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Decision Date: February 10, 2026

Appeal Period Ends: February 25, 2026

RADC Enterprises, Inc (A)
1450 North Benson Avenue, Unit A
Upland, CA 91786

10974 Ventura Blvd., LLC (O)
1040 North Benson Avenue, Unit A
Upland, CA 91786

Jennifer Oden (R)
Solomon, Saltsman & Jamieson
426 Culver Boulevard
Playa Del Rey, CA 90293

CASE NO. ZA-2024-5471-CU2-CUB-SPPC
CLASS 2 CONDITIONAL USE; PROJECT
COMPLIANCE REVIEW
10974 Ventura Boulevard
(10972, 10980 Ventura Boulevard)
Sherman Oaks – Studio City – Toluca Lake
– Cahuenga Pass
Zone: C2-1VL-RIO
C.D: 4 - Raman
D.M.: 162B173
CEQA: ENV-2024-5472-CE
Legal Description:
Lot: 22, Block: 5, Tract: TR 4906

Pursuant to California Environmental Quality Act, 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 15303, Class 3 and Section 15311, Class 11, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code Section 12.24 W.1 of Chapter 1 and Section 138.2.2 of Chapter 1A, I hereby APPROVE:

a Class 2 Conditional Use to allow the sale of beer and wine for off-site consumption in conjunction with an expanding convenience store in the C2-1VL-RIO Zone;

Pursuant to Los Angeles Municipal Code Section 12.24 W.27 of Chapter 1 and Section 138.2.2 of Chapter 1A, I hereby APPROVE:

a Class 2 Conditional Use to allow a deviation from Mini-Shopping Center/Commercial Corner Development provisions to allow 24-hour operations daily, in lieu of 7:00 a.m. to 11 :00 p.m., otherwise permitted; and

Pursuant to Section 13B.4.2. of Chapter 1A of the LAMC and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, I hereby APPROVE:

a Specific Plan Project Compliance to allow the addition of 768 square feet of floor area to an existing 1,189 square-foot building, interior/exterior alterations, construction of a 200 square-foot trash enclosure, and installation of two (2) wall signs on a 12,631 square-foot lot.

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 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. Authorized herein is the sale of beer and wine only for off-site consumption in conjunction with an 1,957 square-foot gas station convenience store. The grant shall be subject to the following limitations:
 - a. The hours of operation are permitted to be 24 hours, daily.
8. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
9. The establishment shall be maintained as a bona fide convenience store, offering food items for sale. Items for sale may include fresh and packaged meats, drinks, dairy products, produce, dry goods, frozen goods, sundries, paper goods, and other similar products.
10. 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.
11. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
12. 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.
13. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
14. The exterior windows and glass doors of the store shall be maintained substantially free of signs and other materials from the ground to at least six feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
15. **Good Neighbor Program.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

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

complaint, and (3) the manner in which the complaint was resolved.

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. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under the control of the applicant to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
18. Loitering is prohibited on or around these premises and the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted in and outside of the subject facility.
19. 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, the conditions imposed by the Department of Alcoholic Beverage Control (ABC), and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activities on the subject premises and in any exterior area, including accessory parking areas, 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.
20. The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Police Department, Department of Alcoholic Beverage Control, the Department of Building and Safety, the Department of City Planning, or other responsible agencies. The on-site Manager and employees shall be knowledgeable of the conditions herein.
21. The applicant shall provide the Zoning Administrator a copy of each license suspension thereof, or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
22. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris and litter.

23. 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.
24. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor dining areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.
25. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.

SPECIFIC PLAN PROJECT COMPLIANCE REVIEW CONDITIONS

26. **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", dated October 2, 2025, 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 Bureau, 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.
27. **Use.** The project shall be limited to convenience store and automotive fueling station use, pursuant to Section 5.C.1 of the Specific Plan.
28. **Floor Area.** The project shall be limited to 1,957 square feet, pursuant to Section 6.B.1.a of the Specific Plan.
29. **Renovation.** This approval shall permit the exterior and interior renovation of a convenience store, as shown on stamped Exhibit "A", and attached to the case file.
30. **Lot Coverage.** The project shall be limited to 29 percent lot coverage, pursuant to Section 7.B.1 of the Specific Plan.
31. **Landscape.** A landscape plan shall be submitted to show additional plantings in the parking area, and ensure that:
 - a. In conformance with the Los Angeles River Improvement Overlay Zone, a revised landscape plan shall be submitted to show at least 75 percent of the plants proposed as appearing on at least one of the following lists:

- i. Native; plants may be verified through: <http://calscape.com/> or equivalent
 - ii. Watershed Wise; on the list of plantings here: [http://www.watershedhealth.org/Files/document/874 WatershedWise%20List%207 1 14.pdf](http://www.watershedhealth.org/Files/document/874%20List%207%201%2014.pdf)
 - iii. In conformance with the Los Angeles County River Master Plan Landscaping Design Guidelines, which may be verified here: http://ladpw.org/wmd/watershed/LA/LAR_planting_guidelines_webversion.pdf
- b. A minimum of 15 percent (180 square feet) of the total area of a surface parking lot shall be landscaped, pursuant to Section 7.D.1.a of the Specific Plan.
 - c. The project shall provide two (2) 30-inch box trees on the surface parking lot. The trees shall be shade-producing trees, no less than 10 feet in height at maturity with a minimum tree canopy of 50 percent of the height of the tree. These trees shall be evenly distributed throughout the parking lot, pursuant to Section 7.D.1.b of the Specific Plan.
 - d. The project shall provide a minimum buffer zone of 30 inches for portions of parking lot along the alley and residentially zoned lot, and existing residential use, pursuant to Section 7.D.1.e of the Specific Plan.
 - e. 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. The applicant shall install an automatic irrigation system to maintain all required landscaping, pursuant to Section 7.D.3.b of the Specific Plan.
32. **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.
33. **Height.** The height of the building shall be limited to 18 feet in height, as shown on the project plans, Exhibit "A", attached to the subject case file, pursuant to Section 7.E.1.a.ii of the Specific Plan.
34. **Automobile Parking.** The Project will provide a total of seven (7) parking spaces. At a minimum, automobile parking and bicycle parking shall be provided in accordance with the Ventura-Cahuenga Boulevard Corridor Specific Plan, pursuant to Section 7.F.1 of the Specific Plan.

The project shall be permitted to provide a minimum of zero parking space

pursuant to California Government Code Section 65863.2 (AB 2097).

35. **In-Lieu Bicycle Parking.** In lieu of one (1) of the required automobile parking spots, the applicant shall provide four (4) bicycle parking spots (two (2) of which shall be short term, and two (2) of which shall be long-term bicycle parking spots) pursuant to LAMC Ordinance 182,386 (Bike Parking Ordinance). The parking spaces and related landscape plan shall be in substantial conformance with the project plans, Exhibit "A", except as modified herein.
36. **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, pursuant to Section 8.1.4 of the Specific Plan.
37. **Wall Sign.** This approval shall permit the installation of one (1) wall sign facing Ventura Boulevard, and one (1) sign facing the secondary street/parking area, measuring no more than a total of 66 square feet combined. The proposed signs of 33 square feet fit well within the restricted area. The construction plans shall be in substantial conformance with the project plans, Exhibit "A", except as modified herein, pursuant to Section 8.B.1.a.1 of the Specific Plan.
38. **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, pursuant to Section 8.B.1.a.2 of the Specific Plan.
39. **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.
40. **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.
41. **Project Impact Assessment Fee.** Prior to Planning clearance, the applicant shall meet with the Department of Transportation (DOT) for assessment of this addition and change-of-use project. A "Project Impact Assessment" (PIA) fee may be required and paid to the satisfaction of DOT for the purpose of funding the Specific Plan improvements and services, as well as pedestrian improvements which are intended to mitigate the cumulative impacts of new developments within the Specific Plan area, pursuant to Section 17 of the Specific Plan.

NOTE: PIA fees to be paid are subject to change due to increases to the Annual Indexing as determined by the DOT.

42. **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.
43. **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.
44. **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, Section 13B.5.4. of Chapter 1A of the LAMC and other applicable statutory requirements.

ADMINISTRATIVE CONDITIONS

45. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C Section 19.01- E,.3 - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 - Miscellaneous Clearance - ZA shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. A second inspection will take place within 36 months of the first inspection. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.
46. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator

indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30 days of the beginning day of their new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement, or number of seats of the new operation.

47. Should there be a change in the ownership and/or the operator of the business, 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. The application, in association with the appropriate fees, shall be submitted to the Development Services Center, 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 a public hearing, that may also be conducted for nuisance abatement/revocation purposes.
48. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator (Upon his/her their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-E, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

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

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the

approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. Unless otherwise provided in Chapter 1A, Chapter 1 (General Provisions and Zoning), or in a Project’s conditions of approval, any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision makers that is not effectuated within three years of its effective date becomes null and 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 13A.2.7.G of Chapter 1A of the Los Angeles Municipal Code provides:

A Quasi-judicial action or any conditional approval granted by the Director, pursuant to the authority of this Chapter or Chapter 1 (General Provisions and Zoning) of this Code 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 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 or Chapter 1 (General Provisions and Zoning), shall constitute a violation of this Chapter or Chapter 1 (General Provisions and Zoning) 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.

