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Decision Date: June 22, 2023

Last Day to Appeal Decision: July 7, 2023

Jim Dillavou (A)(O)  
PGC Studio Village, LLC  
133 Penn Street  
El Segundo, CA 90245

Heather Waldstein (R)  
Rosenheim & Associates  
21600 Oxnard Street #630  
Woodland Hills, CA 91367

CASE NO. ZA-2023-1634-CUB-SPP-WDI  
CONDITIONAL USE, PROJECT PERMIT  
COMPLIANCE, WAIVER OF  
DEDICATION AND IMPROVEMENT  
11263 – 11325 West Ventura Boulevard  
Sherman Oaks - Studio City - Toluca  
Lake - Cahuenga Pass Planning Area  
Zone : C2-1VL-RIO  
C.D. : 4 - Nithya Raman  
D.M. : 162B173  
CEQA : ENV-2021-648-CE  
Legal Description: FR Lots 51 – 56, Tract  
4852

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

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

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

a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a proposed grocery market (Building A);

Pursuant to Los Angeles Municipal Code Section 11.5.7-C, I hereby APPROVE:

a Project Permit Compliance Review to determine conformance of a project within the Ventura/Cahuenga Boulevard Corridor Specific Plan;

Pursuant to Los Angeles Municipal Code Section 12.37, I hereby APPROVE:

a Waiver of Dedication and Improvement to waive the required dedication and improvements of a five-foot dedication along Ventura Boulevard, a designated Boulevard II,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorize herein is the sale of beer and wine for off-site consumption in conjunction with a proposed 23,891 square-foot grocery market (Building A).
  - a. **Hours.** Hours of operation for the subject grocery market shall be limited from 7:00 a.m. to 10:00 p.m., daily.
  - b. No after-hours use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

8. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
  9. The applicant shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, including the sidewalk in front of the establishment.
  10. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
  11. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
  12. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
  13. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
    - a. Entry, visible to pedestrians.
    - b. Customer service desk, front desk or near the cash registers.
- Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.
14. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
  15. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

16. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
17. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
18. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
19. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
20. Any music, sound or noise which is under control of the applicant shall not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City representative may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.
21. The applicant shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
22. No smoking of tobacco products including cigarettes, cigars, hookah or water pipes either inside the location or on any outdoor patios is permitted.
23. **Waiver of Dedication and Improvements.** No dedication or improvement shall be required at the project's street frontage along Ventura Boulevard.

#### **VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN**

24. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A", and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.

25. **Floor Area.** The project shall be limited to 37,314 square feet and shall not exceed a floor area ratio of 1:1.
26. **Lot Coverage.** The project lot coverage shall not exceed the 60 percent lot area coverage.
27. **Height.** The height of the building shall be limited to 45 feet in height, as shown on the project plans, "Exhibit A", attached to the subject case file.
28. **Mechanical and Rooftop Equipment Screening.** No mechanical or rooftop equipment shall be visible from Ventura Boulevard and shall be screened behind architectural elements.
29. **Signage Program.** This approval shall permit the installation of two (2) new anchor tenant Wall Signs; up to 105 square feet of lineal store frontage (for up to three tenant identification) signs for the existing 3,569 square-foot "Shops Building" (also known as "Building B" in the Master Sign Program); up to 228 square feet, six signs total (38 square feet of lineal store frontage with a maximum five signs for the southwest façade and one sign for the southeast façade) for the existing 6,322 square-foot Building C; and the refacing of one (1) existing Pole Sign/ground sign. The construction plans shall be in substantial conformance with the project plans, Exhibit "B", except as modified herein.
30. **Wall Sign Depth.** No wall sign may project from a building face more than 12 inches, or above the lowest elevation of the roof eave visible from the street.
31. **Repair.** Prior to installation of any sign, any wall defects, holes, faded paint areas, or impressions made from the removal of previous signs shall be repaired, filled and painted to match the material and color finishes of the existing exterior wall.
32. **Window Signs.** All Window Signs shall not exceed 10 percent of the window they occupy. Holiday paintings shall not be placed in the window more than 30 business days before a holiday and shall be removed within ten business days after the holiday.
33. **Projecting Sign.** Only one (1) projecting sign is permitted for the building by the Specific Plan. Should the applicant wish to add one (1) projecting sign, such sign shall measure no more than 16 square feet and shall be no more than four (4) feet from the building face, provided no other projecting sign is present on the building. Prior to Planning clearance, the applicant shall document that there are no other projecting signs on the building.
34. **Projecting Sign Location.** Any new projecting sign shall be located by a front pedestrian entrance. Prior to Planning clearance, the applicant shall document that the proposed projecting sign is located by the pedestrian entrance.
35. **Pole Signs.** The applicant shall provide permit for the existing on-site pole signs for re-facing. If no permit can be produced, all unpermitted pole signs shall be removed. Under the Specific Plan Section 8 B.2(b)(3), no pole sign shall be permitted on corner lots.

36. **Illegal Signs.** Prior to the Department of Building and Safety issuance of a final sign-off on any sign approved, any existing exterior signs, temporary banners, window signs, and signs used for advertising products, merchandise and services which are not permitted by the Ventura-Cahuenga Boulevard Corridor Specific Plan shall be removed from the business or multi-tenant storefronts by the respective tenants, property manager, or the property owner.
37. **Parking Lot Landscaping.** A landscape plan shall be submitted to show additional plantings in the parking area, and ensure that:
- a. A minimum four (4) trees shall be added to the parking area. Trees shall be planted pursuant to the Landscape Ordinance (Ordinance 170,978). These trees shall be evenly distributed throughout the parking lot so as to shade the surface parking area. The trees are encouraged to be installed with root barriers or to receive infrequent and deep watering sessions in order to encourage deep roots that will not break up the parking lot.
  - b. A minimum 30-inch landscape buffer shall be provided for the portion of the surface parking in the northeast corner of the subject site that does not face a street, alley, residentially zoned lot, existing residential use, or other parking lot or structure.
  - c. The applicant shall maintain the landscape in a good, healthy condition by performing daily maintenance, removing trash, and replacing any dead plant materials, broken irrigation sprinklers and watering devices.
38. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.
39. **Lighting.** Lighting should be directed onto the site and be adequately aimed and shielded so as to not spill over onto adjacent properties, especially into areas planned and zoned for residential uses.
40. **Specific Plan Covenant and Agreement.** A Covenant and Agreement shall be recorded with the Los Angeles County Recorder acknowledging the contents and limitations of the Ventura/Cahuenga Boulevard Corridor Specific Plan, as well as the conditions of approval established herein. The Covenant and Agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns and shall be submitted to the Department of City Planning for approval prior to being recorded. After recording, a copy bearing the County Recorder's number and date shall be provided to the Department of City Planning for attachment to the administrative file.
41. **Modifications.** Any modifications, change of use, or increase in floor area of the property shall be cause for separate discretionary review pursuant to the definition of a Project per the Specific Plan, and Section 11.5.7 of the LAMC and other applicable statutory requirements.

42. **Specific Plan Compliance.** The project shall comply with the provisions of the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Specific Plan except as approved herein.

#### **ADMINISTRATIVE CONDITIONS**

43. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required here with has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.
44. The Zoning Administrator reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
45. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC Section 19.01-E, 3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.

Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.

The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

46. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

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

Applicant shall do all of the following:

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

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own



expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

### **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

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

### **TRANSFERABILITY**

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

### **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

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

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

### NOTICE

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

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on June 6, 2023, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a conditional use approval under the provisions of Section 12.24-W have been established by the following facts:

### **BACKGROUND**

The subject property is 113,610 square feet (2.608 acres) and consists of seven lots. The site has 494 feet of frontage along Ventura Boulevard and 274 feet along the LA River to the north. The property is developed with an existing 27,964 square feet two-story commercial retail building that was originally operated by a full-service grocery store "Market Basket" and more recently the site was operated as an "LA Fitness".

The subject site is zoned C2-1VL-RIO located within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan. The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Map designates the property for General Commercial land uses corresponding to the C1.5, C2, C4, CR, RAS3, RAS4, and P Zones. The subject property is consistent with the land use designation. The subject site is further located in the Ventura/Cahuenga Boulevard Corridor Specific Plan, the Studio City/Cahuenga Pass Streetscape, the Urban Agriculture Incentive Zone, liquefaction area, and is within 0.954 kilometers of the nearest fault (Hollywood).

The proposed project includes the reutilization of an existing 23,891 square-foot tenant space within a commercial building (Building A) for a new grocery market "Sprouts" with the sale of beer and wine for off-site consumption. The remaining portion of the existing shopping center, inclusive of the existing 3,569 square-foot "Shops Building" and 6,322 square-foot "Building B," will receive exterior façade improvements. The existing surface parking lot will be maintained and updated with new landscaping and trees. The Project proposes a total of 98 parking spaces. The configuration of the existing parking lot will be reorganized to improve circulation and avoid impacts between private vehicles and truck traffic.

Vehicular access to the site will be via two existing driveways located along Ventura Boulevard. Pedestrian access will be provided via walkways from the public sidewalk along Ventura Boulevard to the new front entrance of "Building A", and the existing walkway connecting to the public sidewalk at "Building B" will be maintained. A new loading platform will reutilize an existing area adjacent to the rear of "Building A." The new loading platform will be approximately 1,595 square feet.

The applicant is proposing a total of two (2) new anchor tenant Wall Signs, one along the Ventura Boulevard Frontage (south elevation) and one (1) Wall Sign on the east elevation of the building facing the parking lot, new Information Signs in connection with the anchor tenant, replacement of Wall Signs (one per each tenant) on the existing 3,569 square-foot "Shops Building" and the 6,322 square-foot "Building B", and refacing of the existing 22-foot in height, 150 square feet Pole/Pylon Sign.

The request includes a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a proposed market with hours of operation from 7:00 a.m. to 10:00 p.m., daily, in the C2-1VL-RIO Zone; Project Permit Compliance Review to determine conformance of a project within the Ventura/Cahuenga Boulevard Corridor. Specific Plan and a Waiver of Dedication and Improvement of a five-foot dedication along Ventura Boulevard, as required by the Mobility 2035 Plan.

### **SURROUNDING PROPERTIES**

Surrounding properties are within the C2-1VL-RIO, and OS-1XL-RIO zones and are developed with commercial buildings. Properties to the north are zoned C2-1VL-RIO and OS-1XL-RIO Zones, improved with a commercial retail building at the northeast corner, and the Los Angeles County Flood Control District (LA River). Properties to the south across Ventura Boulevard are zoned C2-1VL-RIO and are improved with one- and two-story commercial retail standalone buildings and a small multi-tenant commercial retail center. The property to the east is zoned C2-1VL-RIO and is improved with a two-story multi-tenant retail shopping center. The property to the west is zoned C2-1VL-RIO and is developed with a one-story building, occupied by an equipment rental business.

### **STREETS**

Ventura Boulevard, adjoining the subject property to the south is a designated Boulevard II dedicated a width of 110 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

### **Previous zoning related actions on the subject site include:**

Case No. ZA-2021-647-SPP-SPPA-CUB-WDI – On June 28, 2021, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a proposed market; a Project Permit Compliance Review to determine conformance of a project within the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Permit

Adjustment to allow a 14 percent increase of 1,150 square feet of Wall Sign Area in lieu of the required 1,013 square feet as required by the Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 8; and a Waiver of Dedication and Improvement to waive the required dedication and improvements of a five-foot dedication along Ventura Boulevard, a designated Boulevard II.

**Cases on Surrounding Properties:**

A search of relevant cases within 600-feet of the project site utilizing PTCS was conducted.

Case No. ZA-2017-2220-CUB - On October 13, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of beer and wine for on- site consumption in conjunction with an existing restaurant with an uncovered outdoor patio in the C2-1VL-RIO Zone, located at 11239 West Ventura Boulevard, Unit 109.

Case No. ZA-2017-2018-CUB – On December 15, 2017, the Zoning Administrator approved a Conditional Use Permit to allow the sale of a full line of alcoholic beverages for on- site consumption in conjunction with an existing restaurant, in the C2-1VL-RIO zone, located at 11262 Ventura Boulevard.

Case No. ZA-2015-8-CUB -1A – At its meeting on March 24, 2016, the South Valley Area Planning Commission adopted the Findings of the Zoning Administrator; granted the appeal in part; amended Conditions Nos. 7-C, 17 and 18; sustained the Zoning Administrator's decision and approved a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the proposed expansion of an existing restaurant in the C2-1VL Zone, located at 11288 West Ventura Blvd., Units C & D.

Case No. ZA-2013-3866-CUB-ZV-1A – At its meeting on September 24, 2015, the South Valley Area Planning Commission granted the appeal to approve a Conditional Use authorizing the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 810 square-foot restaurant with outdoor seating for 104 patrons; adopted the attached modified Conditions of Approval and Findings; took no action on the Zoning Administrator's decision to deny a Zone Variance to permit three required parking spaces to be provided off-site within 750 feet, by lease agreement in lieu of Covenant and Agreement. Pursuant to LAMC 12.27-J, the Zoning Administrator's decision is final, located at 11280-11282 Ventura Boulevard.

