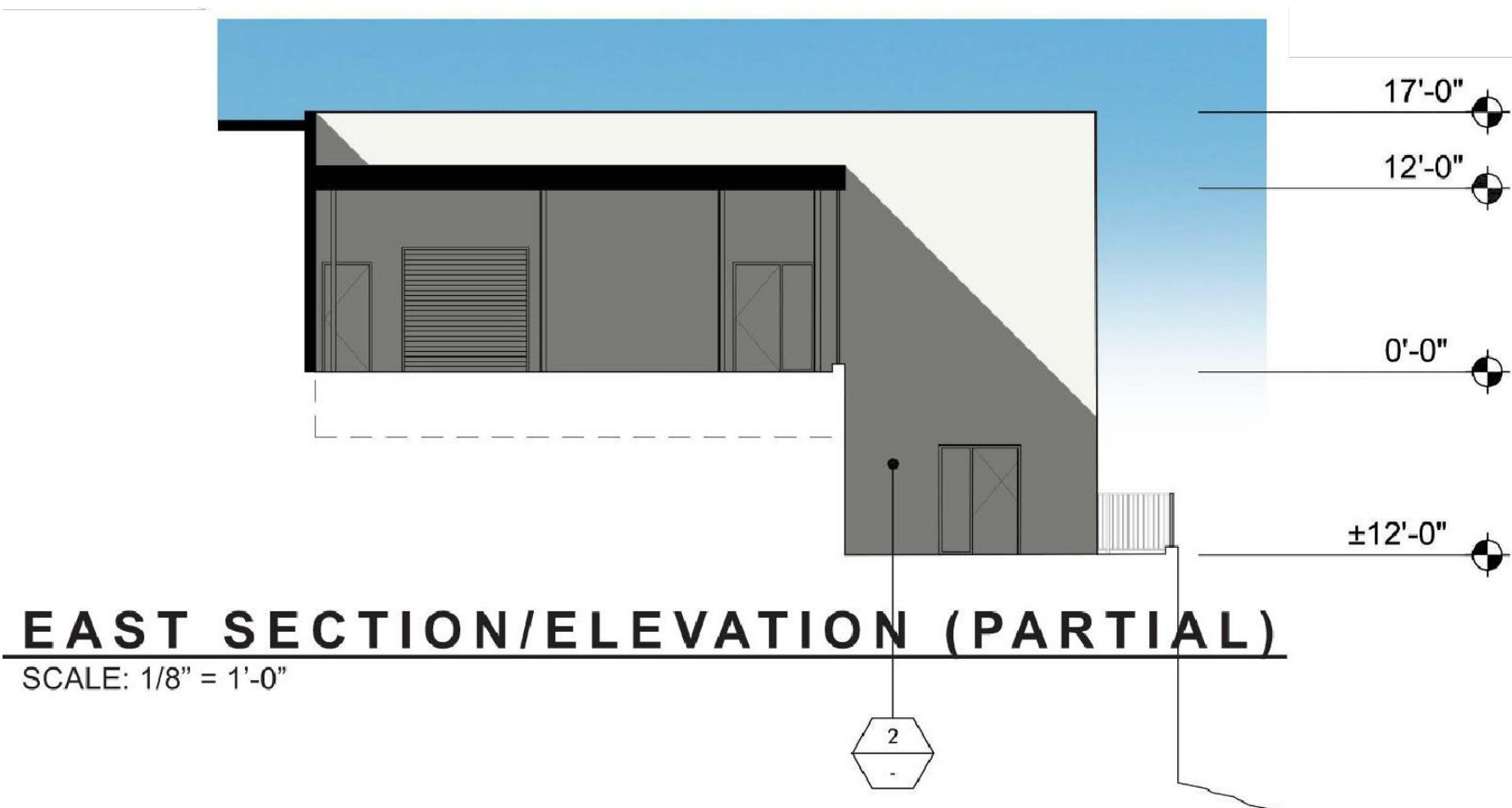
SCALE: 3/32" = 1'-0"

2



MATERIAL LEGEND

4



EAST SECTION/ELEVATION (PARTIAL)

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

PARTIAL EAST EXTERIOR ELEVATION (BLDG. A - ANCHOR - LOADING)