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 January 6, 2026 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 Class 2 Conditional Use Permit under the provisions of LAMC Section 12.24 W have been established by the following facts:

BACKGROUND

The subject property is a corner lot comprised of three (3) parcels of land, one (1) irregular lot and two (2) rectangular lots, totaling approximately 12,631 square feet of area, with a combined frontage of approximately 237³/₄ feet on the south side of Ventura Boulevard and east side of Vineland Avenue. The site is developed with the subject 1,189 square-foot convenience store, two (2) existing automotive fueling station canopies, and contains five (5) surface parking spaces. The request is to allow for the off-site sale and dispensing of beer and wine at an expanding convenience store of 1,957 square feet, interior/exterior alterations, construction of 200 square feet trash enclosure, and installation of two (2) wall signs. Proposed hours of operation are 24 hours daily.

The subject property is zoned C2-1VL-RIO with a land use designation of General Commercial within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area. The subject project is located within the Ventura / Cahuenga Boulevard Corridor Specific Plan, Studio City / Cahuenga Pass Streetscape Plan, River Implementation Overlay District (RIO), Transit Priority Area in the City of Los Angeles, Housing Element Inventory of Sites, Freeway Adjacent Advisory Notice for Sensitive Uses, Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone, Local Emergency Temporary Regulations – Time Limits and Parking Relief, and State Enterprise Zone: Los Angeles.

The Ventura/Cahuenga Boulevard Corridor Specific Plan designates the subject property for Neighborhood and General Commercial land uses, which are a “focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities and other similar services.”

SURROUNDING PROPERTIES

The surrounding properties are commercially and residentially zoned and developed. The northern abutting property, across Ventura Boulevard, is zoned (Q)C2-1VL-RIO and is developed with different types of commercial uses. The eastern abutting property is zoned C2-1VL-RIO and is developed with a vacant commercial building. The southern abutting properties, across the alley, are zoned R3-1-RIO and are developed with multi-family residential uses. The western adjoining property, across Vineland Avenue, are zoned C2-1VL-RIO and R3-1-RIO and developed with a pharmacy, gas station, and a parking lot.

STREETS

Ventura Boulevard, adjoining the subject property to the south, is a designated Boulevard II dedicated to a width of 100 feet, and improved with a roadway, curb, gutter, and sidewalk.

Vineland Avenue, adjoining the subject property to the west, is a designated Local Street – Standard, dedicated to a width of 60 feet, and improved with a roadway, curb, gutter, and sidewalk.

An alley along the southern portion of the site, has a width of 20 feet and improved with asphalt.

Previous relevant cases, affidavits and orders on the subject property:

Case No DIR-2016-1896-DI-1A – On September 22, 2016, the City Planning Commission denied the appeal and sustained the Director's interpretation pursuant to LAMC Section 11.5.7 H that the definition of a project shall not include a change of use which increases the parking requirement, per Section 7.F of the Ventura Cahuenga Boulevard Corridor Specific Plan, when this requirement can be provided on-site either through automobile parking or through bicycle parking. The Director furthermore interpreted that an increase of parking spaces resulting from a change of use shall be subject to the procedures of the Specific Plan for parking alternatives, regardless of whether the strictest requirement for parking is from the LAMC or the Specific Plan. The Director recognized that this would allow for changes of use with an increase in parking to be exempt from Project Permit Compliance case processing for tenant improvements only with no structural alterations, grading or new signage, but as the parking requirement will be met on-site, such a case filing would otherwise have been inconsistent with the intent of the Specific Plan.

Case No. DIR-2014-0084-SPP – On February 20, 2014, the Director of Planning approved a Project Permit Compliance Review to permit a façade renovation, the installation of one (1) wall sign facing Ventura Boulevard and one (1) wall sign facing the parking lot to serve as business identification for a tenant.

Case No. CPC-2007-3036-RIO – On February 14, 2012, the City Planning Commission approved a proposed ordinance to establish the Los Angeles River Implementation Overlay (RIO) and Los Angeles River Design Guidelines.

Case No. DIR-2005-8168-SPP – On January 13, 2006, the Director of Planning approved a Project Permit Compliance Review to permit the removal of one (1) pole sign, and the installation of one (1) new monument sign to serve as identification for the current business tenant.

