

# MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.:	EXISTING ZONE: (Q)C4-1VL AND [Q]P-1VL	DISTRICT MAP: 171B129 AND 171B133	
APC: SOUTH VALLEY	COMMUNITY PLAN: ENCINO-TARZANA	COUNCIL DISTRICT: CD 5 - Koretz	
CENSUS TRACT: 1396.00	APN: 2257-016-059	CASE FILED BY [DSC STAFF]	DATE: 11/21/2014

\*Approval for Filing by Community Planning Staff, When Applicable

CASE No. ZA-2104-4390-CUB

APPLICATION TYPE CONDITIONAL USE PERMIT (ON-SITE ALCOHOL – BEER AND WINE ONLY)  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

### 1. PROJECT LOCATION AND SIZE

Street Address of Project 17401 W. Ventura Boulevard, Unit Nos. A32 and A33 Zip Code 91316  
Legal Description: Lot FR 3 (Arb 1, 2, 3 and 4) and PT 4 (Arb 3 and 4) Block 17 Tract 2955  
Lot Dimensions ± 488 FT X ± 386 FT Lot Area (sq. ft.) ± 170,700 Total Project Size (sq. ft.) ± 1,767 SF

### 2. PROJECT DESCRIPTION

Describe what is to be done: The Applicant is seeking a Conditional Use Permit to allow the on-site sale and dispensing of alcoholic beverages (Beer and Wine only) in conjunction with an approximately 1,767 square foot recreational art studio located within an approximately 130,000 square foot shopping center located within the (Q)C4-1VL and [Q]P-1VL Zones. The proposed hours of operation for the recreational art studio will be from 10:00 AM to 11:00 PM, seven days a week. Please see Attachment A and Attachment B for additional information.

Present Use: Vacant Retail Tenant Space (w/in Shopping Center) Proposed Use: Retail (Artist's Studio on First Floor)

Plan Check No. (if available) N/A Date Filed: N/A

Check all that apply:  New Construction  Change of Use  Alterations  Demolition  
 Commercial  Industrial  Residential  LEED Silver  
Additions to the Building  Rear  Front  Height  Side Yard  
No. of residential units: Existing N/A To be demolished N/A Adding 0 Total N/A

### 3. ACTION(S) REQUESTED

Describe the requested entitlement, which either authorizes actions OR grants a variance:

Code Section from which relief is requested: N/A Code Section which authorizes relief: LAMC Section 12.24.W.1 – A Conditional Use Permit to allow the on-site sale and dispensing of alcoholic beverages (Beer and Wine only) in conjunction with an approximately 1,767 square foot recreational art studio.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case number relating to this site.

ZA 90-0818(CUB), ZA 91-1167(ZV), ZA-2010-3412-ZV, ZA 2012-1887(CUB)

**4. OWNER/APPLICANT INFORMATION**

Applicant's Name: Mr. Michael Guccione Company: Sewell Family Enterprises, Inc., dba Pinots Palette of Encino  
 Address: 20040 Satsuma Circle Telephone: (818) 731-7162 FAX: ---  
Santa Clarita, CA Zip: 91350 E-mail: mk2gooch@aol.com

Property Owner's Name (if different than applicant) Encino Courtyard, LLC (Attn: Mr. Shaoul J. Levy)  
 Address: 201 Wilshire Boulevard, #A28 Telephone: (310) 883-7900 FAX: (310) 917-1101  
Santa Monica, CA Zip: 90401 E-mail: \_\_\_\_\_

Contact Person for Project Information: Christopher Murray Company: Rosenheim & Associates, Inc.  
 Address: 21600 Oxnard Street, Suite 630 Telephone: (818) 716-2782 FAX: (818) 593-6184  
Woodland Hills, CA Zip: 91367 E-mail: chris@raa-inc.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature]

Print: SHAOUL J. LEVY

**ALL-PURPOSE ACKNOWLEDGEMENT**

State of California

County of Los Angeles

On 10/24/14 before me, Virginia C. Enriquez, Notary Public  
 (Insert Date) (Insert Name of Notary Public and Title)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

[Handwritten Signature] (Seal)  
 Signature



**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on an attached sheet(s), this additional information using the hand-out as a guide.

Please see attached Additional Information/Findings.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

**Planning Staff Use Only**

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

# ATTACHMENT A

## CONDITIONAL USE PERMIT FOR ALCOHOL (CUB) BACKGROUND INFORMATION

### PINOT'S PALETTE OF ENCINO

17401 W. Ventura Boulevard (Suites A32 and A33)  
Encino, CA 91316

#### PROJECT OVERVIEW/REQUEST

The Applicant, Sewell Family Enterprises, Inc. (d.b.a. Pinot's Palette of Encino), is seeking a **CONDITIONAL USE PERMIT** to allow the on-site sale and dispensing of beer and wine in conjunction with an approximately 1,767 square foot recreational art studio operating daily from 10:00 AM to 11:00 PM within Suites A 32 and A 33 of the approximately 130,000 square foot commercial shopping center located within the (Q)C4-1VL and [Q]P-1VL Zones on the approximately 3.8 acre (165,400.4 square foot) property located at 17401 Ventura Boulevard (the "Subject Property") in the Los Angeles Community of Encino-Tarzana. No addition of floor area is proposed, and only tenant improvements as necessary to configure the existing floor area will occur.

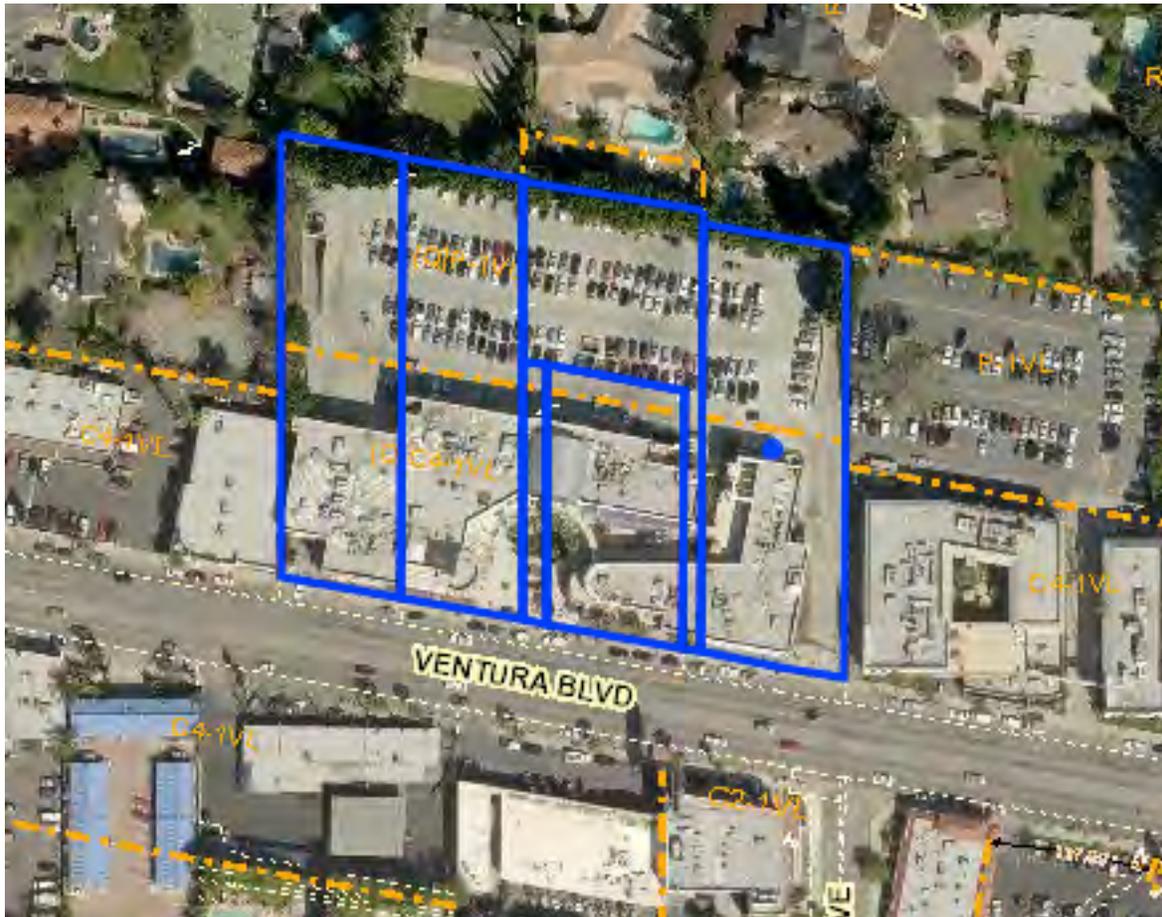
#### BACKGROUND

##### *Subject Property*

The Subject Property is a level, generally rectangular-shaped, interior property comprised of six parcels totaling approximately 3.9 acres ( $\pm$ 170,700 square feet). It has an approximately 488-foot frontage along the northerly side of Ventura Boulevard with a maximum depth of approximately 386 feet. The Subject Property is legally described as Lot FR 3 (Arb 1, 2, 3 and 4) and PT 4 (Arb 3 and 4), Block 17, Tract 2955 (M.B. 31-62/70), and is located within the Encino Community of the City of Los Angeles.