Case No. ZA-2011-1014-CUB – On August 11, 2011, the Zoning Administrator approved a request for a conditional use permit for the on-site sale, dispensing and consumption of beer and wine only in lieu of the applicant's original request for the on-site sale dispensing, and consumption of a full line alcohol, located at 11262 West Ventura Boulevard.

Case No. ZA-2010-3422-CUB – On June 17, 2011, the Zoning Administrator approved a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for on-site consumption in conjunction with an existing restaurant, located at 11 288 Ventura Boulevard.

**Public Correspondence:**

- Correspondence dated April 19, 2023, was received from Scott Mandell, President, Studio City Neighborhood Council stating that on April 19<sup>th</sup>, 2023, at a regular meeting, the Studio City Neighborhood Council (SCNC) passed a Motion for the proposed project at 11263-11325 Ventura Boulevard, Studio City CA. City Planning Case Number ZA-2023-1634-CUB-SPP-WDI Change of Use to Grocery with beer and wine sales; 1,064sf partial demo; exterior alterations; Sign Program for new and replacement signage.

**PUBLIC HEARING**

A public hearing was held before the Zoning Administrator on June 6, 2023, at 10:00 a.m. Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, the hearing was conducted entirely through Zoom.

The hearing was attended by the applicant's representative, Heather Waldstein, the applicant's team, and one member from the community.

Ms. Waldstein made the following statements:

- This is a request for the reutilization of Building A within the Studio Village Shopping Center located at 11263-11325 Ventura Boulevard.
- The site did include previous Market Basket within Building A. It was recently an LA Fitness, and was vacated two years ago.
- There was a previous arrangement with another grocery chain that could not be completed. This was beyond the owner's control.
- The applicant is looking to revitalize Building A with a new grocery market, Sprouts, that would be less than the existing 28,874 sf space to 27,423 sf. This is less due to the demolition of a small mechanical room along the north elevation and another small area toward the South elevation of the building. The building footprint would remain the same. The shops would remain. Building 2 would remain.
- Parking would be provided per Code with 98 stalls , where the Code requires 75 stalls.
- Access to the shopping center would be from the center driveway. The east driveway will be re-opened to allow for improved site circulation within the reorganized existing surface parking lot.
- Loading for this building a will occur along the north elevation of the building. The existing loading dock and bay at the north property line will be abandoned

and a new covered loading dock adjacent to building A will provide greater loading access.

- The existing Building A was built with a maximum height, as noted in the building records, of 22 feet 9 inches. We are maintaining the existing height of the structure and proposing a prominent storefront entrance at the center with a pitched architectural feature that has a maximum height of 30 feet, which is well within the specific plans maximum height limit of 45.
- The exterior facade will receive improvements with updated paint materials, including the stone veneer along the base of the building and wrapping the columns as well as a new signage. Exterior facade improvements will be performed for both of the other buildings on site to make for a cohesive design of the shopping center.
- The shops building and building B will receive a slight 2-foot increase in the parapet wall to accommodate replacement signage and will be repeated in keeping with building A design.
- A uniform signage program is proposed for the entire shopping center, which will include new signs for Building A, and replacement signs replacement of signs for the shops building and Building B along with refacing of the existing pole sign.
- As with the previous entitlement of the shopping center we are seeking a waiver of the 5-foot dedication along Ventura Boulevard. both the Broadway and the right of way are dedicated to an extraordinary width, while in excess of the Boulevard 2 designation. Our request for the WDI and the other entitlements are both supported by the neighborhood council.
- We met with and presented the proposed project to both the land use committee and the full board of the neighborhood council in April this year and that culminated in a letter of support from the neighborhood council on April of this year.
- We are seeking a project permit compliance for the re-utilization of the existing building inclusive of interior and exterior facade improvements as well as exterior facade improvements for the Shops Building and Building B, including a new uniform sign program, and reorganization of the existing surface parking lot. We are also seeking a conditional use for the off-site sales of beer and wine in conjunction with Sprouts Market in Building A. This differs slightly from the previous installment which was for a full-line of alcohol sales.

During the public comment portion of the public hearing, one person provided public testimony.

Mrs. Whiteman, a resident near who lives in a neighborhood on the other side of the LA River, stated there have been ongoing issues with noise from early in the morning time. She is concerned of the time to start construction, and inquired when trucks can begin loading. There are concerns of garbage trucks. There are impacts to neighbors on this side where she resides.

The applicant's team member, Mark Harigian, replied to the comments by stating the following:

Operation will begin at 7 a.m. to 10 p.m. There will be limited hours based on the Code for noise and construction. Garbage trucks do come in early.

At the conclusion of the public hearing, the Zoning Administrator stated he was inclined to approve the conditional use for the sale of beer and wine, the WDI request, and was inclined to approve the Project Permit Compliance pending review of compliance with the subject Specific Plan Overlay.

### **BASIS FOR CONDITIONAL USE PERMITS**

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

### **CONDITIONAL USE FINDINGS**

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

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

The subject site is located along a heavily traveled commercial corridor in Studio City. The property is 2.608 acres and consists of seven lots. The site has 494 feet of frontage along Ventura Boulevard and 274 feet along the LA River to the north. The property is developed with an existing 27,964 square feet two-story commercial retail building that was originally operated by a full-service grocery store "Market Basket" and more recently the site was operated as an "LA Fitness". The project involves the reutilization of an existing 23,891 square-foot tenant space within a commercial building (Building A) for a new grocery market "Sprouts" with the sale of beer and wine for off-site consumption. The remaining portion of the existing shopping center, including the existing 3,569 square-foot "Shops Building" and 6,322 square-foot "Building B," will receive exterior façade improvements. The existing surface parking lot will be maintained and updated with new landscaping and trees and will include a total of 98 parking spaces.

The subject conditional use permit allows the sale of a beer and wine for off-site consumption in conjunction with a new grocery market. The Conditional Use enables the market to offer its patrons a one-stop shopping experience to meet the shopping needs of the community. This will provide opportunities for enhanced neighborhood-serving options and brings convenience to nearby

residents, employees, and visitors of the area with the proposed market and the offering of beer and wine sales. The original use of the existing anchor building was a full-service grocery store, and this project will bring back this neighborhood serving use. The proposed market, in a modernized and improved building, will bring a use to the site that will be beneficial to the surrounding neighborhood and community.

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

The property is developed with an existing 27,964 square-foot, two-story commercial retail building and an existing 6,250 square-foot commercial building. Uses located along Ventura Boulevard which is a major commercial corridor, entails commercial and retail uses such as restaurants, retail shops and services. Surrounding properties are within the C2-1VL-RIO, OS-1XL-RIO zones and are developed with commercial buildings. Properties to the north are zoned C2-1VL-RIO and OS-1XL-RIO Zones, improved with a commercial retail building at the northeast corner, and the Los Angeles County Flood Control District (LA River). Properties to the south across Ventura Boulevard are zoned C2-1VL-RIO and are improved with one- and two-story commercial retail standalone buildings and a small multi-tenant commercial retail center. The property to the east is zoned C2-1VL-RIO and is improved with a two-story multi-tenant retail shopping center. The property to the west is zoned C2-1VL-RIO and is developed with a one-story building, occupied by an equipment rental business. The proposed market will be neighborhood serving with beer and wine service being a convenient and incidental to products that are sold.

The project proposes the reutilization of an existing 23,891 square-foot tenant space within "Building A" of the existing shopping center 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 will be incidental to sale of food and other products. The conditions imposed by this grant include but is not limited to the implementation of a camera surveillance system, the utilization of electronic age verification devices to deter underage drinking and purchases, and the requirement that the operator monitor the area under their control to prevent the loitering of persons on the premises to alleviate the potential effects from the sale of beer and wine for off-site consumption. The operating conditions herein in conjunction with the Monitoring, Verification, and Inspection Program (MViP) will allow the City the opportunity to continue to monitor and verify compliance of the imposed conditions. The grant ensures the mode and character will remain a neighborhood serving grocery market. Therefore, as conditioned, the sale of beer and wine for off-site consumption will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety of the community.



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

The City of Los Angeles' General Plan consists of elements that dictates policies that provides the regulatory environment in managing the City and addressing environmental issues. The subject site is located in the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area. The Community Plan Map designates the property for General Commercial land uses corresponding to the C1.5, C2, C4, CR, RAS3, RAS4, and P Zones and is developed with predominantly commercial, manufacturing, service uses and residential uses. The land use designation and surrounding zoning permits for a variety of uses including the proposed grocery market use. The conditional authorization is allowed through the approval of the Zoning Administrator, subject to certain findings.

The Framework Element establishes the broad overall policy and direction for the General Plan. Objective 7.3 of the Framework Element sets a goal to "maintain and enhance the existing businesses in the City" and Policy 7.3.2 encourages the establishment and retention of "neighborhood commercial activities within walking distance of residential areas."

The purpose of the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan is to promote "an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community." Moreover, the Community Plan aims to improve the function, design and economic vitality of the commercial corridors while planning the remaining commercial and industrial development opportunity sites for needed job producing uses that improve the economic and physical condition of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area.

The Ventura/Cahuenga Boulevard Corridor Specific Plan aims to assure symmetry between the transportation infrastructure and land use development. The Specific Plan also promotes attractive and harmonious site design for commercial development and compatible with the commercial and residential areas when adjacent to each other. The Specific Plan promotes and encourage the development of pedestrian activity, while reducing traffic congestion; and maintain the distinct character of the community. The proposed use of the subject site is consistent with and aids to advance the following goal, objective, and policy identified in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan.

<i>Goal 2</i>	<i>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.</i>
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*Objective 2-1 To conserve and strengthen viable commercial development.*

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

The Community Plan text is silent with regards to beer and wine sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. With conditions and limitations imposed by the Zoning Administrator, the surrounding properties should be sufficiently protected from the predictable impacts of the proposed use.

The availability of the sale of beer and wine for off-site consumption will provide a convenient amenity for the community. The proposed use conforms to the intent, purpose, and provisions of the General Plan and the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan and advances the goals, objectives and intent of the plan by offering a convenient service to the visitors and residents in the community. The conditions of approval will promote compatibility with other uses. Therefore, as conditioned, the project will conform to the purpose, intent, and provisions of the General Plan, Community Plan, and relevant Specific Plan.

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

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area encompasses several commercial thoroughfares that provide residents with retail and service uses. The subject property is zoned for commercial uses and will be utilized as such with the proposed sale of beer and wine in conjunction with the market that is proposed at the subject site. The proposed market will cater to the customers by providing an additional amenity incidental to the products offered by the market. This use may reduce the need for local residents and visitors to travel to other areas of the City. The grant incorporates a number of conditions which have been imposed to maintain compatibility with the character of the immediate neighborhood.

Moreover, the grant imposes conditions that requires security measures to ensure that the use is not detrimental, this includes the requirement that all employees participate in training provided by the Los Angeles Police Department STAR (Standardized Training for Alcohol Retailers) Program. The operator is responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses and will ensure that the subject site does not become a nuisance to the community. Additionally, the condition requiring the operator provide a contact number will allow the community to communicate complaints

and concerns due to the operations of the subject site. In an effort to address potential noise impacts, the Zoning Administrator has imposed conditions to safeguard peaceful enjoyment and quality of life for neighboring properties. The approval of this request will not adversely affect the welfare of the community because the availability of beer and wine for off-site consumption is expected in conjunction with establishments such as markets and grocery stores and contribute positively to the local economy.

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

According to the California Department of Alcoholic Beverage Control ("ABC") licensing criteria, one (1) on-sale and zero (0) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1436.06. Data provided on the ABC's License Query System indicate that there are four (4) existing on-site and four (4) existing off-site alcoholic beverage licenses within the subject Census Tract.