Cases on Surrounding Properties:

Staff utilized a 500-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages and project compliance review. The following case was filed within the past ten years:

Case No. ZA-2024-4556-CUB-SPPC – On July 16, 2025, the Zoning Administrator approved a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with an expanding convenience store and existing automotive Fueling station with hours of operation from 7:00 a.m. to 11:00 a.m., daily and installation of one (1) new wall sign and refacing of one (1) existing non-conforming pole sign, located at 11001 Ventura Boulevard.

PUBLIC CORRESPONDENCE

No correspondences from the public were received.

AGENCY CORRESPONDENCE

On November 9, 2024, a letter of objection to the application was issued by Los Angeles Police Department, North Hollywood Area Vice Unit. The letter requested the following conditions be imposed:

1. Obey all laws.
2. The sale of alcoholic beverages shall be limited to the hours as prescribed by State law, but in no instance shall sales extend past 2:00 am.
3. Wine coolers shall be sold in four packs and wine shall be sold in 750 ml or larger bottles.
4. 25 ounce beer shall be sold in pack of three, no single beer purchase.
5. An electric age verification device shall be retained on the premises available for use during operation hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
6. Signs shall be posted in English and Spanish stating that California State Law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
7. Applicant shall maintain video surveillance cameras on the property that has the ability to monitor the front entrance to the premises, the sidewalk and parking lot. Surveillance cameras shall be accessible to LAPD when requested. The video surveillance shall be maintained for a period of not less than 30 days.
8. The back door(s) shall always be kept closed during the operation of the premises except in cases of emergency and to permit deliveries.
9. Within 30 days of the issuance of the certificate of occupancy, all personnel acting in the capacity of a manager of the premises shall attend a Responsible Beverage Service (RBS) certification.
10. The parking area shall be illuminated in such a manner as to make it easily discernible the appearance and conduct of all persons on or about the property.
11. Loitering is prohibited on or around the area control of the applicant.

12. No loitering or Public Drinking signs shall be posted in and outside of the subject facility. In addition, the following shall be posted on signs in the parking area: "It is a violation of section 41.27(c) of the Los Angeles Municipal Code to possess any bottle, can or other receptacle containing an alcoholic beverage which has been opened, seal broken, or the contents of which have been partially removed on or adjacent to this premise".
13. 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.
14. The applicant shall be responsible for maintaining free of litter the area adjacent to premises.

PUBLIC HEARING

A Notice of Public Hearing was sent to property owners and occupants residing within 300-feet of the subject site for which an application was filed with the Department of City Planning. All interested persons were invited to attend the public hearing where they could listen, ask questions or present testimony regarding the project. Interested parties were also invited to submit written comments regarding the request prior to the public hearing. A public hearing was held before the Zoning Administrator on January 6, 2026, at 9:00 a.m. The hearing was conducted entirely telephonically. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application.

The hearing was attended by the applicant's representatives (Joseph Karaki and Jennifer Olson) and one member of the public.

The team presented the project and made the following comments:

- Remodel and renovation of existing gas station
- Request is to allow for the off-site sale and dispensing of beer and wine
- Interior/exterior alterations, 700 square-foot addition, construction of 200 square feet trash enclosure, and installation of two (2) wall signs.
- Proposed hours of operation are 24 hours, daily.
- Gas station is family owned and operated
- Requesting Type 20 ABC license
- "Rebel" is brand of store. Still "Shell" gas operations.
- More space is needed for convenience store.
- Have me with neighborhood council and LAPD. No opposition from neighborhood council.
- Location is not over concentrated.

Bonnie Kaplan, a member of the public, made the following comments:

- Concerned about security and on-site consumption.

In response to the public comments and questions from the Zoning Administrator, the applicant team provided the following responses:

- Owner is former law enforcement official.
- Safety of employees is paramount.
- Security team and director
- Employees will be trained.
- Consumption on-site is not permitted.

Conclusion

At the conclusion of the hearing, the Zoning Administrator stated he was inclined to approve the request, but take the case under advisement for one week and requested information on the other gas stations with the city of Los Angeles that the applicant operated.