As shown in **Figure 1** below, the Subject Property is located within the (Q)C4-1VL and [Q]P-1VL Zones. It is improved with an approximately 130,000 square foot shopping center containing commercial retail, service, and restaurant tenants, and a total of 498 on-site shared surface parking spaces. Suites A32 and A33, comprising approximately 1,767 square feet of floor area within the existing shopping center building, are located on the lower level. This tenant space was previously occupied with a retail use, but is presently vacant.

FIGURE 1. SUBJECT PROPERTY (W/ZONING)



The Q Conditions on the existing zone (imposed under Ordinance Nos. 158,865 and 166,532) generally limit the uses on the Subject Property to restaurant, grocery store and commercial/retail uses, and also imposed access, air quality, graffiti removal, lighting, landscaping, and traffic mitigation requirements on the development of the Subject Property.

### ***Project Description***

The Applicant seeks the on-site sale and dispensing of beer and wine in conjunction with an approximately 1,767 square foot recreational art studio, known as Pinot's Palette, operating daily from 10:00 AM to 11:00 PM within Suites A32 and A33 on the lower level of the approximately 130,000 square foot shopping center. No additional floor area is proposed, and only tenant improvements as necessary to configure the proposed use within the existing floor area will occur.

Pursuant to information from the Los Angeles Department of Building and Safety ("LADBS"), the parking requirements for the proposed recreational art studio use are the same as for the previous retail use. As a result, no additional parking spaces are required for the proposed use. As shown in the parking layout depicted on the plot plan submitted with this

application, a total of 498 on-site shared parking spaces are provided for the existing commercial shopping center uses.

As shown on the attached floor plan, the proposed recreational art studio is comprised of two main spaces (referred to as “Private Art Studio” and “Main Art Studio”, respectively), having a total floor area of 1,767 square feet, with the Private Art Studio (Suite A32) having a floor area of approximately 593 square feet, and the Main Art Studio (Suite A33) having a floor area of approximately 1,173 square feet. The features and facilities in each of the Art Studios are similar, yet each will have it’s own separate entrance, with a lockable doorway in the common wall between them.

The Private Art Studio, contains a reception area, which also includes an under counter dishwasher and moveable storage cart/buffet, an open floor area configured with easels, stools, and tables for painting customers, and a moveable wood platform for teachers presenting instructions/demonstrations.

The Main Art Studio, contains a reception area, which also includes a desk and a moveable storage cart/buffet, an open floor area configured with easels, stools, and tables for painting customers, a moveable wood platform for teachers presenting instructions/demonstrations, under counter dishwashers, employee lockers and supplies cabinet, and sinks, a Service Area that is equipped with a cash register, dish washer, additional sinks, beverage refrigerators, an ice machine, and a storage area. Access to the Service Area will be limited to employees only.

Common areas that are connected to a hallway that serves both Art Studio spaces contain a janitor’s room, a closet, and restrooms for women and men. An emergency exit door to the outside and servicing both Art Studio spaces is located at the rear of the Main Art Studio.

The storage of beer and wine, as well as non-alcoholic beverages, will be under the direct control of trained staff and will be located in the beverage coolers located in the service area within the Main Art Studio. The on-site sale and dispensing of beer and wine would be incidental to the use, and consumption would be generally permitted only within the Main Art Studio and will be restricted to use by patrons who are 21 years of age and older. Generally, the Private Art Studio would be restricted to use by younger patrons (i.e., less than 21 years old), with the exception of pre-arranged larger parties and/or events requiring additional floor area. In these instances, the Private Art Studio space would also be used only by patrons who are at least 21 years of age, with no one younger than 21 permitted during these types of scheduled events. A lockable door located between the two spaces, under the control of the trained employees, ensures that patrons under 21 years of age are unable to gain uncontrolled access to the Main Art Studio.

The proposed recreational art studio experience will offer patrons a canvas to paint, all the art supplies needed, and (optional) step-by-step instruction from a professional instructor. The recreational art studio will offer painting options, including:

Open Studio Days - Open on a walk-in basis to all who would like to come in and create their own masterpiece. No guided instruction will be provided, and painters are free to paint what they like.

Regular Classes – Open to participants who signed up in advance for a scheduled class.

Private Party Bookings – Open to private party groups reserved in advance.

Retail sales will include a variety of frames to complete painted canvass artwork, signature logo wine glasses, and t-shirts.

***Surrounding Properties:***

The surrounding properties are within the (Q)C4-1VL, (Q)P-1VL, C2-1VL and RA-1 Zones, are characterized by level topography and improved streets, and are developed with commercial buildings with retail, restaurant, and office uses, and single family homes.

The properties to the west are within the C4-1VL Zone and RA-1 Zone and are improved with a commercial building including a market, cleaners, restaurant/bar, and electronics store, and a single-family residence.

The properties to the east are within the C4-1VL and P-1VL Zones, and are improved with a commercial office building and associated parking lot.

The properties to the north (approximately 200 feet from the existing commercial shopping center building on the subject property) are within the RA-1 Zone and are improved with single-family homes.

The properties to the south, across Ventura Boulevard, are located within the C2-1VL and C4-1VL Zones and are improved with commercial uses including an office building, hair salon, restaurant, car wash, hotel, and retail stores.

**STREETS AND CIRCULATION**

Ventura Boulevard – Encino-Tarzana Community Plan designates Ventura Boulevard as a Scenic Major Highway Class II. Ventura Boulevard is dedicated to a width of approximately 100 feet adjacent to the subject property, and is improved with curb, gutter, and sidewalk.

**PREVIOUS CASES, AFFIDAVITS, PERMITS, ETC.**

***SUBJECT PROPERTY***

The City's Zoning and Map Information System (ZIMAS) lists the following zoning-related actions as pertaining the subject property:

Case No. ZA 2012-1887(CUB) – On October 17, 2012, A Zoning Administrator approved a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant in the (Q)C4-1VL and [Q]P-1VL Zones.

Case No. ZA 2010-3412(ZV) – On March 31, 2011, a Zoning Administrator approved a variance from Municipal Code Section 12.16 and from "Q" Condition No. 9 of Ordinance No. 166,532 to permit the overnight boarding of cats and dogs otherwise not permitted in association with a pet grooming facility in the (Q)C4-1VL Zone, subject to terms and conditions.

Case No. ZA 91-1167(ZV) - On February 13, 1992, the Zoning Administrator granted an approval of a variance to permit a health club not otherwise permitted in the C4 Zone. Hours for

the health club use were limited to 11:00 p.m.

Ordinance No. 166,532 – On January 24, 1991, an ordinance became effective imposing limitations (Q Conditions) on the use of the property in addition to those imposed on the original zone change effectuated by Ordinance No. 158,865, as well as environmental conditions relating to access, air quality, lighting, traffic, graffiti removal, floor area, plan submittal, and use.

Case No. ZA-1990-0818-CUB-LT - On August 30, 1990, a Zoning Administrator approved a Conditional Use to permit the sale of alcoholic beverages in connection with five separate sit-down restaurants, and for the sale of alcoholic beverages for off-site consumption with a proposed supermarket. Hours were limited to midnight, Sunday through Thursday, and 2:00 a.m., Friday and Saturday.

Ordinance No. 158,865 – On May 19, 1984 a zone change to the (T)(Q)C4-1VL and (T)(Q)P-1VL Zones became effective over a portion of the Subject Property.

### ***SURROUNDING PROPERTIES***

Case No. ZA 2011-2970(CUB)- On August 24, 2012, a Zoning Administrator approved a Conditional Use to permit the on-site sale and dispensing of a full line of alcoholic beverages in conjunction with a Chili's Restaurant (located at 17132 West Ventura Boulevard) in the (Q)C4-1VL, (Q)C2-1VL and (Q)P-1VL Zones. Hours of operation were limited to 11:00 a.m. to 11:00 p.m., Sunday through Thursday, and from 11:00 a.m. to Midnight, Friday and Saturday.

Case No. ZA 2010-0642(CUB) - On July 7, 2010, a Zoning Administrator approved a Conditional Use to permit the on-site sale and dispensing of beer and wine in conjunction with the operation of an existing restaurant in the (Q)C4-1VL and (Q)P-1VL Zones. Hours were limited to 11:00 a.m. to 11:00 p.m., daily.

Case No. ZA 2006-6960(CUB) - On December 20, 2006, a Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant (located at 17316 West Ventura Boulevard) in the (Q)C4-1VL and (Q)P-1VL Zones. Hours of operation were limited to 11 :00 a.m. to 9:00 p.m., Monday through Saturday, and 4:00 p.m. to 9:00 p.m. on Sunday.