Although the number of active on- and off- sale ABC licenses within the census tract exceeds ABC guidelines, the project will not adversely affect the community welfare because a neighborhood serving market is a desirable use in an area designated for such use. In this case, the proposed project will provide a convenience to residents, visitors, and employees of the surrounding commercial areas.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to the public welfare and will not interfere with the quiet enjoyment of property by residents

As reported by the Los Angeles Police Department Valley North Hollywood Area Division Vice Unit which has jurisdiction over the subject property, within Crime Reporting District No. 1585, a total of 248 crimes were reported in 2022 (206 Part I and 42 Part II crimes), compared to the Citywide Average of 156 crimes and compared to the High Crime Reporting District Average of 187 crimes. Alcohol

related Part II Crimes reported include Narcotics (3), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (6), Moving Traffic Violations (0), and other offenses (23). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Approval of the request will exceed the number of off-sale licenses allocated to the census tract by ABC guidelines with the issuance of the license for the proposed market. However, approval of the request is not expected to result in any criminal nuisance activity. The site was previously granted authorization to sell a full line of alcohol for off-site consumption in conjunction with a proposed grocery market through Case No. ZA-2021-647-SPP-SPPA-CUB-WDI, where findings were made. This project is similar to the previously approved project where the context of the area generally remains the same and will continue to be beneficial to the area with the appropriate conditions to promote compatibility. The site is adequately buffered from the nearest residential uses. Additionally, the above statistics indicate that the crime rate in the Reporting District where the subject site is located is higher than the Citywide average and constitutes a High Crime Reporting District. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions that will safeguard the welfare of the community. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

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

There were no sensitive uses observed within a 1000-foot radius of the subject property. However, there are nearby residentially zoned properties. The project site is zoned for commercial use and will be utilized as such with the proposed use of the subject site. The project is consistent with the zoning and in keeping with the existing uses adjacent to the subject site. The surrounding neighborhood is characterized with a mixture of commercial and residential uses. The Zoning Administrator has considered the distance of the subject establishment from the residential uses that are within close proximity to the subject market. The conditions of the grant address safety, noise and security to protect the health, safety and welfare of the community. The availability of beer and wine for off-site consumption within the proposed market will contribute to the development of the community and will serve residents and the local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

**PROJECT PERMIT COMPLIANCE FINDINGS**

7. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

The proposed project complies with all applicable development requirements of the Ventura/Cahuenga Boulevard Corridor Specific Plan, as follows:

- a. **Section 5-C – Use:** The proposed project includes reutilization of an existing 23,891 square-foot tenant space within “Building A” for a proposed market and the maintenance of an existing 3,569 square-foot commercial “Shops Building” and an existing 6,322 square-foot “Building B”; and the reconfiguration of the existing surface parking lot. The proposed use of the market is permitted herein with the conditional use grant above.
- b. **Section 6-B – Floor Area Ratio (FAR):** The overall site is approximately 113,610 square feet and the maximum FAR permitted is a ratio of 1:1. The proposed project involves the reutilization of an existing 23,891 square-foot tenant space within “Building A” (Anchor), a new 1,595 square-foot covered loading platform, a 1,942 square-foot covered walkway along the building frontage; and maintaining the existing 3,569 square-foot “Shops Building” and the 6,322 square-foot “Building B”; for a total Project Floor Area of 37,319 square feet on a 113,610 square-foot lot resulting in 0.32:1 FAR, which is below the 1:1 maximum FAR.
- c. **Section 7-A – Yards:**

Front: 18-inch setback along Ventura Boulevard which complies with the minimum 18 inches and maximum 20 feet permitted.

Side: 10-foot side yard setbacks will be maintained which complies with the Specific Plan and the underlying C2 zone.

Rear: The rear lot line is not adjacent to a street, residential use, or alley. Therefore, the proposed project is not required to provide a rear yard. However, a 20-foot existing rear yard setback will be maintained which complies with the Specific Plan and the underlying C2 zone.
- d. **Section 7-B - Lot Coverage:** The proposed project will cover 32 percent of the total lot area, less than the permitted maximum of 60 percent lot coverage.
- e. **Section 7-C - Driveways:** The project site is on a lot with two (2) existing driveways. No new driveway is proposed. The east driveway will be reutilized, while the center driveway will be the main driveway to the site.

- f. **Section 7-D - Landscaping:** Landscaping is proposed for 11,554 square feet of the subject site including the surface parking lot. As reflected on the landscape plans which is included in the case file, 41 new trees will be provided on the subject site. A 10-foot landscape buffer is provided along Ventura Boulevard frontage as required by Section 7-D,1(c). Additionally, a minimum 34-inch landscape buffer is provided a portion of the surface parking along the surface parking lot's Ventura Boulevard frontage.
- g. **Section 7-E - Height:** The proposed project is designed with a maximum height of 45-feet which is compliant with the maximum height of 45 feet permitted by the Specific Plan.
- h. **Section 7-F - Parking:** The proposed project entails 98 automobile parking spaces. The proposed project is located within a State Enterprise Zone, which allows for a parking ratio of 2 spaces per 1,000 square feet of floor area for parking of commercial retail and restaurant uses. As required by the State Enterprise Zone parking provisions, 75 parking spaces are required (37,319 square feet / 500 square feet) the project will provide a total of 98 parking spaces. Parking will be provided at grade within the existing surface parking lot.
- i. **Section 8 - Signs:** Pursuant to Section 5-A,2 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, the proposed project must comply with the applicable development requirements of Sections 8 of the Plan, as it relates to the sign regulations.

Wall Signs: Section 8-B,1.a of the Ventura/Cahuenga Boulevard Corridor Specific Plan permits a maximum of one (1) wall sign per tenant on a building's street frontage and a maximum of one (1) wall sign is permitted on the portion of a building facing an alley or street other than the primary building frontage or facing a parking lot. The site has a frontage of 507 linear feet of frontage along Ventura Boulevard; therefore, a maximum signage area of 1,013 square feet is permitted for the site. The subject property includes a total of nine (9) existing wall signs. Six (6) existing wall signs on the existing 6,250 square-foot multi-tenant building and three (3) existing wall signs on the existing 3,569 square-foot "Shops Building" which will be removed and replaced as reflected in the proposed sign program. The project proposes the refacing of one (1) existing pole sign, the installation of two (2) new anchor tenant Wall Signs for "Building A", and replacement Wall Signs for each tenant of the Shops Building and "Building B". One tenant in "Building B" will have one additional sign facing the southeast façade.

Projecting Signs: Section 8-B,1.c of the Ventura/Cahuenga Boulevard Corridor Specific Plan, permits one (1) projecting sign per building. The projecting sign may only be placed at a public entrance to a building where the entrance fronts on a public street, private walkway, plaza, or

alley. The sign area of a projecting sign shall be limited to 16 square feet. No projecting sign shall extend above the lowest point of the roof eave visible from the street. Any future projecting sign will comply with the requirements and design provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

*Pole Signs:* Section 8-B,2.b of the Ventura Boulevard Corridor Specific Plan permits no more than one (1) pole sign for each lot. For Shopping Centers, only one (1) pole sign per lot frontage is permitted, regardless of the number of individual lots in the Shopping Center. No pole sign shall exceed 35 square feet in sign area, for each face of the sign and shall not be greater than 20 feet in height. Pole signs shall be located in maintained landscaped areas which are equal to or greater in square-footage than the total surface area of the face of the sign. The project proposes to utilize an existing pole on the subject site. The Specific Plan, permits “[e]xisting, non-conforming pole signs serving current businesses may be refaced or remodeled provided they are no greater in height, nor greater area than the original pole sign, the sign remains in the same location, and the refacing is compatible with the Specific Plan Procedures Manual and done pursuant to a sign permit.” The existing pole sign is 22 feet in height will remain in its current location and is proposed to be refaced.

*Window Signs:* The Ventura/Cahuenga Boulevard Corridor Specific Plan permits window signs if they are for the store name, store hours, and security signs.

*Temporary Banners:* The Specific Plan permits temporary banners to be installed if they are up for no more than 30 days at a time, for no more than twice a year and less than 100 square feet. Any future temporary banner must comply with the regulations of the plan.

Therefore, the proposed project, in conjunction with the imposed Conditions of Approval complies with the Specific Plan regulations.

8. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Mitigation measures are not necessary for the subject project, and there are no potentially significant negative environmental effects associated with the project. The Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating an exception to a categorical exemption.

**WAIVER OF DEDICATION AND IMPROVEMENT FINDINGS**

Pursuant to LAMC Section 12.37-I, the Director may waive, reduce, or modify the required dedication or improvement as appropriate after making **any** of the following findings, in writing, based on substantial evidence in the record.

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

The proposed project includes reutilization of an existing 23,891 square-foot tenant space within "Building A" for a proposed market and the maintenance of an existing 3,569 square-foot commercial "Shops Building" and an existing 6,322 square-foot "Building B"; and the reconfiguration of the existing surface parking lot. The project does not include the demolition of the existing structures which would facilitate an opportunity to provide the required five-foot dedication as designated by the Mobility 2035 Plan for Ventura Boulevard.

The existing 23,891 square-foot tenant space within "Building A", the existing 3,569 square-foot commercial "Shops Building" and the existing 6,322 square-foot "Building B" will be maintained on the subject property. The 6,322 square-foot Building B was built in 1985 and includes five fully occupied tenant spaces. The existing 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 six-foot front yard area is an approximately six-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 buildings as a part of the proposed project, except for the requested tenant improvements to Building A to allow for the proposed market.

Incorporation of a five-foot dedication and improvement as designated by the Mobility 2035 Plan for Ventura Boulevard adjacent to the subject property would be physically impractical. The five-foot dedication would encroach upon the existing ADA compliant walkway and ramp that currently provides access from the public sidewalk to the existing buildings' storefront. Incorporation of a five-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.



**FLOOD HAZARD FINDINGS**

10. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

**APPEAL PERIOD - EFFECTIVE DATE**

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

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

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

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

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

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

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

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

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

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

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



QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment  
Portal for Condition Clearance

Inquiries regarding this matter shall be directed to Michelle Carter, Planning Staff for the Department of City Planning at [michelle.carter@lacity.org](mailto:michelle.carter@lacity.org) or (213) 978-1262.

  
HENRY CHU  
Associate Zoning Administrator

HC:MC:nm

cc: Councilmember Nithya Raman  
Fourth Council District  
Adjoining Property Owners

**STUDIO VILLAGE RETAIL CENTER**  
11263 - 11325 VENTURA BLVD., STUDIO CITY, CA 91604

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

[illegible]

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 C.U.P. SUBMITTAL

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

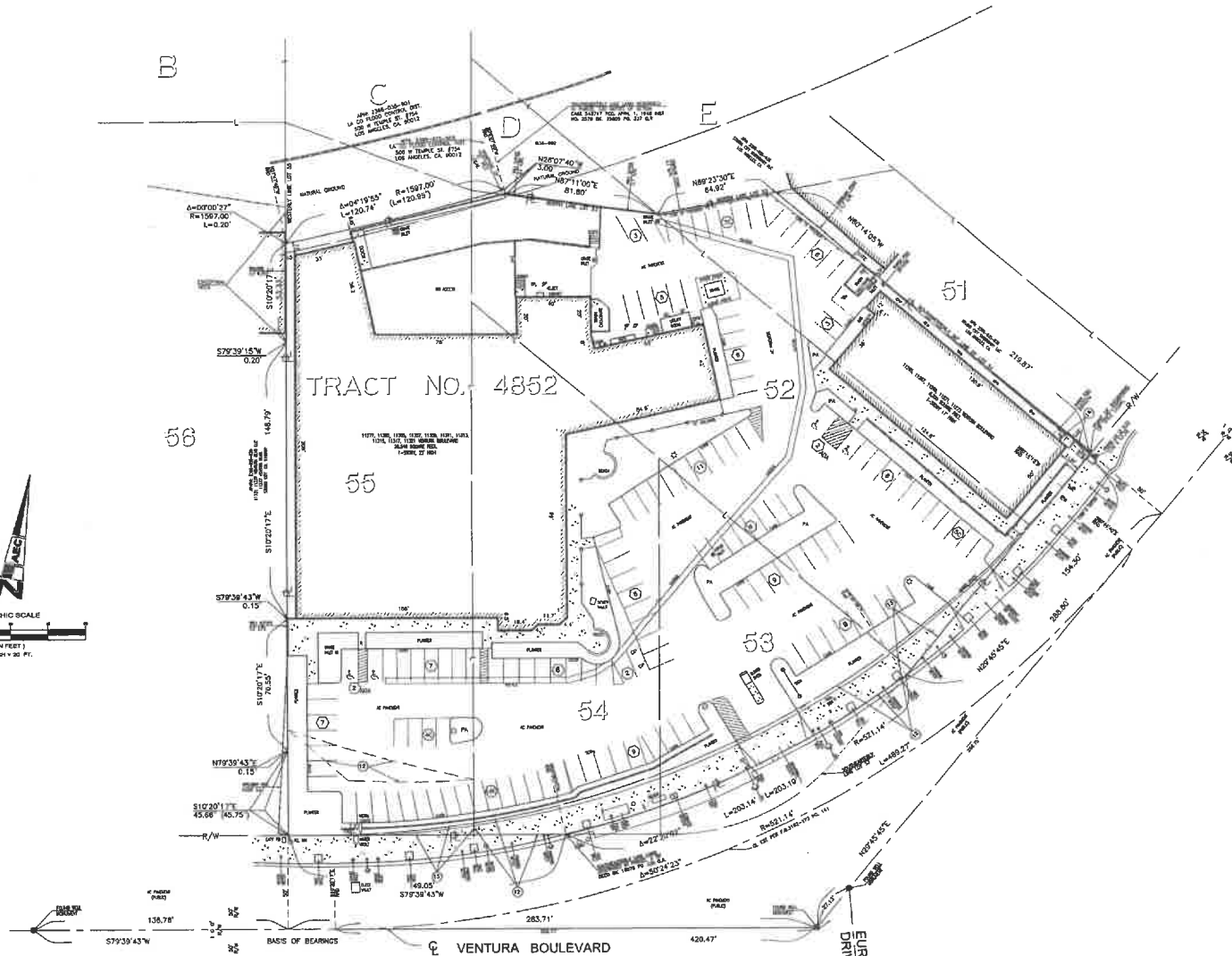
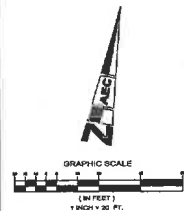
66A TITLE SHEET

13-34.000-  
2576 T100  
BASED ON SCHEME SP-03

BASED ON SCHEME SP-1







FOR REFERENCE ONLY  
SCALE: N.T.S.