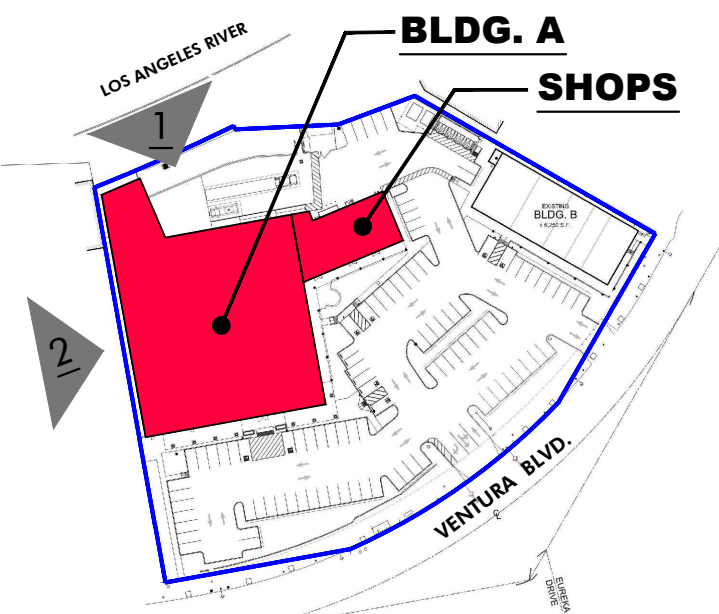
3



120 W Lime Avenue Monrovia, CA 91016  
TEL: 626.583.8348 | mmaarchitecture.com

A PROJECT FOR:

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245



KEY MAP  
SCALE: N.T.S.

## STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd.  
Studio City, California 91604

ISSUES / REVISIONS

| No. | DATE       | DESCRIPTION                                    |
|-----|------------|--|
| 1   | 03.01.2023 | PROJECT PERMIT COMPLIANCE/<br>C.U.P. SUBMITTAL |
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DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

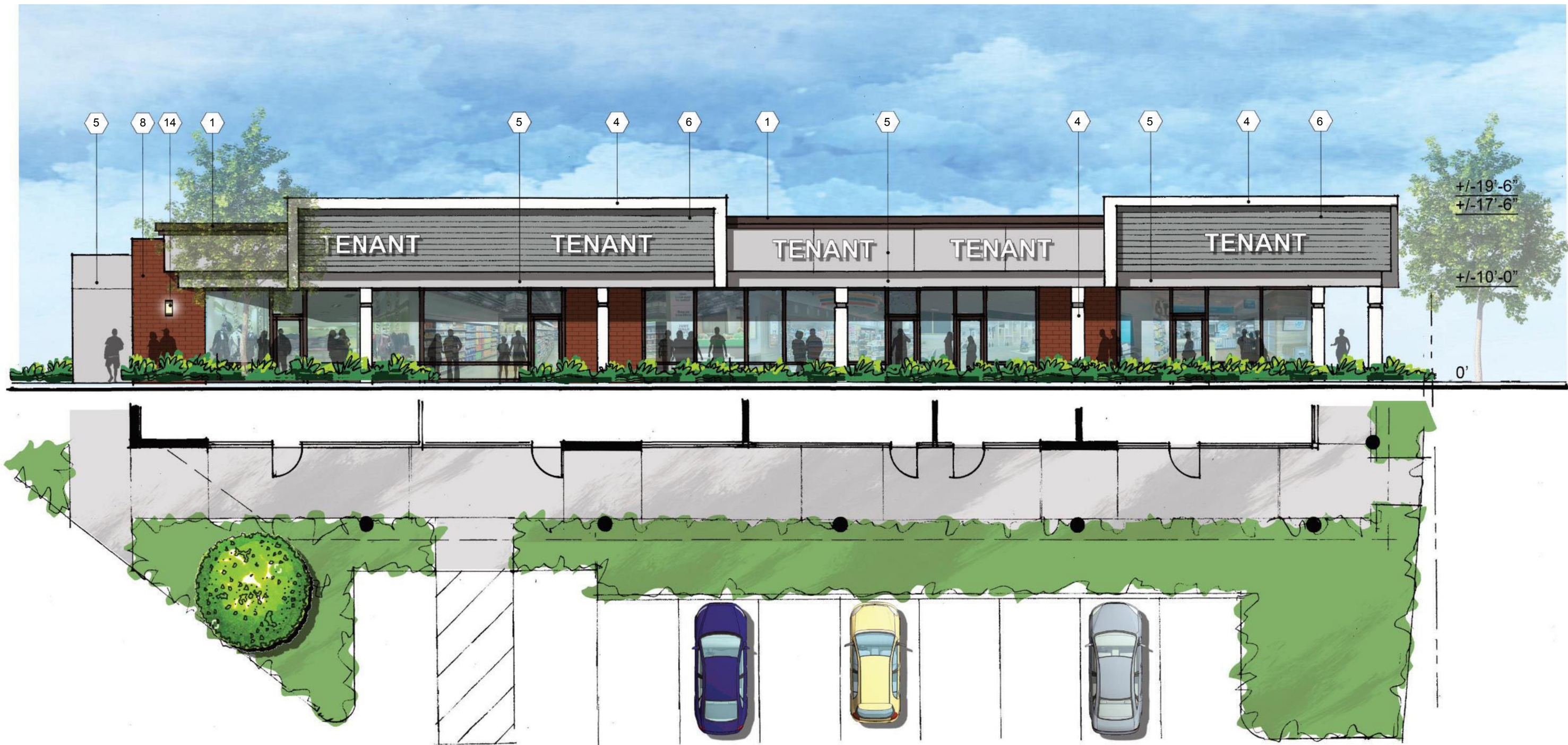
## EXTERIOR ELEVATIONS (BUILDING 1 & SHOPS)