Case No. ZA 2005-2336(CUB) - On August 18, 2005 a Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a restaurant (located at 17267 West Ventura Boulevard) in the C4-1VL and P-1VL Zones. Hours of operation were limited to 11:00 a.m. to 10:00 p.m., Sunday through Thursday, and 11 :00 a.m. to 11:00 p.m., Friday and Saturday.

Case No. ZA 2005-2726(CUB) - On September 2, 2005, a Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant (located at 17159 Ventura Boulevard) in the [Q]C2-1VL Zone. Hours were limited to 8:00 a.m. to 10:00 p.m., daily.

Case No. ZA 2004-3858(CUB) - On September 16, 2004, a Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant (located at 17547 Ventura

Boulevard) in the (Q)C4-1VL Zone. Hours were limited to 11:30 a.m. to 11:30 p.m., Monday through Friday, and 11:30 a.m. to 1:00 a.m., Saturday and Sunday.

**GENERAL PLAN**

The subject property is located within the adopted Encino-Tarzana Community Plan area, and is designated for Community Commercial land uses corresponding to the CR, C2, C4 and RAS3 Zones. It is also located within the adopted Ventura/Cahuenga Boulevard Corridor Specific Plan area. Pursuant to the Section 4 of the Specific Plan, however, the instant request does not constitute a “Project” since it does not result in an increase in floor area, trips, or parking requirements.

###

# ATTACHMENT B

## CONDITIONAL USE PERMIT FOR ALCOHOL (CUB) ADDITIONAL INFORMATION/FINDINGS

### PINOT'S PALETTE OF ENCINO

17401 W. Ventura Boulevard (Suites A32 and A33)  
Encino, CA 91316

#### PROJECT OVERVIEW/REQUEST

The Applicant, Sewell Family Enterprises, Inc. (d.b.a. Pinot's Palette of Encino), is seeking a **CONDITIONAL USE PERMIT** to allow the on-site sale and dispensing of beer and wine in conjunction with an approximately 1,767 square foot recreational art studio operating daily from 10:00 AM to 11:00 PM within Suites A 32 and A 33 of the approximately 130,000 square foot commercial shopping center located within the (Q)C4-1VL and [Q]P-1VL Zones on the approximately 3.8 acre (165,400.4 square foot) property located at 17401 Ventura Boulevard (the "Subject Property") in the Los Angeles Community of Encino-Tarzana. No addition of floor area is proposed, and only tenant improvements as necessary to configure the existing floor area will occur.

#### ADDITIONAL INFORMATION/FINDINGS

The following information has been developed pursuant to the City of Los Angeles' *Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments (CUX) – LAMC 12.24W.1 & 12.24W.18 (CP-7773 04/24/12)*.

#### GENERAL CONDITIONAL USE FINDINGS

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

The Subject Property is a level, generally rectangular-shaped, interior property comprised of six parcels totaling approximately 3.9 acres ( $\pm$ 170,700 square feet). It has an approximately 488-foot frontage along the northerly side of Ventura Boulevard with a maximum depth of approximately 386 feet. It is improved with an approximately 130,000 square foot shopping center containing commercial, retail and restaurant tenants, and a total of 498 on-site shared surface parking spaces. Suites A32 and A33, comprising approximately 1,767-square feet within the lower level of the existing shopping center building, were previously occupied with a retail use and are presently vacant.

The Applicant is seeking a Conditional Use Permit for the on-site sale and dispensing of beer and wine in conjunction with Pinot's Palette, an approximately 1,767 square foot recreational art studio proposed within the commercial shopping center on the Subject

Property. The proposed hours of operation for the recreational art studio are from 10:00 AM to 11:00 PM, daily. As shown on the enclosed floor plan, Pinot's Palette will provide both a Main Art Studio (Suite A33) and a Private Art Studio (Suite A32).

The proposed recreational art studio experience offers patrons a canvas to paint, all the art supplies needed, and (optional) step-by-step instruction from a professional instructor, with the option of painting during open studio days, regular classes, or at privately booked parties.

The on-site sale and dispensing of beer and wine would be incidental to the Main Art Studio, which would be generally restricted to use only by patrons who are 21 years of age and older. The Private Art Studio would be generally restricted to use by younger patrons (i.e., less than 21 years old), with the exception of pre-arranged larger parties and/or events requiring the additional floor area. In these instances, the Private Art Studio space would also be used only by patrons who are at least 21 years of age, with no one younger than 21 permitted during these types of scheduled events.

As identified above, the proposed Project is located within the approximately 130,000 square foot commercial shopping center located at 17401 W. Ventura Boulevard. This shopping center contains a mix of commercial/retail and restaurant uses within the Encino community that serve the San Fernando Valley and greater Los Angeles basin area. The proposed recreational art studio use will add to the current mix of retail, entertainment and recreation options available within the community, consistent with the current trend of providing a mix of restaurant and entertainment choices within shopping centers, targeting an enhanced and more diversified shopping experience, a wider customer base, and increased foot traffic, thereby contributing to the overall economic vitality of the shopping center. As a recreational art studio within the commercial shopping center, the proposed Project will provide a regionally-serving amenity for residents and visitors within the San Fernando Valley and greater Los Angeles area, as well as to the local surrounding community. Therefore, the proposed Project will perform a function and provide a service that is essential and beneficial to the community, city, and region.

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

The proposed Project is in proper relation to adjacent tenants within the shopping center, as well as neighboring commercial and residential development. Specifically, the proposed recreational art studio use will be located entirely within Suites A32 and A33 of the shopping center within the (Q)C4-1VL and [Q]P-1VL Zones. Only tenant improvements, as necessary to configure the interior floor area for the recreational art studio use, are proposed. As such, the footprint and height of the existing shopping center building will remain the same, and therefore compatible with the existing adjacent commercial buildings along Ventura Boulevard. The existing parking area for the shopping center will also remain as is, located between the subject commercial building and the adjacent single-family homes to the north.

The subject request seeks the on-site sale and dispensing of alcoholic beverages (beer and wine only) in conjunction with and incidental to the operation of Pinot's Palette, a recreational art studio. As identified in *Attachment A - Background Information* and the attached floor plans, the proposed approximately 1,767 square foot recreational art studio use will include both a Main Art Studio and a Private Art Studio. The proposed recreational art studio experience will offer patrons a canvas to paint, all the art supplies needed, and (optional) step-by-step instruction from a professional instructor, with the option of painting during open studio days, regular classes, or at privately booked parties.

The storage of beer and wine as well as non-alcoholic beverages would be under the direct control of a trained employee and located in a cooler within the Service Area adjacent to the Main Art Studio, with the on-site sale and dispensing of beer and wine generally permitted only within the Main Art Studio, which would be restricted to use by patrons who are 21 years of age and older. The Private Art Studio would be restricted to use by younger patrons (i.e., less than 21 years old), with the exception of pre-arranged larger parties and/or events requiring the additional floor area of the Private Art Studio. In these instances, the Private Art Studio space would also be used only by patrons who are at least 21 years of age, with no one younger than 21 permitted in either Studio during these types of scheduled events. A lockable door located between the two spaces, under the control of the trained employees, ensures that patrons under 21 years of age are unable to gain uncontrolled access to the Main Art Studio.

The proposed hours of operation for the recreational art studio will be from 10:00 AM to 11:00 PM, daily, which is compatible with the shopping center's operation, and as such provides the option of an extended experience to shoppers and others attracted to this unique business. Noteworthy is the convenient location of existing on-site parking, located immediately adjacent to the north of the commercial building.

LAMC Section 12.24.W.1 authorizes the Zoning Administrator to grant the requested use within the Project Site's C4-1 Zone. The requested Conditional Use, by definition, is subject to conditions imposed by the Zoning Administrator specifically crafted to mitigate any potential negative effects of the use. Additionally, the Applicant will utilize trained staff that will ensure that the operations of the proposed use will function with due regard to the surrounding neighborhood.

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

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

As discussed in greater detail below, the proposed Project substantially conforms with the purpose, intent and provisions of the General Plan and the Encino-Tarzana Community Plan inasmuch as the proposed recreational art studio is compatible with the uses in the adjacent and surrounding area, and the stated desires and objectives of these adopted policy documents. The Subject Property is designated in the Community Plan for Community Commercial land uses corresponding to the CR, C2, C4, and RAS3

Zones. As identified in *Attachment A - Background Information*, it is not subject to the Ventura/Cahuenga Boulevard Corridor Specific Plan.

On page I-3 of the Community Plan, one of the stated Commercial Issues is the “lack of overall parking and access within commercial strips due to such physical constraints as shallow commercial lot depths.” The Subject Property has adequate parking and access for the proposed use within the existing building, and as such, is consistent with the Community Plan.

On page I-3 of the Community Plan, one of the stated Commercial Issues is the “inadequate transition between commercial and residential uses.” The proposed recreational art studio use will be located within an existing shopping center that is located approximately 200 feet from the nearest residential property to the north, with the parking lot for the shopping center intervening between these uses and serving as a buffer. As such, the proposed recreational art studio addresses this Community Plan issue.