**EXHIBIT 2A**  
Page No. 3 of 13  
Case No. 2023-1634

**ANACAL ENGINEERING COMPANY**  
CIVIL ENGINEERING & LAND SURVEYING  
1211 NORTH TURNER AVENUE ~ ANAHEIM, CALIFORNIA 92807  
PHONE: (714) 933-1100  
FAX: (714) 933-1101  
E-MAIL: anacal@anacal-engineering.com  
WEB SITE: anacal-engineering.com

**PROJECT LOCATION**  
STUDIO CITY, CALIFORNIA

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

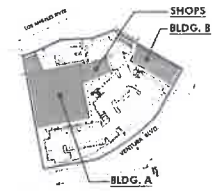
**JOB NO.** 20-03040



120 W Line Avenue Monrovia, CA 91016  
TEL: 626-583-6348 | 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/ C.U.P. SUBMITTAL

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JOB NUMBER: 222511MA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION

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

SHEET NUMBER:

**C-02**

8/1/2023 ON SCHEME SP. 03

# MVELO 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  
6,791 sf provided (50.2%)














## LANDSCAPE AREA CALCULATIONS

DESCRIPTION	QTY
Site area	113,810
New Landscape area	13,033 sf (11.47%)
Parking area	39,819 sf
Landscape within parking area	11,553 sf (28.9%)

## TREE CALCULATIONS

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

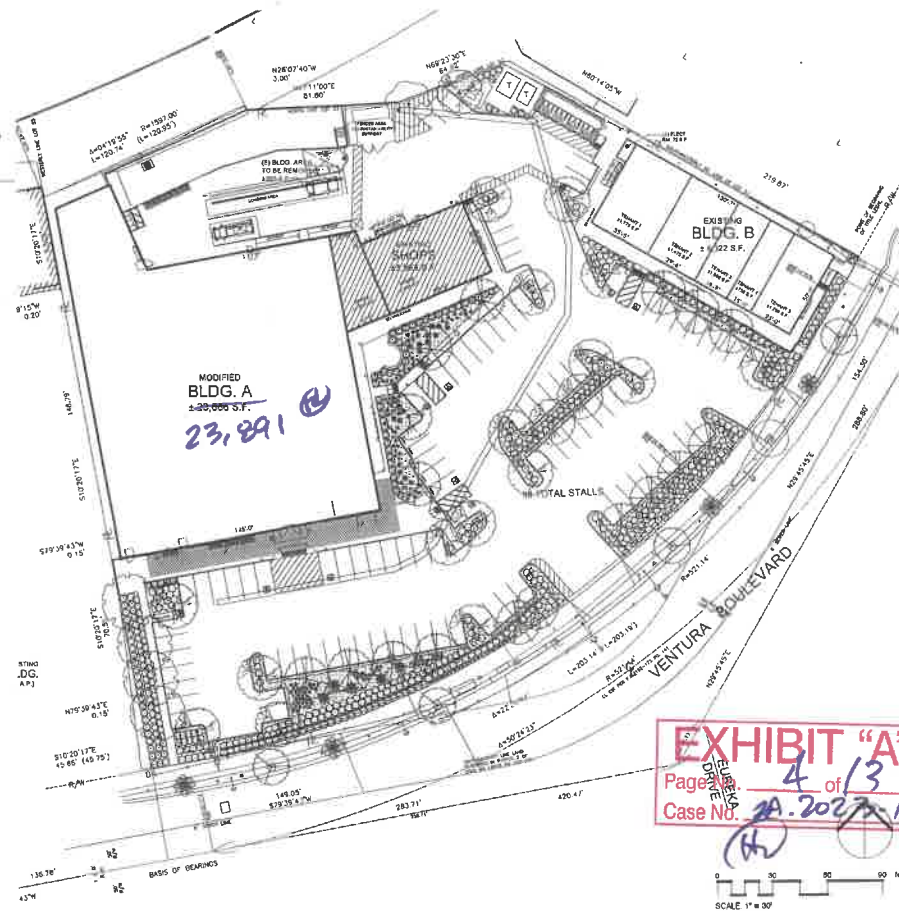
## PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	CAL	SPCGL	WUGOLS	% OF ETO
	17	Leguminosae indica x faurii 'Hakuba'	Hakuba Crapemyrtle	24" Box	2" Cal	7' x 2.5'	M	L 10-30%
	20	Olea europaea 'Wilsonii' Low branching	Wilson Olive	24" Box Standard	2" Cal	7' x 2.5'	L	L 10-30%
	4	Platanus x 'Red Push'	Red Push Platanus	24" Box	2" Cal	7' x 2.5'	M	M 40-60%
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE				
	4	Platanus chinensis Varily species with Department of Urban Forestry.	Chinese Platanus	Existing City Street Tree				
	4	Washingtonia robusta 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	Platanus chinensis Verify species and removal with Department of Urban Forestry. Tree #52	Chinese Platanus	Existing City Street Tree				
TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE				
	1	Quercus agrifolia Tree #28	Coast Live Oak	Existing to Remain				
	1	Quercus agrifolia Tree #28	Coast Live Oak	Existing to Remain				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WUGOLS	% OF ETO	
	235	Olea europaea 'Monte' Tree #45	Little Olea Olive	5 gal	48" oc	L	L 10-30%	
	1	Quercus agrifolia Tree #28	Coast Live Oak	Existing to Remain				
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WUGOLS	% OF ETO	
	84	Pennisetum x setosum 'Rubrum'	Red Fountain Grass	5 gal	48" oc	L	L 10-30%	
GROUND COVER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WUGOLS	% 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	WUGOLS	% OF ETO	
	5	Agave americana 'Marginalis'	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 Tangene'	Creme Tangene Red Aloe	5 gal	Per Plan	L	L 10-30%	

## NON-LIVING GROUND COVER SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Biga Cretia Gray - 3/4 inch, 2" Layer	5,808 sf

## LANDSCAPE CALCULATIONS



**EXHIBIT "A"**  
Page 2 of 13  
Case No. 2027-1634



**CCA INC**  
CUMMINGS CURLEY  
ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
1700 PACIFIC COAST HIGHWAY, SUITE C  
SAL BEACH, CALIFORNIA 90740  
562.424.8182 CUMMINGS@CCA-INC.COM  
FEDERAL 1001 • CALIFORNIA 1001 • TEXAS 1001

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

No	DATE	DESCRIPTION
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:

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEQUOIO, 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/
	04.17.2023	C.U.P. SUBMITTAL

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JOB NUMBER: 23-10541

DRAWN BY: CHECKED BY:

DATE:

SHEET DESCRIPTION:













**CONCEPT  
PLANTING  
IMAGERY**

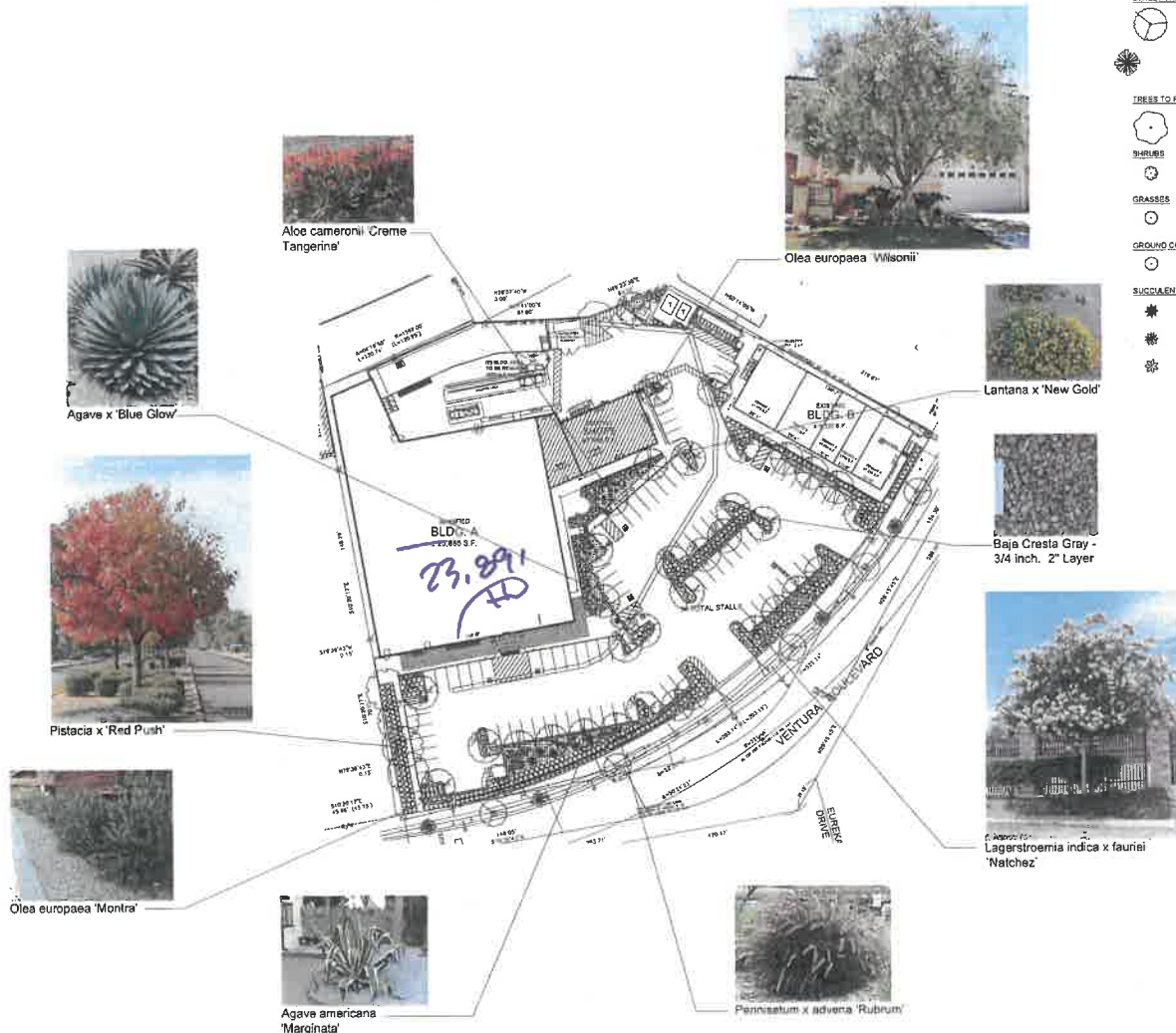
SHEET NUMBER

**L102**

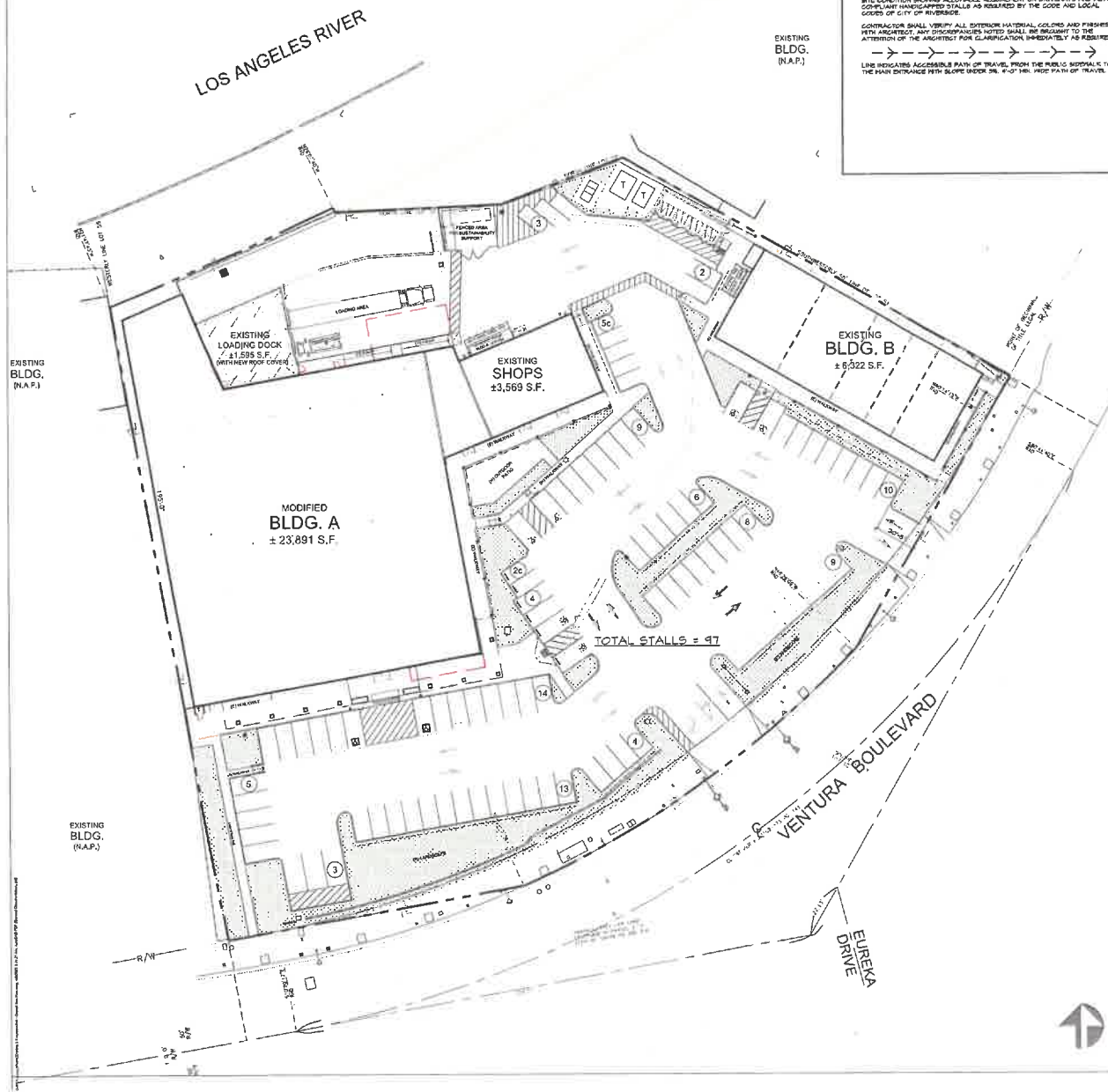
BASED ON SCHEME SP-03

### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crepe Myrtle
	Olea europaea 'Mortui'	Wilson Olive
	Pistacia x 'Red Push'	Red Push Pistache
STREET TREES	BOTANICAL NAME	COMMON NAME
	Pistacia chinensis	Chinese Pistache
	Washingtonia robusta	Mexican Fan Palm
TREES TO REMAIN	BOTANICAL NAME	COMMON NAME
	Quercus agrifolia	Coast Live Oak
SHRUBS	BOTANICAL NAME	COMMON NAME
	Olea europaea 'Mortui'	Little Crepe 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'	Variagated Century Plant
	Agave x 'Blue Glow'	Blue Glow Agave
	Aloe cameronii 'Creme Tangerine'	Creme Tangerine Red Aloe



**EXHIBIT "A"**  
Page No. 5 of 13  
Case No. 23-2023-1631



EXISTING  
BLDG.  
(N.A.P.)

EXISTING  
BLDG.  
(N.A.P.)

EXISTING  
BLDG.  
(N.A.P.)

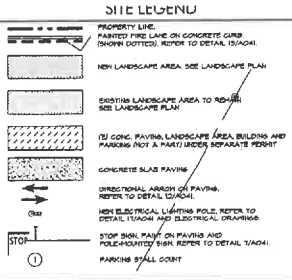
**GENERAL NOTES**

8C SHALL PATCH AND REPAIR EXISTING NEW PAVING WHERE NECESSARY WITH RECONSTRUCTION OF ANY AND ALL AREAS REMOVED IN THE FIRST LIFT. AFTER ALL THE EXISTING HAVE BEEN INSTALLED THE SHOPPING CART SECURITY STRIPS AND ALL PAVING LIFT WITH SLURRY AND FINAL STRIPPING. 8C SHALL VERIFY WITH THE FINAL PROJECTOR ON SITE THE FINAL LAYOUT OF THE PAVING STRIPPING BEFORE THE GRAVEL LINES ARE LAID OUT.

SITE CONDITION SHOWING ALLOWABLE REQUIREMENT ON DRIVEWAYS AND ADA COMPLIANT HANDICAPPED STALLS AS REQUIRED BY THE CODE AND LOCAL CODES OF CITY OF RIVERSIDE.

CONTRACTOR SHALL VERIFY ALL EXISTING MATERIAL, COLORED AND FINISHES WITH ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BRINGING TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION IMMEDIATELY AS REQUIRED.

LINE INDICATES ACCESSIBLE PATH OF TRAVEL FROM THE WALKS SIDEWALK TO THE MAIN ENTRANCE WITH SLOPE UNDER 2% 4'-0" MIN. WIDE PATH OF TRAVEL.



**GENERAL DATA**

ADJACENT PARCELS:	2564-056-02, 2564-056-007 AND 2564-056-001
PROJECT ADDRESS:	11325-11325 VENTURA BLVD. STUDIO CITY, CA 91604
SITE AREA:	(2.808 ACRES) 115,810 S.F.
ZONING:	C2-1.5-R-10 COMMERCIAL ZONE WITHIN THE 1/4" HEIGHT DISTRICT VENTURA/CAHAMA BLVD. CORRIDOR SPECIFIC PLAN NEIGHBORHOOD 1 GENERAL COMMERCIAL

**PARKING SUMMARY**

TOTAL PARKING REQUIRED:	75 SPACES
INTERPRETIVE ZONE: 19,314 S.F. @ 25,000 S.F.	~74.6 SPACES
TOTAL PARKING PROVIDED:	97 SPACES
STANDARD: (11'-0" x 18') = 74 SPACES	
DISABLED: (11'-0" x 18') = 9 SPACES	
COMPACT: (9'-0" x 18') = 14 SPACES	
PARKING RATIO PROVIDED:	2.8/1,000 S.F.

**LANDSCAPE AREA CALCULATIONS**

TOTAL SITE AREA:	115,810 S.F.	(11.210)
NEW LANDSCAPE AREA:	113,285 S.F.	(11.210)
PARKING AREA:	41,284 S.F.	
LANDSCAPE WITHIN PARKING AREA:	113,535 S.F.	(11.214)

**EXHIBIT "A"**

Page No. 6 of 13

Case No. LA-2023-1634

**mma**  
Architecture

120 W Line Avenue Monrovia, CA 91016  
TEL: 626.583.6348 | mmaarchitecture.com

A PROJECT FOR:

**PCG STUDIO VILLAGE, LLC**  
133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245  
TEL. 310.807-3375

Signed By:  
Harry Hsieh

**SITE IMPROVE & BLDG-B  
FACADE REMODEL**

11265 - 11321 VENTURA BOULEVARD  
STUDIO CITY, CA 91604

**ISSUES / REVISIONS**

No.	DATE	DESCRIPTION
6-1-23		1ST PLAN CHECK SUBMITTAL

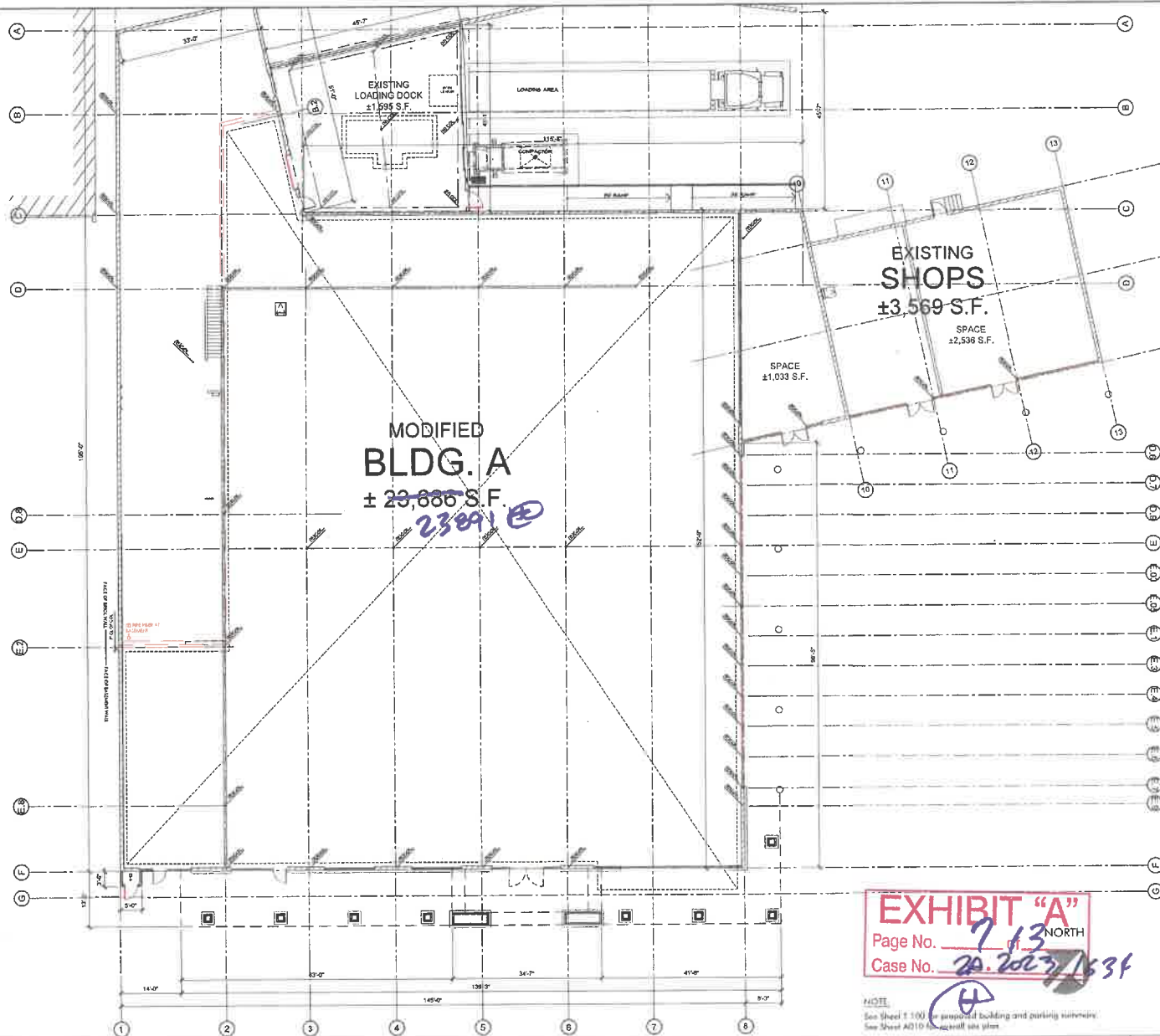
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JOB NUMBER: 22251FMA  
DRAWN BY: CHECKED BY: JEG  
DATE: SHEET DESCRIPTION:

**OVERALL SITE PLAN**

SHEET NUMBER:  
**A010**





FLOOR PLAN - (BLDG. - A)



120 W Line Avenue Monrovia, CA 91016  
TEL: 626.583.5348 | 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/ C.U.P. SUBMITTAL

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JOB NUMBER: 22251TAA

DRAWN BY: CHECKED BY:

DATE:

SHEET DESCRIPTION:

FLOOR PLAN  
(BUILDING A)

SHEET NUMBER:

**A100**

BASED ON SCHEME SP-03

**EXHIBIT "A"**  
Page No. 7 of 13 NORTH  
Case No. 20-2023-1631

SCALE  
See Sheet S-100 for proposed building and parking dimensions.  
See Sheet A0110 for overall site plan

3/27' = 1" 1

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 / C.U.P. SUBMITTAL

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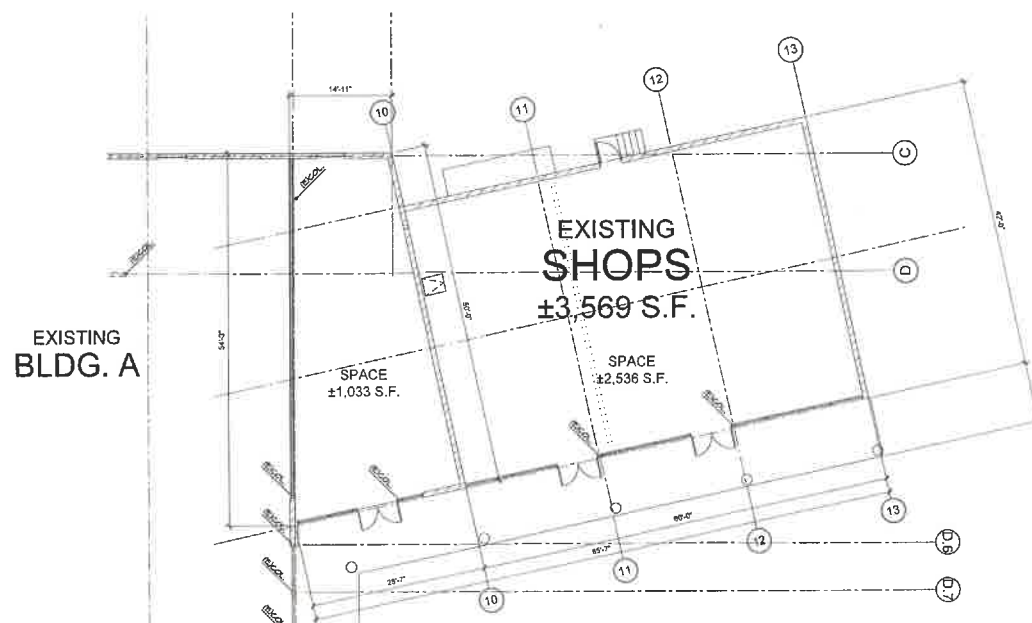
JOB NUMBER: 222517MA  
DRAWN BY: CHECKED BY:  
DATE:  
SHEET DESCRIPTION:

**FLOOR PLAN  
(SHOPS BLDG.)**

SHEET NUMBER:

**A101**

BASED ON SCHEME SP.03



**EXHIBIT "A"**  
Page No. 8 of 13  
Case No. 2A.2023-1034

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

1/8" = 1'-0"

1

FLOOR PLAN - (SHOPS BLDG.)