Post Hearing

In a letter dated January 11, 2026, the applicant team provided the requested materials.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

- No alcohol shall be allowed to be consumed on any adjacent property under the control of the applicant.
- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

- Electronic age verification device(s) which can be used to determine the age of any individual attempting to purchase alcoholic beverages and shall be installed on the premises at each point-of-sale location. The device(s) shall be maintained in an operational condition and all employees shall be instructed in their use prior to the sale of any alcoholic beverages.
- No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
- Wine coolers shall be sold in four packs and wine shall be sold in 750 ml or larger bottles.
- 25-ounce beer shall be sold in pack of three, no single beer purchase.
- Signs shall be posted in English and Spanish stating that California State Law prohibits the sale of alcoholic beverages to people who are under 21 years of age.
- Applicant shall maintain video surveillance cameras on the property that has the ability to monitor the front entrance to the premises, the sidewalk and parking lot. Surveillance cameras shall be accessible to LAPD when requested. The video surveillance shall be maintained for a period of not less than 30 days.
- The back door(s) shall always be kept closed during the operation of the premises except in cases of emergency and to permit deliveries.
- Within 30 days of the issuance of the certificate of occupancy, all personnel acting in the capacity of a manager of the premises shall attend a Responsible Beverage Service (RBS) certification.
- The parking area shall be illuminated in such a manner as to make it easily discernible the appearance and conduct of all persons on or about the property.
- Loitering is prohibited on or around the area control of the applicant.
- No loitering or Public Drinking signs shall be posted in and outside of the subject facility. In addition, the following shall be posted on signs in the parking area: "It is a violation of section 41.27(c) of the Los Angeles Municipal Code to possess any bottle, can or other receptacle containing an alcoholic beverage which has been opened, seal broken, or the contents of which have been partially removed on or adjacent to this premise".
- 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.
- The applicant shall be responsible for maintaining free of litter the area adjacent to premises.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24 of the Los Angeles Municipal Code. In order for the sale of beer and wine for off-site consumption and 24-hour operations 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.

GENERAL CLASS 2 CONDITIONAL USE PERMIT FINDINGS PURSUANT TO LAMC SECTION 13B.2.2

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 property is a level, irregular-shaped, approximately 12,631-square foot parcel of land consisting of three (3) contiguous lots. The subject property is zoned C2-1VL-RIO with a land use designation of General Commercial within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan. The site is further located within the boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan. The Specific Plan designates the subject property for Neighborhood and General Commercial land uses, which are a "focal point for surrounding residential neighborhoods and containing a diversity of land uses, such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities and other similar services."

The site is improved with gas station canopies and a 1,189 square foot convenience store. The applicant is requesting a Class 2 Conditional Use Permit to allow the sale of beer and wine for off-site consumption and to allow 24-hour operations. Additionally, the applicant has requested a Specific Plan Project Compliance to allow for the expansion of the convenience store from 1,189 square feet to 1,957 square feet.

The sale of beer and wine for off-site consumption and 24-hour operations in conjunction with the expanded convenience store will allow improved selection and customer experience allow for extended operational hours into the late evening to service additional patrons. The project will perform a beneficial function to the local economy by providing a revenue-generating use which will enhance the built environment through activating a critically-located parcel. The project will add to the diversity of the site for area residents and visitors and provide vital services to the local residential population. Therefore, the project will perform a function that will be beneficial to the community and surrounding neighborhood.

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 subject property is a level, irregular-shaped, approximately 12,631-square foot parcel of land consisting of three (3) contiguous lots. The site is improved with a gas station and a 1,189 square foot convenience store. The subject site is at the corner of Ventura Boulevard, a high traffic dedicated Boulevard II, and Vineland Avenue, a designated Local Street – Standard in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan Area. The lot is in the C2-1VL-RIO Zone with a General Commercial land use designation, and is located within the Ventura / Cahuenga Boulevard Corridor Specific Plan, Studio City / Cahuenga Pass Streetscape Plan, River Implementation Overlay District (RIO), Transit Priority Area in the City of Los Angeles, Housing Element Inventory of Sites, Freeway Adjacent Advisory Notice for Sensitive Uses, Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone, Local Emergency Temporary Regulations – Time Limits and Parking Relief, and State Enterprise Zone.

Adjacent properties to the north across Ventura Boulevard and west across Vineland Avenue are zoned C2-1VL-RIO and (Q)C2-1VL-RIO and developed with one- and two-story commercial uses and associated parking. Property to the south across an alley and Vineland Avenue are zoned R3-1-RIO and improved with a multi-story apartment building and parking lot.