On page II-2 of the Community Plan, one of the stated purposes of the Community Plan is to “improve the function, design and economic vitality of the commercial corridors.” The proposed use will create local jobs and will improve the economic vitality of the vacant retail space in the existing shopping center.

On page III-24 of the Community Plan, Policy 13-2.1 is “No increase in density and intensity shall be effectuated by zone change, variance, conditional use, parcel map, or subdivision unless it is determined that the transportation system can accommodate the increased traffic generated by the project.” While Suites A32 and A33 are currently vacant, the LADBS has determined that the proposed recreational art studio is a retail use, and given that the prior tenant for Suites A32 and A33 was also a retail use, no change in trip generation will occur. As such, the proposed Project is consistent with and will further the intent of this Community Plan policy.

On page III-7 of the Community Plan, Objective 2-1 is “To conserve and strengthen viable commercial development”, and Policy 2-1.1 states “new commercial uses shall be located in existing established commercial areas or existing shopping centers”, while Policy 2-1.3 is “Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development” As shown on the enclosed plans and described in this application, approval of the Conditional Use Permit will allow the on-site sale and dispensing of beer and wine in conjunction with a recreational art studio, a commercial retail use which is appropriately located within an existing shopping center along an existing established commercial corridor within the Encino-Tarzana community, serving customers within the surrounding community and greater Los Angeles area. The proposed tenant improvements to the existing retail space will achieve a high level of quality and distinctive character and, as such, would be consistent with and further the intent of these Community Plan policies.

Finally, the proposed recreational art studio use would occupy floor area within an existing commercial shopping center on land planned and zoned for commercial uses,

adjacent to other commercially designated and zoned property along Ventura Boulevard, with single family residential development adjacent to the north (and to the west). As such, and on a fundamental level, the proposed use will further the purposes of the community plan with regard to promoting land use compatibility.

Therefore, as demonstrated by the references listed above, the proposed Project substantially conforms with the purpose, intent and provisions of the General Plan and the applicable community plan.

## ADDITIONAL FINDINGS

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

Approval of the requested Conditional Use Permit to allow the on-site sale and dispensing of beer and wine in conjunction with a recreational art studio use will benefit the economic and social welfare of the community inasmuch as it will add a unique cultural and recreational opportunity among the available options at the existing shopping center, serving the needs of residents in the surrounding community and patrons from the surrounding area as well as regionally within the San Fernando Valley.

As identified above, the proposed recreational art studio use will be located entirely within Suites A32 and A33, which are located on the ground floor of the existing shopping center, within the (Q)C4-1VL and [Q]P-1VL Zones, which is designated for Community Commercial land use, and is located within an existing building that is more than 200 feet from the nearest residential property. Further, the existing parking lot for the shopping center is located between the adjacent residential uses and the shopping center, providing a buffer to the closest adjacent residential uses. Only tenant improvements as necessary to configure the interior floor area for the proposed recreational art studio are proposed.

The storage of beer and wine, as well as non-alcoholic beverages, will be under the direct control of trained staff and will be located in the beverage coolers located in the service area within the Main Art Studio. The on-site sale and dispensing of beer and wine would be incidental to the use, and consumption would be generally permitted only within the Main Art Studio and will be restricted to use by patrons who are 21 years of age and older. Generally, the Private Art Studio would be restricted to use by younger patrons (i.e., less than 21 years old), with the exception of pre-arranged larger parties and/or events requiring additional floor area. In these instances, the Private Art Studio space would also be used only by patrons who are at least 21 years of age, with no one younger than 21 permitted during these types of scheduled events. A lockable door located between the two spaces, under the control of the trained employees, ensures that patrons under 21 years of age are unable to gain uncontrolled access to the Main Art Studio.

Security services, including security guards, for the shopping center security is present during the proposed hours of operation for the recreational art studio, providing the option of an extended experience to shoppers and others attracted to this unique

business. Noteworthy is the convenient location of existing on-site parking, located immediately adjacent to the north of the commercial building.

As such, this proposed establishment will operate with due regard to the welfare of the community and will be an asset to the neighborhood.

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

The Project Site is located within Census Tract 1396.00. According to the California Department of Alcoholic Beverage Control (“ABC”) licensing criteria, four on-sale and three off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1396.00. Data provided by the ABC’s Licensing Department (Van Nuys, CA Office) indicate that there are 21 existing on-site and 4 existing off-site alcoholic beverage licenses within the subject Census Tract. Based on ABC data available for Census Tract No. 1396.00, one alcoholic beverage license has been granted at the Project Site (17401 W. Ventura Boulevard), to Gyoro Gyoro Izakaya Japonasise

The subject location is within the highly developed Ventura Boulevard commercial corridor that contains a variety of restaurants and entertainment venues, which have resulted in the existing on-site alcohol licenses exceeding the maximum number allocated. Over-concentration can be undue when the addition of a license will negatively impact a neighborhood. Over-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. Although the subject census tract is numerically over-concentrated, the project will not adversely affect community welfare because the proposed sale of alcoholic beverages in a recreational art studio will enhance the subject art studio use, which is a desirable use in an area designated for such. Within the urban context of this Ventura Boulevard commercial district, the proposed sale of alcoholic beverages within a recreational art studio will be consistent with the character of other development in the area. Thus, it can be reasonably assured that the welfare of the community will not be adversely impacted.

In addition, the proposed Project will provide a unique recreational art studio use not represented in the other establishments within the existing shopping center located at 17401 Ventura Boulevard, or the surrounding area, and on that basis would not represent or contribute to overconcentration.

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

Specific to the subject request, and as identified in *Attachment A - Background Information*, the surrounding properties are within the C4-1VL, P-1VL, C2-1VL and RA-1 Zones, with the closest residential properties to the proposed Project located to the north, adjacent to the shopping center’s parking lot.

Approval of the requested Conditional Use permit for on-site sale of beer and wine, incidental to the proposed recreational art studio use, will not detrimentally affect these residential properties. The proposed recreational art studio will be fully contained

within Suites A32 and A33 on the lower level of the existing shopping center on property designated for Community Commercial land uses and zoned commercially. The closest residential property is located approximately 200 feet to the north of the shopping center building, with the existing parking lot for the shopping center located between these adjacent residential uses and the shopping center, providing buffer to them. Importantly, no outdoor use areas or live entertainment will be provided at the proposed recreational art studio, and only tenant improvements as necessary to configure the interior floor area for the proposed recreational art studio use are proposed.

As identified above, the proposed recreational art studio's hours of operation will be from 10:00 AM to 11:00 PM daily, compatible with and complimentary to the shopping center's operation, providing shoppers and others attracted to this unique business the option of an extended shopping experience. On-site parking is readily available proximate (i.e., adjacent to the north) of the proposed studio, and security services will be provided by the shopping center personnel.

#### QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

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

Pinot's Palette will be located within the approximately 130,000 square foot shopping center located at 17401 Ventura Boulevard, on the lower level within Suites A32 and A33.

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

Pinot's Palette will occupy approximately 1,767 square feet of floor area (comprising Suites A32 and A33) within the approximately 130,000 square foot shopping center located at 17401 Ventura Boulevard

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

The Private Art Studio (Suite A32) will have an occupancy of 40 and the Main Art Studio (Suite A33) will have an occupancy of 79, for a total occupancy of 119.

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

As shown on the attached floor plan and described in *Attachment A, Background Information*, the Private Art Studio (Suite A32) will provide moveable artist tables, freestanding artists easels, and artists stools, configured as appropriate for open studio days, regular classes, and private parties. The Main Art Studio (Suite A33) will provide moveable tables (8' x 30"), table-top easels, and moveable artists stools configured as appropriate for open studio days, regular classes and private parties. No outdoor use or activity area will be provided.

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

Not Applicable.

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

Not Applicable.

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

Not Applicable.

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

No new floor area is being added.

- h. **Parking**

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

As shown on the enclosed plot plan, a total of 498 shared parking spaces are provided at the shopping center.

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

Shared.

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

Not Applicable. No new floor area is being added.

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

Not Applicable.

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

Not Applicable.

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

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

Not Applicable.

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

Not Applicable.

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

The proposed Project is within 1,000 feet of the following sensitive land use: Hazel Caregivers, 17523 Ventura Boulevard. However, it should be noted that this business is a medical marijuana dispensary.

The proposed Project is NOT located within 1,000 feet of any schools (public, private or nursery schools), churches, or parks.

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

Not Applicable.

**QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT**

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

The proposed hours of operation for the recreational art studio are from 10:00 AM to 11:00 PM, daily.

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

No, pre-recorded music (e.g., radio, CD, or similar) will be played through an inside speaker system only.

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

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

Yes, a minimum age of 21 will be required for entrance to the Main Art Studio (Suite A33) and all customers will be required to provide ID upon entry. The Private Art Studio (Suite A32) would generally be restricted to use by younger patrons (i.e., less than 21 years old), with the exception of pre-arranged larger parties and/or events requiring the additional floor area of Suite A32 (the Private Art Studio). In these instances, the Private Art Studio would also be restricted to use by patrons who are at least 21 years of age, with no one younger than 21 permitted in either the Private Art Studio or the Main Art Studio, and all customers would be required to provide ID upon entry. A lockable door located between the two spaces, under the control of the trained employees, ensures that

patrons under 21 years of age are unable to gain uncontrolled access to the Main Art Studio.