120 W Lima 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/ C.U.P. SUBMITTAL

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THE PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND APPROVED  
HEREON. THE USER'S CONSENT OF MMA ARCHITECTURE, VERBAL OR WRITTEN,  
MAY BE OBTAINED BY CONTACTING MMA ARCHITECTURE FOR FURTHER  
INFORMATION.

JOB NUMBER: 22251TMA

DRAWN BY: CHECKED BY:

DATE:

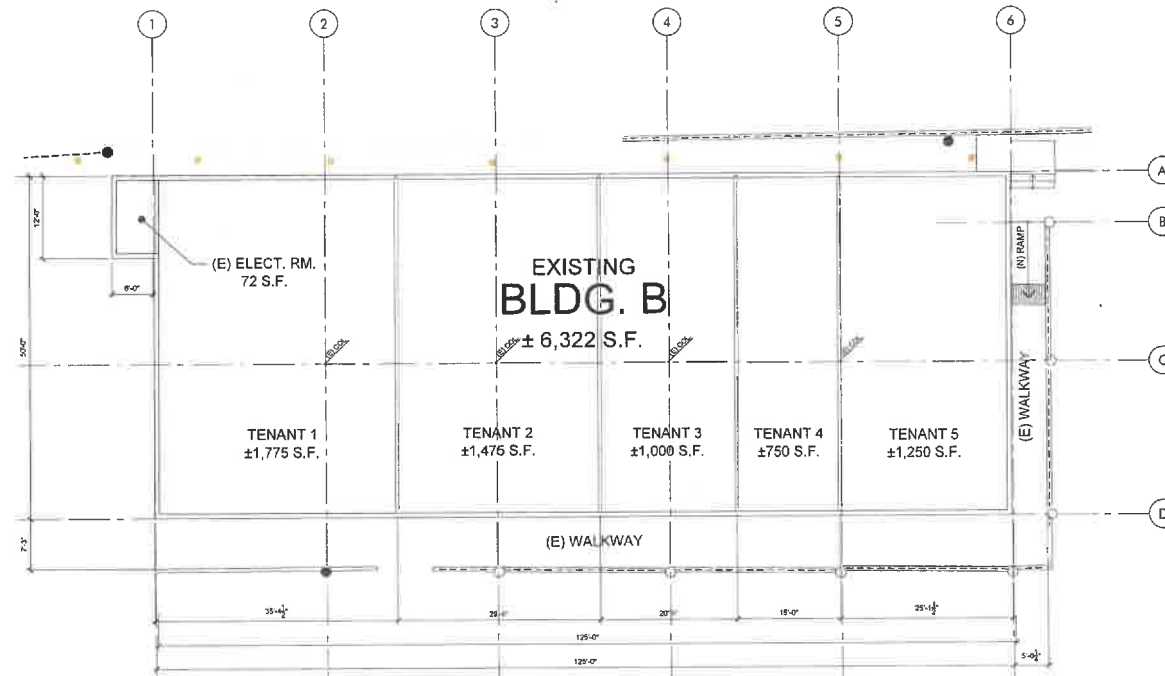
SHEET DESCRIPTION:

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.

1/8" = 1'-0"

1

FLOOR PLAN - (BLDG. -B)

A PROJECT FOR:

PCG STUDIO VILLAGE LLC  
C/O PARAGON COMMERCIAL GROUP  
133 PENN STREET  
EL SEQUOIO, 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/ C.U.P. SUBMITTAL

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CONSENT OF MMA ARCHITECTURE, INC. ANY CONTACT  
WITH THE CLIENTS SHALL BE THROUGH THE PROJECT MANAGER OR  
ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE: \_\_\_\_\_

SHEET DESCRIPTION:  
**EXTERIOR ELEVATIONS  
(BUILDING A & SHOPS)**

SHEET NUMBER:  
**A200**

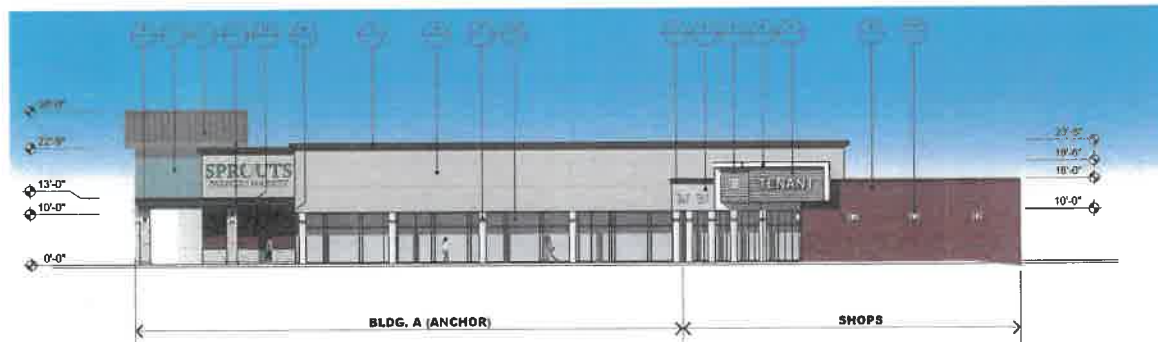
BASED ON SCHEME SP-03



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



**EXHIBIT "A"**  
Page No. 10 of 13  
Case No. 2A-2023-1634  
*(Signature)*

MATERIAL LEGEND

3

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
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WITH THE CLIENT IS REQUIRED TO OBTAIN ANY CHANGES OR CORRECTIONS.

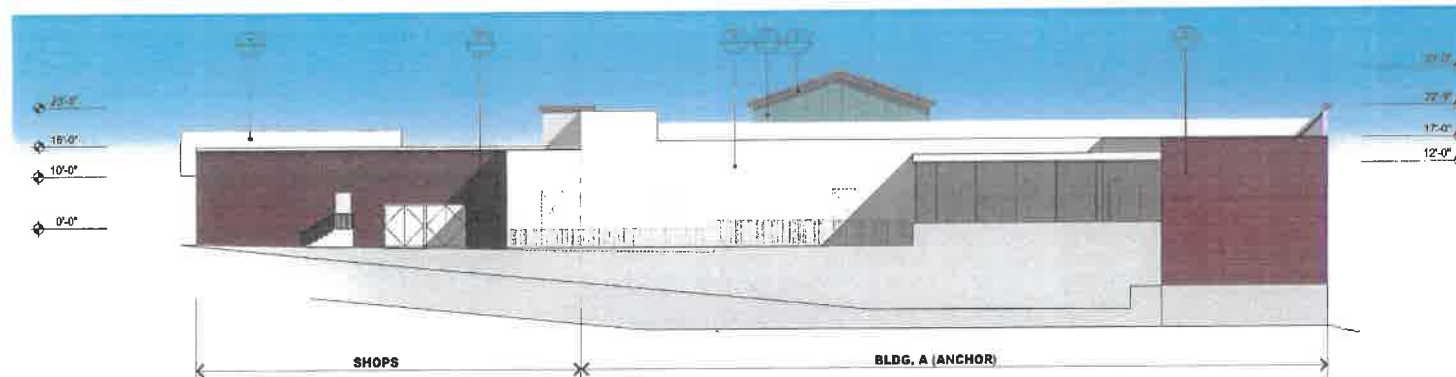
JOB NUMBER: 22251TMA  
DRAWN BY: CHECKED BY:  
DATE: SHEET DESCRIPTION:

EXTERIOR ELEVATIONS  
(BUILDING 1 & SHOPS)

SHEET NUMBER:

**A201**

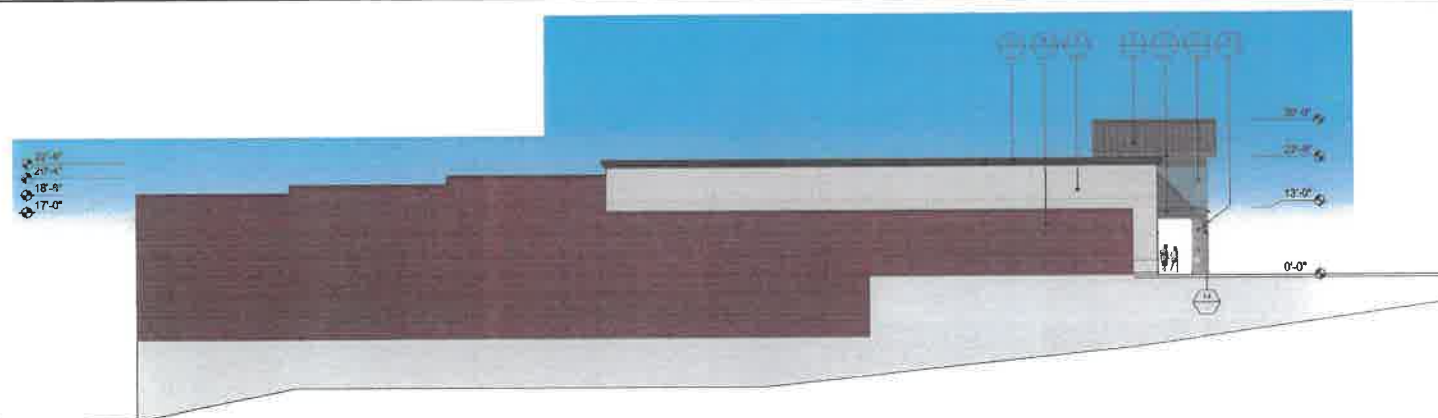
BASED ON SCHEME SP-03



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 (BLDG. A - ANCHOR - LOADING)

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

**EXHIBIT "A"**  
Page No. 11 of 13  
Case No. 2A-2023-1634

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





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

1



SCALE 3/32" = 1'-0"

--	--

- ### MATERIAL LEGEND

--	--



**EXHIBIT "A"**  
Page No. 12 of 13  
Case No. 2A-2023-



WEST EXTERIOR ELEVATION (BLDG. B)

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

1



SOUTH EXTERIOR ELEVATION (BLDG. B)

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

2

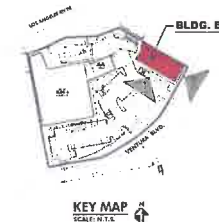


MATERIAL LEGEND

3

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/ C.U.P. SUBMITTAL

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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

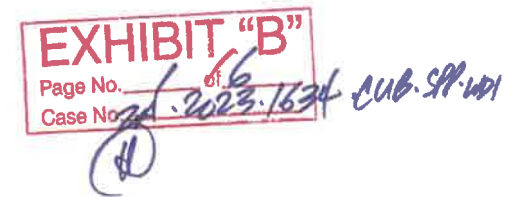
**EXHIBIT "A"**  
Page No. 13 of 13  
Case No. 2A-2023-1634

# STUDIO VILLAGE

## MASTER SIGN PROGRAM

REVISED: 6/12/23

PREPARED FOR  
PCG STUDIO VILLAGE, LLC  
133 PENN ST.  
EL SEGUNDO, CA. 90245



PREPARED BY



SIGNS & SERVICES CO.  
(714) 761-8200  
info@signsandservicesco.com  
www.signsandservicesco.com



# STUDIO VILLAGE

## MASTER SIGN PROGRAM

DATE CREATED:  
10 -19 - 2020

REVISION #:  
06-6/12/23

DESIGN #:  
230099

LANDLORD:  
PCG STUDIO VILLAGE, LLC  
133 Penn St.  
El Segundo, CA. 90245  
Contact: Todd Huber  
(310) 807-3375

SIGN CONSULTANT:  
SIGNS & SERVICES COMPANY, INC.  
10980 Boatman Ave.,  
Stanton, CA 90680  
Contact: Matt DeRuyter  
(714) 761-8200

PROJECT ADDRESS:  
11265-11313 Ventura Boulevard  
Studio City, CA. 91604

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## **INTRODUCTION:**

This document establishes guidelines and criteria (Master Sign Program) for the design, implementation and regulation of Tenant Signs at STUDIO VILLAGE in STUDIO CITY, CA.