The applicant is requesting a Class 2 Conditional Use Permit to allow the sale of beer and wine for off-site consumption and to allow 24-hour operations. Additionally, the applicant has requested a Specific Plan Project Compliance to allow for the expansion of the convenience store from 1,189 square feet to 1,957 square feet. One member of the public objected to the application due to concerns with security and potential on-site consumption. The Zoning Administrator has determined that granting the sale of beer and wine for off-site consumption with the conditions incorporated would address the concerns raised. With imposition of the conditions of this grant specific to this operation, the subject operation will be able to operate in a responsible manner and not be detrimental to surrounding uses. In addition, the operation will be required to post a complaint number and maintain a log to document the complaints received from the operation. The log will be used to determine compliance with the conditions of this grant. Conditions also address noise and other nuisances, such as loitering, littering, graffiti. Additionally, the Zoning Administrator, with substantial evidence of non-compliance including community complaints, may initiate a Plan Approval to review the applicant's compliance of these conditions. Furthermore, the Zoning Administrator has imposed numerous conditions to prevent adverse impacts and integrate the use into the neighborhood. Conditions address the mode and character, responsible management, addressing nuisance, and surveillance and training. In addition, the Alcoholic Beverage Control will impose their own set of conditions, which the applicant will also be subject to. 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 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 General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. The property is not subject to any specific plans or overlays that would otherwise impact the requested action.

The Land Use Element of the City's General Plan divides the City into 34 Community Plans. The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan designates the property for General Commercial land uses with corresponding zones of C1.5, C2, C4, CR, RAS3, RAS4, and P. The subject site is zoned C2-1VL-RIO, and is thus consistent with the land use designation. In addition, the requested use is a permitted use in the C2 Zone. The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan is silent regarding the sale of beer and wine at the commercial building and allows a variety of commercial uses leaving interpreting the intent of the Plan to the Zoning Administrator. The proposed sale of beer and wine for off-site consumption in conjunction with an existing gas station and convenience store located in a commercial zone is consistent with the following Community Plan commercial objectives and policies:

Objective 2-1: To conserve and strengthen viable commercial development.

Objective 2-4: To enhance the appearance of commercial districts.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

The gas station and convenience store will continue to provide service and is envisioned to be a neighborhood serving that will enhance the vitality of the surrounding commercial area. The Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested Conditional Uses in the zones corresponding to the Plan land use designation. The gas station is a permitted use by the Plan land use category and zone. The conditional use authorization for the sale of beer and wine for off-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein. The use strengthens commercial viability for the area. Therefore, with the conditions, the use of the subject site 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 and policies and intent of the plan by offering a service that will address the needs of the visitors and residents in the community.

**FINDINGS FOR THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES
PURSUANT TO LAMC SECTION 12.24 W.1(a)**

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

The subject site is located in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan. The property is developed with a gas station and associated convenience store and is zoned for commercial uses. It will continue being utilized as such with the proposed expansion and sales of beer and wine for off-site consumption.

The Community Plan lists issues expressed by the community such as the desire for quality and economically viable commercial spaces. Efforts to maintain and expand existing commercial amenities are intrinsic to the conservation, development, and success of a vibrant neighborhood. As conditioned, the sale of beer and wine for off-site consumption in conjunction with an existing convenience store will not adversely affect the welfare of the pertinent community. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring deterrents against loitering and responsible management. With oversight from the California Department of Alcoholic Beverage Control and the incorporation of a number of conditions with this grant, the project will be compatible with the character of the immediate neighborhood. Employees will undergo training on the sale of beer and wine including training provided by the Los Angeles Police Department STAR Program. Other conditions related to loitering and litter will safeguard the surrounding residential and sensitive uses.

It is anticipated that the business owner will continue a good operation and will not adversely affect the immediate neighborhood. No evidence was submitted for the record prior to, at, or after the January 6, 2026, public hearing which demonstrated that the proposed sale of beer and wine for off-site consumption in conjunction with an existing convenience store will not adversely affect the welfare of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass community. Therefore, with the imposition of such conditions, the sale of beer and wine for off-site consumption in conjunction with an existing convenience store will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration**

to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, two (2) on-sale licenses and one (1) off-site license are authorized to Census Tract No. 1438.02. There are currently 16 on-site licenses and one off-site license. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project will enable the provision of an additional service and destination to complement the neighborhood. The number of allocated off-site sale licenses will be exceeded by this grant. Nevertheless, in active commercial areas where there is a demand for licenses beyond the allocated number, the ABC has recognized that high-activity retail and commercial centers are supported by significant employee population, in addition to the increasing resident population base in the area. The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. The project will continue to provide a valuable amenity and a desirable service that is compatible within the Studio City community.