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

Pinot's Palette will sell patrons a canvas to paint, all the art supplies needed, and (optional) step-by-step instruction from a professional instructor. In addition, Pinot's Palette will also offer accessory retail sales including frames, and branded merchandise (glassware, t-shirts, etc.).

**e. Security**

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

Depending on the day of week, there could be between 1 and 5 employees on site at one time.

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

Security guards will not be specifically provided within the proposed Project, although there are security guards provided within the shopping center.

**1. If yes, how many and when?**

Not Applicable

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

The LAPD has not issued any citations or violations for the proposed Project.

**f. Alcohol**

**i. Will there be beer & wine only, or a full-line of alcoholic beverages available?**

The subject request is for beer and wine only.

**ii. Will "fortified" wine (greater than 16% alcohol) be sold?**

Wine having greater than 16% alcohol would not be sold.

**iii. Will alcohol be consumed on any adjacent property under the control of the applicant?**

Alcohol would not be consumed on any adjacent property under the control of the applicant.

**iv. Will there be signs visible from the exterior that advertise the availability of alcohol?**

Signage located approximately 40 feet from the entrance (within the Service Area of the Main Art Studio - Suite A33) and visible through the

storefront glass will be provided, identifying beverages available for purchase, including beer and wine.

v. **Food**

1. **Will there be a kitchen on the site?**

The proposed Project will not include an on-site kitchen.

2. **Will alcohol be sold without a food order?**

Yes (beer and wine only). Customers may bring their own snacks.

3. **Will the sale of alcohol exceed the sale of food items on a quarterly basis?**

Not Applicable.

4. **Provide a copy of the menu if food is to be served.**

Not Applicable

vi. **On-Site**

1. **Will a bar or cocktail lounge be maintained incidental to a restaurant?**

As shown on the enclosed floor plan, there would be no bar and/or cocktail lounge.

a. **If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.**

Not Applicable.

2. **Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)?**

No

a. **If yes, a request for off-site sales of alcohol is required as well.**

Not Applicable.

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

Yes

vii. **Off-Site**

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

No. Customers may purchase branded glassware (empty) as

souvenirs.

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

No

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

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

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

The subject request is for on-site sales of beer and wine only.

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

No.

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby: a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem; or, b. if issuance would result in, or add to an undue concentration of licenses.

So noted.

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

So noted.

###



10/21/14

QMS#14-359

**PROJECT LOCATION:**

1	17401 VENTURA BLVD., SUITE A32, A33
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**LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 FEET OF THE SITE**

1	OKUMURA RESTAURANT	17302 VENTURA BLVD	BEER/WINE – ON SITE
2	ANARBAGH RESTAURANT	17312 VENTURA BLVD, SUITE A	BEER/WINE – ON SITE
3	THE GREEN OLIVE RESTAUARNT	17312 VENTURA BLVD	BEER/WINE – ON SITE
4	CVS PHARMACY	17320 VENTURA BLVD	FULL LINE – OFF SITE
5	GYORO GYORO IZAKAYA JAPONAISE	17401 VENTURA BLVD, SUITE B21	FULL LINE – ON SITE
6	VERSAILLES RESTAURANT	17410 VENTURA BLVD	BEER/WINE – ON SITE
7	SABZEE MARKET	17461 VENTURA BLVD	FULL LINE – OFF SITE
8	CORAL TREE CAFE	17499 VENTURA BLVD	BEER/WINE – ON SITE
9	BUCA DI BEPPO	17500 VENTURA BLVD	FULL LINE– ON SITE

**LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 TO 1,000’ FEET OF THE SITE**

1	DANCING WASABI	15747 VENTURA BLVD, SUITE 108-109	BEER/WINE – ON SITE
2	RASPUTIN INTERNATIONAL FOOD CO	17159 VENTURA BLVD	FULL LINE – OFF SITE
3	YAMATO	17200 VENTURA BLVD, SUITE 219-221	FULL LINE – ON SITE
4	OFF THE HOOK	17200 VENTURA BLVD, SUITE 224-225	BEER/WINE – ON SITE
5	BIG ITZ GRILL	17201 VENTURA BLVD	BEER/WINE – ON SITE
6	EUROASIA	17209 VENTURA BLVD	BEER/WINE – ON SITE
7	TERRACE RESTAURANT AND LOUNGE	17239 VENTURA BLVD	FULL LINE – ON SITE
8	CHILIS GRILL AND BAR	17240 VENTURA BLVD	FULL LINE – ON SITE
9	JOY FEAST	17267 VENTURA BLVD	BEER/WINE – ON SITE

**SENSITIVE LAND USES WITHIN 1000 FEET**

1	HAZEL CAREGIVERS	17523 VENTURA BLVD
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# TENANT IMPROVEMENTS FOR PINOT'S PALETTE ENCINO

17401 VENTURA BLVD.  
SUITE A32 AND A33  
ENCINO, CA 91316

**FRONTSIDE**  
DESIGN COMPANY

**PROJECT**  
PINOT'S PALETTE  
17401 VENTURA BLVD.  
SUITE A32 AND A33  
ENCINO, CA 91316

These Plans are intended for informational purposes only. Contractor is required to verify all site conditions prior to bidding the job and obtaining their permit. The Designer is not deemed liable for any misleading or inaccurate information or unsafe use of these drawings. Copyright laws apply to the use of these documents

**STATUS**  
NOT FOR CONSTRUCTION

**DATE**  
10/23/2014  
11/17/2014  
11/19/2014

**ISSUE / REVISIONS**  
# 1  
2  
3

**PROJECT**  
PINOT'S PALETTE  
17401 VENTURA BLVD. A32, A33  
ENCINO, CA 91316

**SHEET TITLE**  
COVER SHEET

**SHEET NUMBER**  
A0.1



## GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THESE GENERAL NOTES, LOCAL JURISDICTIONAL REQUIREMENTS, UNLESS NOTED OTHERWISE OR DIRECTED BY THE AUTHORITIES HAVING JURISDICTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY, STATE AND NATIONAL CODES LISTED UNDER PROJECT DATA.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE CODES, AMENDMENTS, ORDINANCES AND REGULATIONS.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER.
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
- PROTECT EXISTING AREAS TO REMAIN. TYPICAL.
- PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WASTE PIPING.
- THE DESIGNER IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE SURE THE BUILDING IS WITHIN THE MAXIMUM ALLOWABLE HEIGHT. CONTRACT THE PROJECT'S CIVIL SURVEY CONSULTANTS TO VERIFY THE TOP FINISH FLOOR ELEVATION AND FURNISH THE CITY WITH A HEIGHT VERIFICATION RECORD PRIOR TO FRAMING THE ROOF.
- PROVIDE TEMPORARY SUPPORTS AS REQUIRED FOR EXISTING STRUCTURE TO REMAIN.
- THIS DRAWING DOES NOT INDICATE EVERY EXISTING CONDITION THAT WILL NEED TO BE ADAPTED OR OTHERWISE MODIFIED TO ALLOW FOR THE NEW WORK. THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW THE PROPOSED DESIGN AND EXISTING CONDITIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND.

## PUBLIC WORKS NOTES \*

- NO DISCHARGE OF CONSTRUCTION WASTE WATER FROM THE PREMISES IS PERMITTED.
- IF ANY EXISTING SANITARY SEWER LATERAL IS USED, IT MUST BE TELEVIEWED TO CHECK ITS STRUCTURAL INTEGRITY. THE PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY LATERAL NEEDS REPAIRING, NEEDS TO BE REPLACED, OR THAT IT IS STRUCTURALLY SOUND AND CAN BE USED IN ITS PRESENT CONDITION.
- SIDEWALK, DRIVEWAY, CURB, AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS.
- ALL DISPLACED AND DAMAGED SIDEWALK OR DRIVEWAY APPROACHES MUST BE REPAIRED.
- IF THE WATER METER BOX IS REPLACED, IT MUST BE PURCHASED FROM THE CITY, AND MUST HAVE A TRAFFIC LID IF THE BOX IS LOCATED IN THE DRIVEWAY