These Sign Criteria (Master Sign Program) have been established to ensure the integrity of the signage is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project for all signage. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the Retail Center, on a uniform, consistent and compatible basis as to quality and architectural character. The intent of these Criteria is to insure the Tenant signage in the Retail Center is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenants and Tenant's businesses, including incorporation of corporate identification where consistent with these Criteria. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design, fabrication, installation and maintenance of all signs, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this Criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance at the non-conforming Tenant's expense.

All signs shall comply with both **Ventura Cahuenga Blvd. Corridor Specific Plan & Article 4.4 Sign Regulations per the city of Los Angeles municipal code** unless modified by the Master Sign Program stated herein.

## **SUBMITTAL & APPROVAL PROCESSES:**

### **1. Submittal to Landlord**

Prior to sign fabrication and applying for City approval of permits, each Tenant shall submit to the Landlord for approval full-size PDF format package containing the following:

**Site plan** of entire retail center. The site plan must clearly identify the proposed tenant space within the overall center.

**Scaled elevation** of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront. The Sign Elevation must specify exact dimensions, copy layout, materials, colors, method of attachment, illumination, electrical specifications and all other details of construction as well as all sign area square footage.

Approval or disapproval of sign submittals shall remain the sole right of the Landlord or his chosen representative. If submittals are disapproved, then Tenants must submit revised plans until Landlord's approval is obtained.

### **2. City Submittal**

A full set of plans must be approved and stamped by the Landlord prior to permit application. Tenant or their Sign Contractor must submit to the

**City of Los Angeles** Community Development Department, and will be responsible for all applicable applications and permit fees.

Each Tenant shall be responsible for the fulfillment of all requirements of the **City of Los Angeles**.

### **3. Approval and Installation**

Tenant and its sign contractor shall not be permitted to commence installation of the exterior sign(s) unless all of the following conditions have been met:

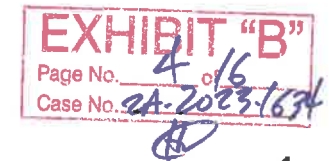
A stamped set of final drawings reflecting the Landlord's and the City's approval shall be obtained from each party.

The Landlord must receive the sign installer's and/or sign company's Certificate of Insurance as set forth herein.

The Landlord must receive and approve the sign installer's and/or sign company's schedule for installation of signage.

### **4. Modifications**

In the event Tenant wished to change its exterior sign anytime during the term of its lease, the Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to the Criteria for the Retail Center after the execution of its Lease Agreement.



## **FABRICATION & INSTALLATION REQUIREMENTS:**

The Tenant must ensure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication.

1. All electrical signs shall bear the UL label. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements.
2. Signs shall be mounted & installed with no visible means of attachment, unless attachments are intentional design elements/statements. All illuminated signs must be connected to tenant's electrical panel and must remain illuminated during general business operating hours, as defined by the landlord, unless otherwise agreed upon by the landlord.
3. Colors, materials, and finishes shall match those submitted to and approved by Landlord.
4. Channel letters shall be affixed directly to the building and shall not be placed on raised raceways.
5. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, or other blemishes.
6. Letter fastening and clips are to be concealed and be galvanized, stainless steel, aluminum, brass or bronze metals.
7. Power for the tenant building signage shall be provided by the tenant's electrical panel to a junction box at all sign locations. Power hookup shall be by tenant. A photo cell and/or time clock (relay through house panel) shall be provided and controlled by landlord to uniformly turn signage on and off.
8. Installation shall be weather-tight with appropriate use of flashing, sealants and other building materials as may be required.
9. Use of adhesives for securing any type of signage is prohibited.
10. No other signage except that described herein is permitted. Unless a specific type of signage or advertising medium is specifically allowed under these Criteria, it is considered disallowed until prior written approval of Landlord is obtained.
11. Tenant will be responsible for patching and re-painting of wall upon removal of any signage installed by tenant.

## **CONSTRUCTION & DESIGN GUIDELINES:**

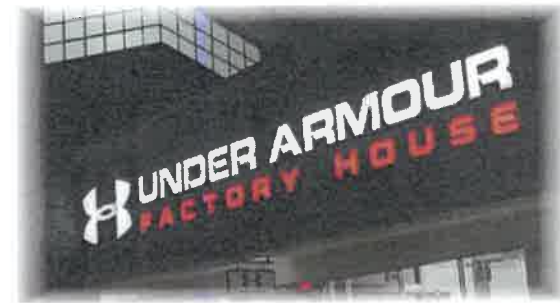
Creative and Imaginative Signs are strongly encouraged and will be the standard for Landlords review/approval of all sign design submittals. There are many acceptable sign treatments, however, a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred.

Tenants are strongly encouraged to consider the specific architectural style of their façade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

### **Acceptable sign styles include:**

1. Creative use of standard illuminated channel letters
2. Front and halo illuminated channel letters
3. Mixed media/dimensional signs using images, icons, logos, etc.
4. Halo illuminated letters, 3" deep minimum
5. Dimensional geometric shapes
6. Channel Letters mounted on top of canopy
7. Sign Cabinets or cans will be allowed when any such logo constitutes a registered trademark. However, can like signs are typically discouraged and are subject to Landlord and City of Los Angeles approval.

\*Mixed Media signs are signs employing two or more illumination and fabrication methods.



Front-lit Channel Letter Example



"Halo" Back-Lit Channel Letter Example



Front/'Halo-lit' Back-Lit Channel Letter Example



## SIGN DIMENSIONS & AREA CALCULATIONS:

Note: Letter Ascenders & Descenders and Ascending and Descending shapes and elements may be allowed to extend up to 25% beyond the maximum square footage limit provided the sign complies with all other sign requirements.

Examples of how sign area is measured are shown below:



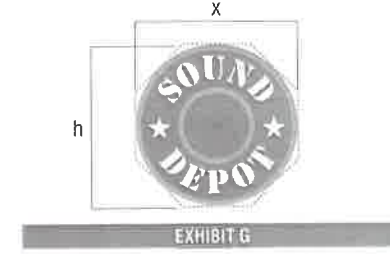
Areas of Signs with 2 Lines of Text shall be measured by outlining all of the Sign with eight (8) straight lines and calculating the area within the outlined area



Areas of Signs with 2 Lines of Text shall be measured by outlining all of the Sign with eight (8) straight lines and calculating the area within the outlined area



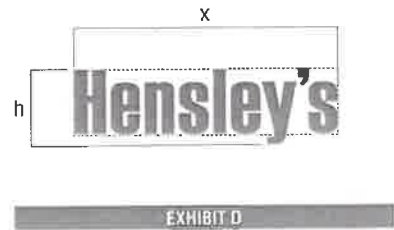
Signs with Backgrounds integral with their identity shall be included in the total Sign Area



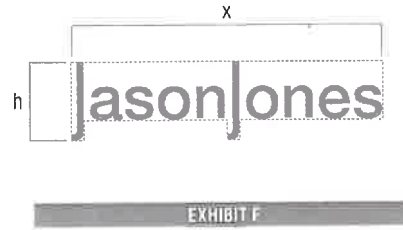
Areas of Signs with 2 Lines of Text shall be measured by outlining all of the Sign with eight (8) straight lines and calculating the area within the outlined area



Areas of Signs with 2 Lines of Text shall be measured by outlining all of the Sign with eight (8) straight lines and calculating the area within the outlined area



Letterform ascenders and descenders will not be considered in the overall height and area limitations only if they constitute less than 50% of the Letterform's "h" height



This Exhibit illustrates an example where the ascenders and the descenders exceed the 50% of the Letterform's "h" height and are, therefore included in the overall Sign Area's calculations



Areas of Signs with Odd-Shaped Logos are to be measured by their dictating geometry

## **PROHIBITED SIGNS:**

The following are prohibited if they:

1. Contain obscene matters, as defined in Section 311 of the Penal Code of the State of California.
2. Contain or consist of posters, pennants, banners, ribbons, streamers or spinners, except as permitted by Sections 14.4.16 and 14.4.17 of Sign Regulations 4.4 of the municipal code.
3. Containing flashing, mechanical and strobe lights in conflict with the provisions of Sections 80.08.4 and 93.0107 of Sign Regulations 4.4 of the municipal code.
4. Are revolving and where all or any portion rotate at greater than six revolutions per minute.
5. Are tacked pasted or otherwise temporarily affixed on walls of buildings, barns, sheds, on trees, poles, posts or fences, except as permitted by Section 14.4.16 and 14.4.17 of the municipal code.
6. Are affixed to a vehicle or trailer on private property if the vehicle or trailer is not intended to be used in the business and the sole purpose of the sign is to attract people to a place of business.
7. Emit audible sounds, odor or visible matter.
8. Use human beings, live animals, animated figures, motion pictures or slide projectors in connection with any sign.

## **TEMPORARY CONSTRUCTION SIGNS**

1. Temporary signs that require a permit shall be removed within 30 days of installation and shall not be reinstalled for a period of 30 days of the date of removal of the previous sign.
2. Maximum of 90 total days in any calendar year.
3. Sign area shall not exceed two (2) square feet for each lineal foot of street frontage and will be subject to review and approval by the Landlord and/or its designated Project Architect.
4. Any temporary cloth sign shall be supported and attached with stranded cable 1/16-inch minimum diameter or by other Building and Safety approved methods.
5. Signs exceeding one-hundred (100) square feet will be made of flameproof material.
6. Temporary sign construction and material will be subject to landlord review and approval.



EXISTING GROUND SIGN MATRIX			
ID	SIGN TYPE	MEASUREMENTS	EXISTING SQ. FT.
A	PYLON	HEIGHT 22 1/2" CABINET 10' X 15'	300

UPDATED GROUND SIGN MATRIX			
ID	SIGN TYPE	MEASUREMENTS	EXISTING SQ. FT.
A	PYLON	HEIGHT 22 1/2" CABINET 10' X 15'	300

EXISTING SIGN MATRIX BUILDING C			
ID	TENANT NAMES	CALCULATION FORMULA	EXISTING SQ. FT.
B	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	33
C	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	33
D	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	33
E.1	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	33
E.2	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	33
F	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	33

NEWLY PROPOSED TENANT SIGN MATRIX BUILDING C			
ID	TENANT NAMES	CALCULATION FORMULA	MAX SQ. FT.
B	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	38
C	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	38
D	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	38
E.1	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	38
E.2	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	38
F	INLINE TENANT	24" X 70% LINEAL STORE FRONTAGE	38

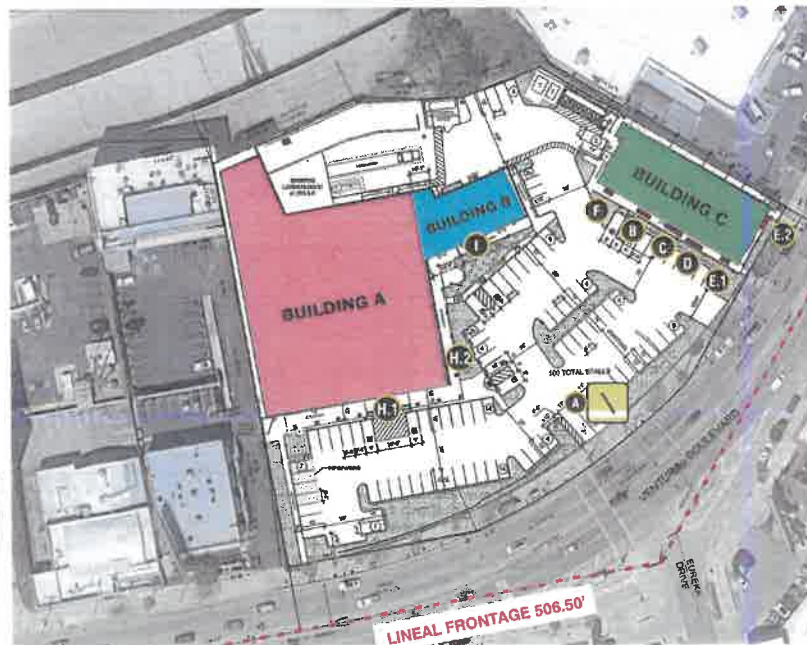
NEWLY PROPOSED TENANT SIGN MATRIX BUILDING B			
ID	TENANT NAMES	CALCULATION FORMULA	MAX SQ. FT.
I	INLINE TENANT (S) (1 to 3 tenants)	24" X 70% LINEAL STORE FRONTAGE (~75ft * .7*2)	105