According to statistics provided by the Los Angeles Police Department-North Hollywood Division, which has jurisdiction over the subject property within Crime Reporting District No. 1596, a total of 60 Part 1 Crimes and 35 Part 2 arrests were reported in 2024, compared to the citywide average of 89 crimes and the high crime average of 106 crimes. Crimes reported by LAPD include (0) Narcotics, (0) Liquor Law, (0) Public Drunkenness, (0) Disturbing the Peace, (1) Disorderly Conduct, (0) Gambling, and (0) DUI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The above statistics indicate that the crime rate in the reporting district where the subject site is located is higher than the Citywide Average, but lower than the High Crime Reporting District Average, however, there has been no evidence submitted for the record establishing any nexus between the subject site and the area's crime rate. The LAPD-North Hollywood Area Vice Unit submitted a letter (dated November 9, 2024) with their intent to oppose the application. However, no representatives from LAPD were in attendance at the public hearing. The correspondence recommended that 14 conditions be imposed on the project. All

requested conditions are either imposed herein or recommended to ABC for consideration.

Additionally, the project will not adversely affect public welfare because it is a desirable use and convenient amenity in an area designated for such neighborhood-serving commercial uses. Conditions, such as those related to the STAR/LEAD/RBS Program, age verification, and security cameras, have been imposed by the Zoning Administrator in conjunction with this approval. Public safety measures to minimize nuisance and criminal activities have been incorporated into the grant to assure better oversight. Further conditions may be imposed by the California Department of Alcoholic Beverage Control as conditions on the alcohol license. Therefore, as conditioned, the use is not expected to contribute to the area's crime rate or generate any nuisance activity and will not result in an undue concentration of establishments providing alcoholic beverages.

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

The project site is zoned for commercial uses and will continue to be utilized as such with the continued operation of the convenience store. The following sensitive uses are located within a 600-foot radius of the site:

Residential	
Multi-Family Residences	
School, Church, Hospital, Park	
Valley Village Little School	3921 Vineland Avenue

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The project site is located in a heavily urbanized and fully built out neighborhood in Studio City. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to a neighborhood and will continue to serve the neighboring 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.

COMMERCIAL CORNER DEVELOPMENT/MINI-SHOPPING CENTERS FINDINGS

7. **Based on data provided by the City Department of Transportation or by a licensed traffic engineer, that ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The project involves the addition of 768 square feet of floor area to an existing 1,189 square-foot building, interior/exterior alterations, construction of 200 square-foot trash enclosure, and installation of two (2) wall signs. Additionally, the project requests 24-hour operations in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m. daily within a commercial corner/mini-shopping center development. The proposed project and extended hours of operation will have no significant increase in traffic congestion or disruption of vehicular circulation on adjacent streets as this represents hours outside of peak traffic periods and no new access is proposed to adjacent public rights-of-way.

8. **Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The applicant seeks to have 24-hour daily operations that extend beyond 7 a.m. to 11 p.m. permitted for uses located within a Commercial Corner Development/Mini-Shopping Center. The project is located within an existing Commercial Corner Development/Mini-Shopping Center, on property zoned for commercial use. As the project is located within an existing development, the proposed extended hours of operation do not result in an increase in the concentration of Commercial Corner Developments or Mini-Shopping Centers in the vicinity of the proposed project.

SPECIFIC PLAN PROJECT COMPLIANCE FINDINGS

The proposed project, an addition and signs, substantially complies with the site's zoning and the Community Plan land use designation. As enumerated below, the proposed project has been conditioned to comply with all applicable regulations, findings, standards and provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

9. **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: Uses.** The proposed use of convenience store is not restricted in this area of the Specific Plan, and thus is allowed.
- b. **Section 6B: Floor Area Ratio (FAR).** The FAR limitation for this site is 1.0:1. The project proposes a 0.27:1 ratio, in compliance with the Specific

Plan.