SHEET NUMBER:

# A201

BASED ON SCHEME SP-03





WEST EXTERIOR ELEVATION (BLDG. B)

SCALE: 3/32" = 1'-0"

1



SOUTH EXTERIOR ELEVATION (BLDG. B)

SCALE: 3/32" = 1'-0"

2



MATERIAL LEGEND

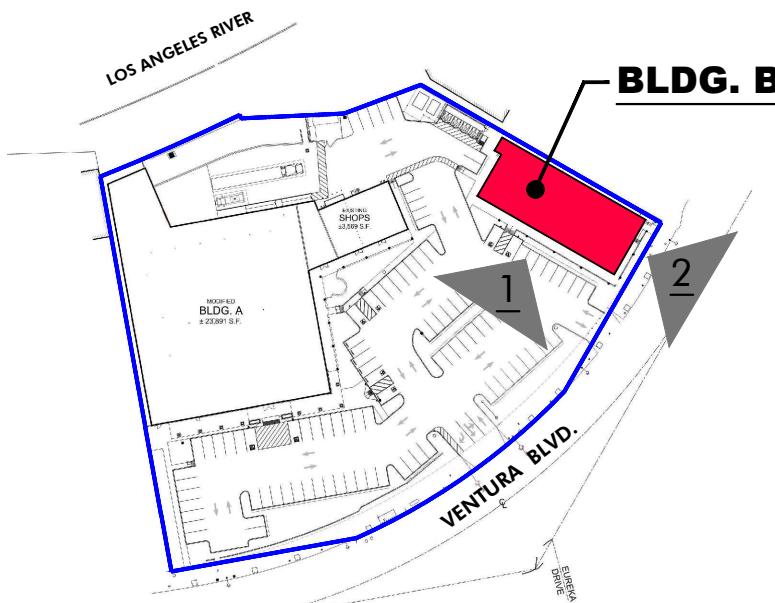
3



120 W Lime Avenue Monrovia, CA 91016  
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KEY MAP  
SCALE: N.T.S.

## STUDIO VILLAGE RETAIL CENTER

11263-11325 Ventura Blvd.  
Studio City, California 91604

### ISSUES / REVISIONS

| No. | DATE       | DESCRIPTION                                    |
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JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

## EXTERIOR ELEVATIONS (BUILDING B)

SHEET NUMBER:

A203

BASED ON SCHEME SP-03

## REFERRAL FORM



### GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An Assignment List can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab.

#### APPLICABLE OVERLAYS

- Specific Plan
- Community Design Overlay (CDO)
- Neighborhood Oriented District (NOD)
- Community Plan Implementation Ordinance (CPIO)
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Sign District (SN)

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

#### THIS SECTION TO BE COMPLETED BY APPLICANT

**Project Site Address:** 11263 - 11325 Ventura Boulevard

**Community Plan Area:** Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

**Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable:** \_\_\_\_\_

Ventura Cahuenga Boulevard Corridor Specific Plan; River Implementation Overlay District

#### PROJECT TYPE (check all that apply)

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> New Construction         | <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Grading |
| <input checked="" type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> Other _____           |   |

**Description of Proposed Project:** Reutilization of the existing approximately 24,000 SF anchor bldg, most recently occupied by a gym/health spa, for use as a new grocery market, exterior facade improvements, relocation of existing loading dock, demo of exterior mechanical room, new paint scheme and new signs. Reorganization of the existing surface parking lot for provision of Code req. parking and update to existing landscape.

## THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

### Specific Plan/SN

☐ **Project Permit**

☐ **Minor** (3 signs or less or change of use)

☒ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

☐ Single-Family

☐ **Major** (All other projects)

☐ Single-Family

☐ **Modification**    ☐ **Interpretation**    ☐ **Adjustment**    ☐ **Administrative Clearance**

☐ **Exception**    ☐ **Amendment**    ☐ **Sign-Off Only**    ☐ **Not a Project**

☐ **SB 9 - ADM Case Required**

### Design Review Board (DRB)

☐ **Preliminary Review**

☐ **Final Review**

### CDO/POD/NOD

☐ **Design Overlay Plan Approval**

☐ **Minor** (3 signs or less or change of use)

☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)

☐ **Major** (All other projects)

☐ **Sign-Off Only**

☐ **Not a Project**

☐ **SB 9 - ADM Case Required**

### Community Plan Implementation Overlay (CPIO)

☐ **Administrative Clearance (Multiple Approvals)**

☐ **CPIO Adjustment (CPIOA)**

☐ **CPIO Exception (CPIOE)**

☐ **Potentially Historic Resource**

☐ **SB 9 - ADM Case Required**

### Streetscape Plan

☐ Consultation Completed

☐ Not a Project or N/A under Streetscape Plan: \_\_\_\_\_

### ENVIRONMENTAL CLEARANCE

☐ Not Determined

☒ Categorical Exemption (CE)

☐ Environmental Assessment Form (EAF)

☐ Class 32 CE

☐ Existing ENV Case Number: \_\_\_\_\_

☐ ENV Addendum Case Number: \_\_\_\_\_

☐ Other: \_\_\_\_\_

### PUBLIC NOTICING

☐ Public Hearing Required (BTC Required)

☒ Mailing of Letter of Determination

☒ BTC Required

☐ BTC Not Required

See Mailing Procedures Instructions ([CP-2074](#)) for applicable requirements.

### NOTES:

Only site plan is provided for review. Comments will be provided after the case file submittal is reviewed by the assigned planner.

*Note: Materials and plans have not been checked for full compliance with LAMC or Los Angeles Building Code. A signed Referral Form does not constitute approval of entitlements or the plans submitted at the time of case filing.*

Project Planning Signature: Adrineh Melkonian

Print Name: Adrineh Melkonian

Phone Number: 213-978-1301 Date: 3/1/2023

## INSTRUCTIONS

1. **APPOINTMENTS.** A pre-filing appointment with the planner assigned to the applicable Overlay is required to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers via the City Planning website. Please check the Development Services page for current protocols.
2. **REVIEW MATERIALS.** Please provide the following materials:
  - a. Project Planning Referral Form with items in the Project Summary Section completed.
  - b. A complete copy of all application materials, as specified in the Department of City Planning Filing Instructions (CP-7810) (e.g., DCP Application Form, Project Plans, Site Photographs).
  - c. Specialized Requirements/Findings pertinent to your project.
3. **OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including DSC Case Management and/or Preliminary Plan Check with the Los Angeles Department of Building and Safety (LADBS).

## CITY PLANNING OFFICE LOCATIONS

### DOWNTOWN OFFICES

DSC Metro Counter  
Figueroa Plaza  
201 N Figueroa Street, 4th Floor  
Los Angeles, CA 90012

Major Projects  
Figueroa Plaza  
221 N Figueroa St, Rm 1350  
Los Angeles, CA 90012

Central Project Planning Offices  
Los Angeles City Hall  
200 N Spring Street, Room 621  
Los Angeles, CA 90012

West/South/Harbor Project  
Planning Offices  
Los Angeles City Hall  
200 N Spring Street, Room 720  
Los Angeles, CA 90012

### VALLEY OFFICES

DSC Valley Counter  
Marvin Braude Building  
6262 Van Nuys Blvd, Suite 251  
Van Nuys, CA 91401

Valley Project Planning Offices  
Marvin Braude Building  
6262 Van Nuys Blvd, Suite 430  
Van Nuys, CA 91401

### WEST LA OFFICES

DSC West Los Angeles Counter  
1828 Sawtelle Blvd, 2nd Floor  
Los Angeles, CA 90025