#### MASTER SIGN PROGRAM

NEWLY PROPOSED SIGN MATRIX BUILDING A			
ID	TENANT NAMES	CALCULATION FORMULA	MAX SQ. FT.
H.1	ANCHOR TENANT	SPROUTS - 54" MAIN ID SIGN	193.6'
H.2	ANCHOR TENANT	SPROUTS - 48" SECOND ID SIGN	152.9'

TOTAL WALL SIGN AREA: 679.5 SF (REPLACEMENT OF 6 BUILDING C SIGNS, BUILDING B SIGNS(S) AND NEW ANCHOR TENANT WALL SIGNS)

TOTAL SIGN AREA: 979.5 SF (WALL SIGN TOTAL + POLE SIGN)



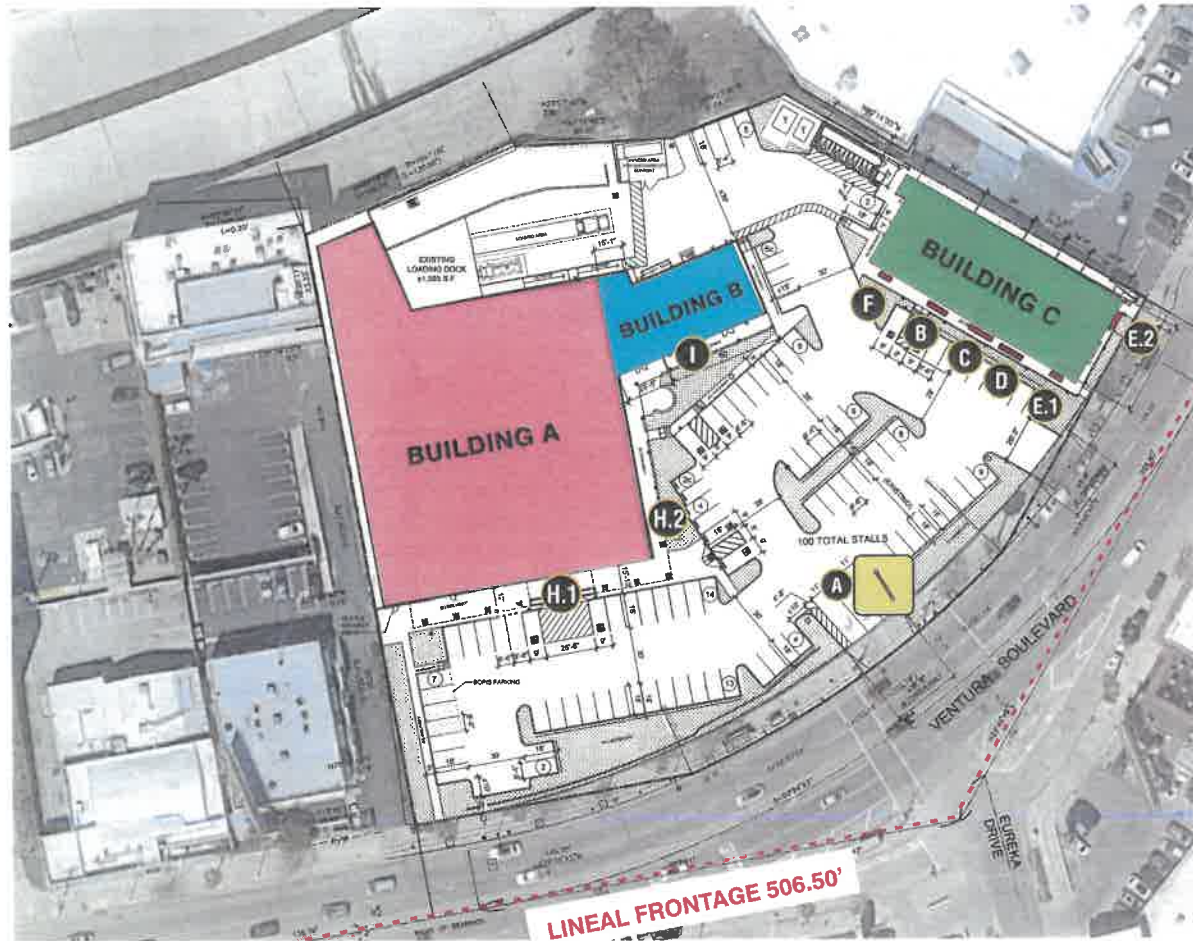
#### LEGEND:

- ANCHOR TENANT
- IN-LINE TENANTS
- IN-LINE TENANTS
- PYLON SIGN
- SIGN LOCATION

**EXHIBIT "B"**  
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 9

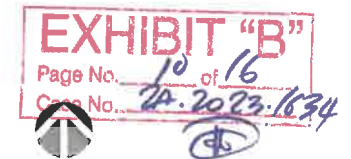


## SITE PLAN



### LEGEND:

- ANCHOR TENANT
- IN-LINE TENANTS
- IN-LINE TENANTS
- PYLON SIGN
- SIGN LOCATION



**SITE PLAN**

## ELEVATIONS: BUILDINGS A



FRONT BUILDING ELEVATION / SOUTH WALL

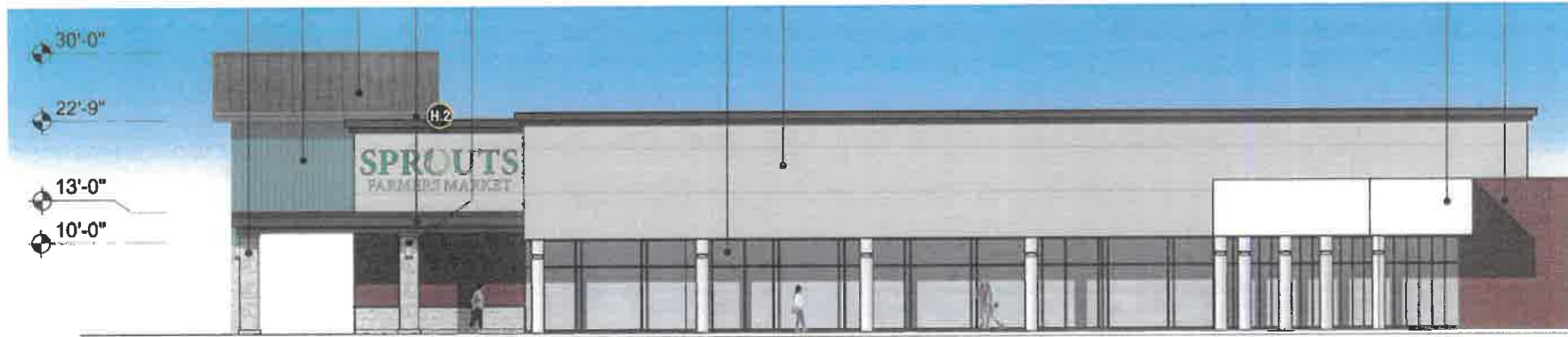
MAXIMUM NUMBER OF SIGNS FOR ANCHOR TENANT: TWO (2) TENANT ID SIGNS

### ANCHOR TENANT SIGN GUIDELINES:

The Tenant in Building A shall be designated as the Anchor Tenant. Sign Lettering Heights and Number of Lines is not limited prescriptively, but shall be fitted proportionally to the Wall Surface to which it is attached. The maximum square footage for all signage on South elevation is 193.6 total square feet for Main ID Sign.  
(Note: Tenants Sign Square Footage must take all equations into consideration to determine allowed total).

Specific Locations & Surrounding Architectural Treatments can dictate Maximum Sign Height & Length, which in some cases, may be less than the Maximum defined herein.

## ELEVATION: BUILDING A



RIGHT-SIDE BUILDING ELEVATION / EAST WALL

**MAXIMUM NUMBER OF SIGNS FOR ANCHOR TENANT: TWO (2) TENANT ID SIGNS**

### **ANCHOR TENANT SIGN GUIDELINES:**

The Tenant in Building A shall be designated as the Anchor Tenant. Sign Lettering Heights and Number of Lines is not limited prescriptively, but shall be fitted proportionally to the Wall Surface to which it is attached. The maximum square footage for all signage on South elevation is 152.9 total square feet.

(Note: Tenants Sign Square Footage must take all equations into consideration to determine allowed total).

**Specific Locations & Surrounding Architectural Treatments can dictate Maximum Sign Height & Length, which in some cases, may be less than the Maximum defined herein.**

**STUDIO VILLAGE** MASTER SIGN PROGRAM

**EXHIBIT "B"**  
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**SS SIGNS & SERVICES**  
signsandservicesco.com

## **ELEVATION: BUILDING B**



### **INLINE TENANT SIGN GUIDELINES:**

The method of Calculation for Signs on the Building Facade shall not exceed 2 Square Feet of Sign Area per Linear Foot of Overall Storefront Length. Sign Lettering Heights and Number of Lines of Copy are not limited prescriptively, but shall be fitted proportionally to the Wall Surface to which it is attached. Maximum Sign Width cannot exceed 70% of uninterrupted architectural facade on a Single Building Plane. 105 Sq. Ft. Maximum Allowed. (Note: Tenants Sign Square Footage must take all equations into consideration to determine allowed total).

**Specific Locations & Surrounding Architectural Treatments can dictate Maximum Sign Height & Length, which in some cases, may be less than the Maximum defined herein.**



**ELEVATIONS: BUILDING C (CURRENT CONDITIONS)**



1'-5" X 8'-0"



**STUDIO VILLAGE** MASTER SIGN PROGRAM

**EXHIBIT "B"**  
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 Case No. 24-7022-1634

**S&S SIGNS & SERVICE**  
 signsandservicesco.com

## ELEVATIONS: BUILDING C



### INLINE TENANT SIGN GUIDELINES:

The rate of Calculation for Signs on the Building Facade shall not exceed 2 Square Feet of Sign Area per Linear Foot of Overall Storefront Length. Sign Lettering Heights and Number of Lines of Copy are not limited prescriptively, but shall be fitted proportionally to the Wall Surface to which it is attached. Maximum Sign Width cannot exceed 70% of uninterrupted architectural facade on a Single Building Plane. Maximum Sign Height not to exceed 2'-0" 38 Sq. Ft. Maximum Allowed (Note: Tenants Sign Square Footage must take all equations into consideration to determine allowed total).

**Specific Locations & Surrounding Architectural Treatments can dictate Maximum Sign Height & Length, which in some cases, may be less than the Maximum defined herein.**

**STUDIO VILLAGE**

verizon Tanning *Lydex*

MASSAGE & SPA **DELI CLEANERS**

The UPS Store salon SIDE **PHARMACY** OPTOMETRIST

**OHANA B.B.Q.** Pete's Grill CRA OFFICE H&B BLDG State Farm

# STUDIO VILLAGE MASTER SIGN PROGRAM



EXHIBIT "B"

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Case No. 28-2023-6134

**S&S** SIGNS & SERVICES  
signsandservicesco.com



OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
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CHARLES J. RAUSCH JR.  
CHRISTINE SAPONARA  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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July 20, 2023

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PGC Studio Village, LLC  
133 Penn Street  
El Segundo, CA 90245

Heather Waldstein (R)  
Rosenheim & Associates  
21600 Oxnard Street #630  
Woodland Hills, CA 91367

CASE NO. ZA-2023-1634-CUB-SPP-WDI  
CONDITIONAL USE, PROJECT PERMIT  
COMPLIANCE, WAIVER OF  
DEDICATION AND IMPROVEMENT  
11263 – 11325 West Ventura Boulevard  
Sherman Oaks - Studio City - Toluca  
Lake - Cahuenga Pass Planning Area  
Zone : C2-1VL-RIO  
C.D. : 4 - Nithya Raman  
D.M. : 162B173  
CEQA: ENV-2023-1635-CE  
Legal Description: FR Lots 51 – 56, Tract  
4852

**LETTER OF CLARIFICATION**

On June 22, 2023, the Zoning Administrator, approved the following: pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a proposed grocery market (Building A); pursuant to Los Angeles Municipal Code Section 11.5.7-C, a Project Permit Compliance Review to determine conformance of a project within the Ventura/Cahuenga Boulevard Corridor Specific Plan; and pursuant to Los Angeles Municipal Code Section 12.37, a Waiver of Dedication and Improvement to waive the required dedication and improvements of a five-foot dedication along Ventura Boulevard, a designated Boulevard II.

The applicant requested a Clarification on hours of operation and preparation for the next day of operation. Daily hours of operation are hours open to the public. Condition 7b. of the subject determination letter states that routine clean up is permitted during after-hours, where preparation, including clean up, stocking of shelves, and other activities related to maintenance and preparation apply. Thus, the applicant may clean



up the facilities, stock shelves, and prepare for the next day of operation during both operating hours and beyond the conditioned hours of operation.

Inquiries regarding this matter shall be directed to Michelle Carter, Planning Staff for the Department of City Planning at [michelle.carter@lacity.org](mailto:michelle.carter@lacity.org) or (213) 978-1262.



HENRY CHU  
Associate Zoning Administrator

HC:MC:nm

cc: Councilmember Nithya Raman  
Fourth Council District