## CONSTRUCTION NOTES \*

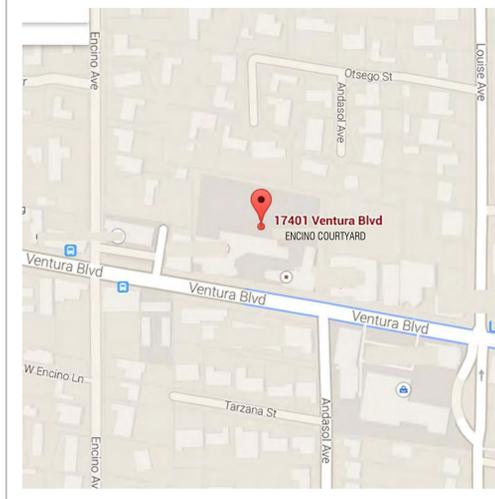
- ALL GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER.
- PROVIDE GYPSUM DRYWALL WITH PAPER-FACED SURFACE SUITABLE TO RECEIVE PAINT OR DECORATOR'S FINISH, AND WITH LONG EDGES, TAPERED TO RECEIVE MANUFACTURER'S STANDARD JOINT COMPOUND. DRYWALL SHALL BE 5/8" THICK.
- TREAT ALL JOINTS WITH JOINT COMPOUND AND TAPE.
- INSULATE ALL HOT WATER PLUMBING WITH MINIMUM R-4 INSULATION FOR ENTIRE LENGTH.
- CONDENSATE DRAINAGE SHALL BE COLLECTED IN APPROVED DEVICE AND DISCHARGED PER THE CITY OF LOS ANGELES CODE REQUIREMENTS
- ALL EXTERIOR JOINTS, PENETRATIONS, OR OPENINGS IN THE BUILDING ENVELOPE SHALL BE CALLED AND SEALED WITH TWO LINES OF DEFENSE
- ALL SHEET METAL TO BE 18 GA GALVANIZED, OR SHALL MATCH EXISTING CONSTRUCTION
- ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHER-STRIPPED OR GASKETED. ALL DOORS AND WINDOWS SHALL COMPLY WITH SECTION 2-5304, TABLE 2-535 OF STANDARDS FOR DOORS AND WINDOWS
- INSULATION OF HEATING DUCTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 6 OF THE UNIFORM MECHANICAL CODE.
- ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
- PROVIDE FIRE-STOPS IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, IN CONCEALED SPACES BETWEEN STAR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND SIMILAR OPENINGS.

\* CONSTRUCTION NOTES LISTED ARE INTENDED FOR TYPICAL REMOVE, ADDITION, TENANT IMPROVEMENT OR NEW CONSTRUCTION. SCOPE OF WORK MAY VARY FROM PROJECT TO PROJECT AND NOT ALL NOTES MAY BE APPLICABLE TO PROJECT DESCRIBED HEREIN

## ABBREVIATIONS

AB	ANCHOR BOLT	GYP	GYPSUM	SLNT	SEALANT
ACT	ACOUSTIC CEILING TILE	GM	GAS METER	SPEC	SPECIFICATION
ABV	ABOVE	HAS	HEADED ANCHOR STUD	SS	SQUARE
AFF	ABOVE FINISH FLOOR	HB	HOSE BIB	STD	STANDARD
ALT	ALTERNATE	IGU	INSULATED GLAZING UNIT	STL	STEEL
ALUM	ALUMINUM	INS	INSULATION	STRUCT	STRUCTURAL
ARCH	ARCHITECTURAL	INT	INTERIOR	T/	TOP OF
AVW	AT VARIANCE WITH	JT	JOINT	TBD	TO BE DETERMINED
B/	BOTTOM OF OR BACK OF BOARD	LF	LINEAR FEET	UNO	UNLESS NOTED OTHERWISE
BD	BUILDING	LAM	LAMINATE	VIF	VERIFY IN FIELD
BLK	BLOCK(ING)	LAV	LAVATORY	VTR	VENT THRU ROOF
BM	BEAM	LT	LIGHT	WPM	WATERPROOFING MEMBRANE
BOT	BOTTOM	LOC	LOCATION	WP	WORK IN PROGRESS
BRZ	BRONZE	LP	LOW POINT	WP	WORK POINT
CEM	CEMENT(TI)OUS	MAX	MAXIMUM		
CF	COMPRESSIBLE FILLER	MECH	MECHANICAL		
CJ	CONTROL JOINT	MFG	MECHANICAL MANUFACTURE(R)		
CL	CENTERLINE	MIN	MINIMUM		
CLDG	CLADDING	MISC	MISCELLANEOUS		
CLG	CEILING	MTL	METAL		
CLO	CLOSET	MTD	MOUNTED		
CLR	CLEAR/CLEARANCE	NAT	NATURAL		
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT		
COL	COLUMN	NO	NO		
COMP	COMPOSITION	NOM	NOMINAL		
CONC	CONCRETE	NTS	NOT TO SCALE		
CONN	CONNECTION	OC	ON CENTER		
CONST	CONSTRUCTION	OD	OVERFLOW DRAIN		
CONT	CONTINUOUS	OH	OVERHEAD		
COORD	COORDINATE	OPNG	OPENING		
CP	CEMENT PLASTER	OPP	OPPOSITE		
CPT	CARPET	PC	PRECAST CONCRETE		
CT	CERAMIC TILE	PL	PLATE		
CTR	CENTER	PERF	PERFORATED		
DBL	DOUBLE	PFD	PREFINISHED		
DEM	DEMOUNTABLE	PKG	PARKING		
DIA	DIAMETER	PLAM	PLASTIC LAMINATE		
DIM	DIMENSION	PNL	PANEL		
DIST	DISTANCE	POL	POLISHED		
DN	DOWN	PRESS	PRESSURE, PRESSURIZATION		
DP	DAMP/PROOFING	PT	POINT		
DR	DOOR	PTD	PAINTED		
DTL	DETAIL	PTN	PARTITION		
DWG	DRAWING	PWD	PLYWOOD		
EA	EACH	R	RISER		
EJ	EXPANSION JOINT	RAD	RADIUS		
EL	ELEVATION	RB	RESILIENT BASE		
ELEC	ELECTRICAL	RD	ROOF DRAIN		
ELEV	ELEVATION / ELEVATOR	REF	REFERENCE		
ENCL	ENCLOSURE	REIN	REINFORCED		
ENG	ENGINEER	REQD	REQUIRED		
EQ	EQUAL	RET	RETAINING		
EXP	EXPOSURE	RM	ROOM		
EXT	EXTERIOR	SAN	SANITARY		
F/	FACE OF	SERV	SERVICE		
FF	FINISHED FLOOR	SF	SQUARE FEET / SUBFLOOR		
GA	GALVE	SHT	SHEET		
GALV	GALVANIZED	SIM	SIMILAR		
GWB	GYPSUM WALL BOARD				

## VICINITY MAP



## CONTACT INFORMATION

**OWNER:**  
SEWELL FAMILY ENTERPRISES, INC  
20040 SATSUMA CIRCLE  
SANTA CLARITA, CA 91350  
PH: 661-263-6365

**DESIGNER:**  
FRONTSIDE DESIGN COMPANY  
2948 MARSH ST  
LOS ANGELES, CA 90039  
PH: 323-600-4556

**CONTRACTOR:**  
TONY MITCHELL  
ZUMA CANYON CONSTRUCTION  
PO BOX 6527  
MALIBU, CA 90264  
310-922-3959

## PROJECT DATA

### PROJECT DESCRIPTION

GROUND FLOOR INTERIOR TENANT WORK INCLUDING 1,767 SF OF DISTURBED AREA IN A 2,022 SF LEASED AREA TO BE USED FOR A RETAIL PAINTING STUDIO IN EXISTING SUITES A32 AND A33 IN AN EXISTING SHOPPING MALL NAMED ENCINO COURTYARD

### REGULATORY

- 2014 LOS ANGELES AMENDMENT BUILDING CODE, BASED ON THE 2010 CALIFORNIA BUILDING CODE, BASED ON 2009 IBC
- 2014 LOS ANGELES GREEN BUILDING CODE, BASED ON THE 2010 CALIFORNIA CODE OF REGULATIONS TITLE 24, CHAPTER 11
- 2014 LOS ANGELES AMENDMENT ELECTRICAL CODE, BASED ON THE 2010 CALIFORNIA ELECTRIC CODE
- 2014 LOS ANGELES AMENDMENT MECHANICAL CODE, BASED ON THE 2010 CALIFORNIA MECHANICAL CODE
- 2014 LOS ANGELES AMENDMENT PLUMBING CODE, BASED ON THE 2010 CALIFORNIA PLUMBING CODE
- 2000 EDITION OF THE ZONING CODE, CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE

PH: 1-888-LA4-BUILD

### LEGAL DESCRIPTION

APN: 1718 129 383  
MAP REFERENCE: MB 31-62/70  
TRACT: TR 2955  
BLOCK: 17  
LOT: FR 3  
SUITE: 32, 33

### OCCUPANCY AND ZONING

ZONING: C2-1VL  
OCCUPANCY: B, RETAIL  
OCCUPANT LOAD: SEE SHEET A2.1, SUITE A32= 40, A33= 79  
USEABLE AREA: 1974 SF

### CONSTRUCTION

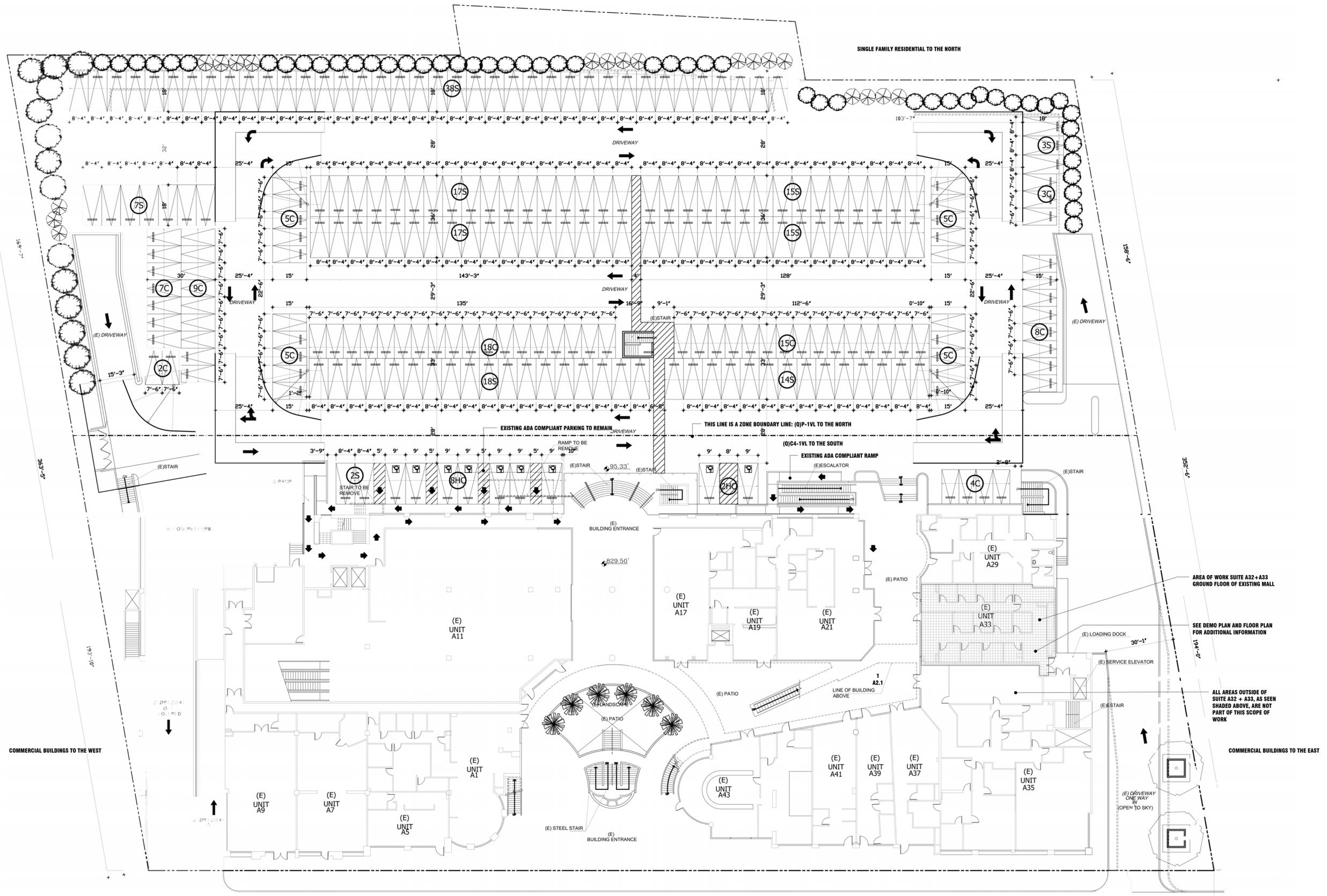
CONSTRUCTION TYPE: EXISTING CORE AND SHELL TO REMAIN - CONCRETE AND STEEL

### SPRINKLERED:

YES, EXISTING SPRINKLERS TO BE RELOCATED AS NECESSARY PER NEW ROOM LAYOUT UNDER SEPERATE PERMIT

## SHEET LIST

NUMBER	SHEET NAME	ISSUED	DATE
A0.1	COVER SHEET	No	11/19/2014
A1.1	SITE PLAN	No	11/19/2014
A2.0	DEMO PLAN	No	11/19/2014
A2.1	SCHEDULES	No	11/19/2014
A2.2	FLOOR PLAN	No	11/19/2014
A2.3	CEILING PLAN	No	11/19/2014
A2.4	POWER AND SWITCHING	No	11/19/2014
A3.1	ELEVATION/ SECTIONS	No	11/19/2014
A3.2	ELEVATIONS/ SECTIONS	No	11/19/2014
A4.1	INTERIOR DETAILS	No	11/19/2014
A5.1	DETAILS	No	11/19/2014
A6.1	DETAILS	No	11/19/2014
A6.2	DETAILS	No	11/19/2014
A10.1	GENERAL SPECIFICATIONS	No	11/19/2014
A10.2	GENERAL REQUIREMENTS	No	11/19/2014
A10.3	GENERAL ADA STANDARDS	No	11/19/2014
P1.1	PLUMBING	No	11/19/2014



COMMERCIAL BUILDINGS TO THE WEST

COMMERCIAL BUILDINGS TO THE EAST

SINGLE FAMILY RESIDENTIAL TO THE NORTH

AREA OF WORK SUITE A32 + A33  
GROUND FLOOR OF EXISTING WALL

SEE DEMO PLAN AND FLOOR PLAN  
FOR ADDITIONAL INFORMATION

ALL AREAS OUTSIDE OF  
SUITE A32 + A33, AS SEEN  
SHADED ABOVE, ARE NOT  
PART OF THIS SCOPE OF  
WORK

**FRONTSIDE**  
DESIGN COMPANY

**PROJECT**  
**PINOT'S PALETTE**  
**17401 VENTURA BLVD.**  
**SUITE A32 AND A33**  
**ENCINO, CA 91316**

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**STATUS**  
NOT FOR CONSTRUCTION

ISSUE / REVISIONS	DATE
# 1	10/23/2014
2	11/17/2014
3	11/19/2014

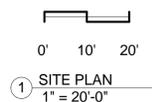
**PROJECT**  
**PINOT'S PALETTE**  
**17401 VENTURA BLVD. A32, A33**  
**ENCINO, CA 91316**

**SHEET TITLE**  
**SITE PLAN**

**SHEET NUMBER**

**A1.1**

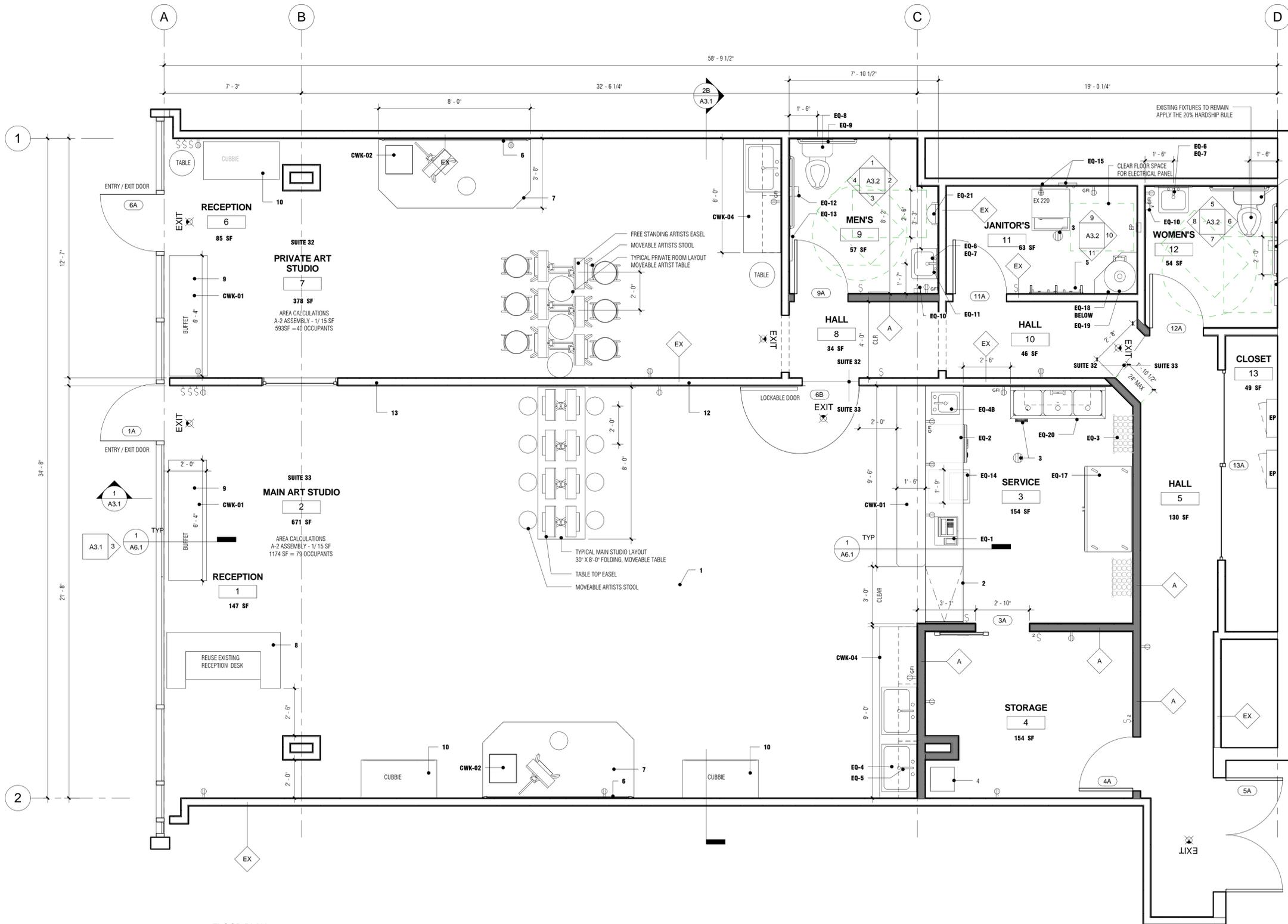
11/18/2014 3:54:20 PM



**PLAN NOTES**

- GEN.1 DIMENSIONS ARE TO FACE OF FINISH WALL, UNO
- GEN.2 DO NOT SCALE DRAWINGS
- GEN.3 ALERT OWNER TO ANY DISCREPANCIES ASAP
- GEN.4 DOOR JAMBS ARE TO BE 3" OFF FACE OF WALL, OR IN THE CENTER OF WALL, UNO
- GEN.5 ALL DOOR, WINDOW, AND CASEWORK ITEMS ARE TO BE FIELD VERIFIED AND SUBMITTALS ARE REQUIRED
- GEN.8 SMOKE DETECTORS / CARBON MONOXIDE DETECTOR COMBO, 120V WITH BATTERY BACK-UP, IF REQ'D
- GEN.7 ALL WET WALLS TO BE SHEATHED WITH WATER RESISTANT, GYPSUM WALLBOARD...
- GEN.8 PATCH, REPAIR AND REPAINT ALL EXISTING WALLS TO PRESENT A NEW, CLEAN AND PRESENTABLE FINISH,...
- GEN.9 PATCH AND REPAIR EXISTING FLOOR TILES WITH PIECES FROM MAIN ART STUDIO
- GEN.10 SWITCHING PER ELECTRICAL PLANS

- 1 POLISH EXISTING CONCRETE FLOOR AND SEAL WITH PERMASEAL BY MONOPOLE OR APPROVED EQUAL, MUST BE HEALTH DEPARTMENT APPROVED MATERIAL
- 2 ADA COMPLAINT TRANSACTION AREA
- 3 FLOOR DRAIN WITH TRAP PRIMER AND FLOOR SINK
- 4 EMPLOYEE LOCKERS
- 5 NSF APPROVED SS MOP RACK AND SHELF FOR CLEANING SUPPLIES
- 6 PAINTED WALL MURAL, BY OWNER
- 7 4' TALL PAINTED MOVEABLE WOOD PLATFORM
- 8 REUSE AND REFURBISH EXISTING RECEPTION DESK
- 9 ROLLING CART / BUFFET PER DETAIL SHEET A6.1
- 10 OWNER SUPPLIED PURSE CUBBIES
- 11 INSTRUCTORS STAND PER DETAIL SHEET A6.2
- 12 ADD INSULQUILT BLANKET ON TOP OF EXISTING WALL
- 13 ADD ACOUSTICAL INSULATION TO EXISTING WALL FROM ABOVE



01 FLOOR PLAN  
3/8" = 1'-0"

**WALL SCHEDULE**

TYPE	PHASE CREATED	WIDTH	COMMENTS
	New Construction	0 - 0 1/2"	
A	New Construction	0 - 5"	
B	New Construction	0 - 5"	FINISH ON PUBLIC SIDE, TBD, FRP ON SERVICE SIDE
C	New Construction	0 - 0 1/2"	CERAMIC BASE / WALL TILE
ESF	Existing		EXISTING TO REMAIN
EX			



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**STATUS**  
 NOT FOR CONSTRUCTION

**ISSUE / REVISIONS**

#	ISSUE	DATE
1	ISSUED FOR REVIEW	10/23/2014
2	ISSUED FOR OWNER REVIEW	11/17/2014
3	ISSUED FOR SUBMITTAL	11/19/2014

**PROJECT**  
**PINOT'S PALETTE**  
**17401 VENTURA BLVD. A32, A33**  
**ENCINO, CA 91316**

**SHEET TITLE**  
**FLOOR PLAN**

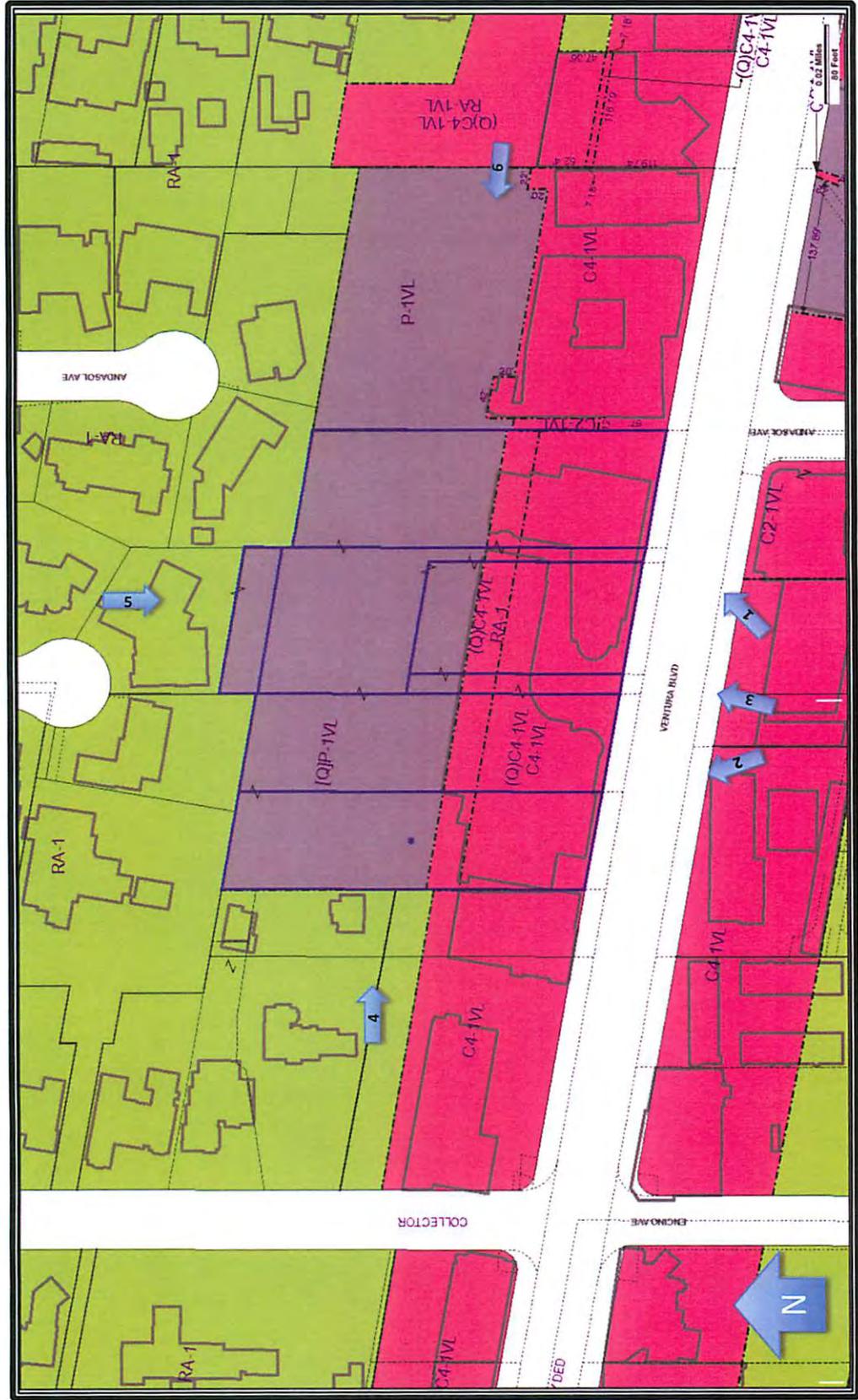
**SHEET NUMBER**  
**A2.2**

# **SITE PHOTOS**

**Pinot's Palette  
17401 W. Ventura Boulevard (Suites A32 & A33)  
Encino, CA 91316**

# PHOTO KEY

## Pinot's Palette Encino



**AERIAL PHOTO**  
**Pinot's Palette Encino**



**PHOTOS**  
**Pinot's Palette Encino**



Photo No. 1 – Street View of Shopping Center (Eastern Portion)



Photo No. 2 – Street View of Shopping Center (Western Portion)

**PHOTOS**  
**Pinot's Palette Encino**



Photo No. 3 - View of Shopping Center (Looking North)

Ventura Blvd

**PHOTOS**  
**Pinot's Palette Encino**



**PHOTOS**  
**Pinot's Palette Encino**



**PHOTOS**  
**Pinot's Palette Encino**