- c. **Section 7A: Yards.** The front yard setback requirement is an 18-inch minimum and 20 foot maximum; this project existing 56 feet front yard setback will not be changed. For corner lots, the side of the lot facing the side street intersecting with Ventura Boulevard will require a minimum 18 inch and maximum 15-foot landscaped setback. This project's existing 18-inch side yard setback will not be changed. The rear yard setback requirement is 20 inch minimum if an alley separates a residential use from a commercial rear lot line and the alley which will be measured from the midpoint of the abutting alley. This project 41 feet 8 inches rear yard setback will comply with the requirement. As such, the project complies with the setback requirements.
- d. **Section 7B: Lot Coverage.** The Specific Plan limits lot coverage to 60 percent, and this project proposes lot coverage of approximately 29 percent of the site, therefore this project complies with the lot coverage restrictions.
- e. **Section 7C: Driveways.** There is no change in the driveway layout.
- f. **Section 7D: Landscaping.** The Project will provide two (2) trees for the parking lot that totals seven (7) car parking spaces and four (4) bicycle parking spaces, in conformance with the landscaping requirements for surface parking lots, which has a one (1) tree for every four (4) parking space ratio. The project is also subject to the River Improvement Overlay Zone regarding the species planted, and the Landscape Ordinance regarding what qualifies as shade-trees. The project provides 180 square feet (15 percent) of the lot as landscaped and therefore also meets the 15 percent minimum for landscaping. The trees will be shade producing trees of a minimum 30-inch box size, no less than ten feet in height at maturity with a minimum tree canopy of 50 percent of the height of the tree. These trees will be evenly distributed throughout the parking lot so as to shade the surface parking area. For portions of parking lots along alley, residentially zoned lot, existing residential use, or other parking lot or structure, a minimum buffer zone of 30 inches will be provided. The Applicant will install an automatic irrigation system to maintain all required landscaping. As such, the project complies with the landscaping requirements.
- g. **Section 7E: Height.** The project's proposed height is 18 feet, which is under the 30-foot limit set forth by the Plan. Therefore, the project complies with the height restrictions.
- h. **Section 7F: Parking.** Per Section 7.F.1.c of the Ventura/Cahuenga Boulevard Corridor Specific Plan, retail establishments require at least one (1) parking space for each 250 square feet of floor area. The project proposes seven (7) vehicle parking spaces and four (4) bicycle parking

spots (at least two (2) of which will be short term, and two (2) of which will be long-term bicycle parking spots) pursuant to LAMC Ordinance 182,386 (Bike Parking Ordinance). In lieu of one (1) of the required automobile parking spots, the applicant will provide four (4) bicycle parking spots (two (2) of which shall be short term, and two (2) of which shall be long-term bicycle parking spots) pursuant to LAMC Ordinance 182,386 (Bike Parking Ordinance). Therefore, the project complies with the parking requirement.

However, pursuant to Assembly Bill (AB) 2097, the City of Los Angeles is prohibited from imposing or enforcing minimum automobile parking requirements on any residential, commercial or other development project (excluding event centers, hotels and similar transient lodging) that are within a one-half mile radius of a Major Transit Stop.

- i. **Section 8: Signs.** Pursuant to Section 5.A.2 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, the proposed sign project must comply with the applicable development requirements of Section 8 of the Plan, as it relates to the sign regulations.

Wall Signs: Per section 8.B.1.a of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a maximum of one (1) wall sign per tenant on a building's street frontage and a second sign facing a parking lot, secondary street, or alley is permitted. The total sign area permitted is two square feet per one lineal foot of lot frontage. The site has a frontage of 237¾ feet; therefore a maximum signage area of 475¼ square feet would be permitted for the site. The proposed 66 square-foot signs combined, further enforced through Conditions of Approval will not exceed the maximum signage area, and thus complies with the Specific Plan regulations.

Window Signs: The Ventura/Cahuenga Boulevard Corridor Specific Plan permits window signs if they are for the store name, store hours, and security signs. These permitted signs may not occupy more than ten percent of any window in area. As conditioned herein, the window signs will not exceed more than 10 percent of the window they occupy. Therefore, the proposed signs, further enforced through Conditions of Approval Numbered X to X, complies with the Specific Plan regulations.

Construction Sign: Specific Plan Section 8.B.d.1 permits no more than one (1) non-illuminated construction sign less than 25 square feet in area and 15 feet in height and be removed prior to the issuance of a certificate of occupancy or within 30 days of completion of the project, whichever is sooner. As conditioned herein, any construction sign will not exceed 25 square feet in area or 15 feet in height and will be removed within the required time limits. Therefore, any proposed sign, further enforced through Condition of Approval Number 18, will comply with the Specific Plan regulations.

Temporary Banners: A maximum of one banner of no more than 100 square feet will be permitted to announce special events associated with seasonal holidays, provided they are not erected more than 30 days preceding the holiday and are removed ten days following the holiday. No more than two banners per year per site will be permitted. Therefore, the proposed signs, complies with the Specific Plan regulations.

10. The project complies with CEQA.

Based on the whole of the administrative record, the Project has been adequately assessed in ENV-2024-5472-CE and mitigation measures have incorporated as conditions of approval herein; therefore, negative environmental effects have been mitigated to the extent feasible.

ADDITIONAL MANDATORY FINDINGS

11. 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. 186,952, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

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. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

QR Code to
Online Appeal Filing

IN PERSON APPEAL FILINGS



QR Code to Forms
for In-Person Appeal
Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@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.

DETERMINATION EFFECTIVE DATE

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.

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).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

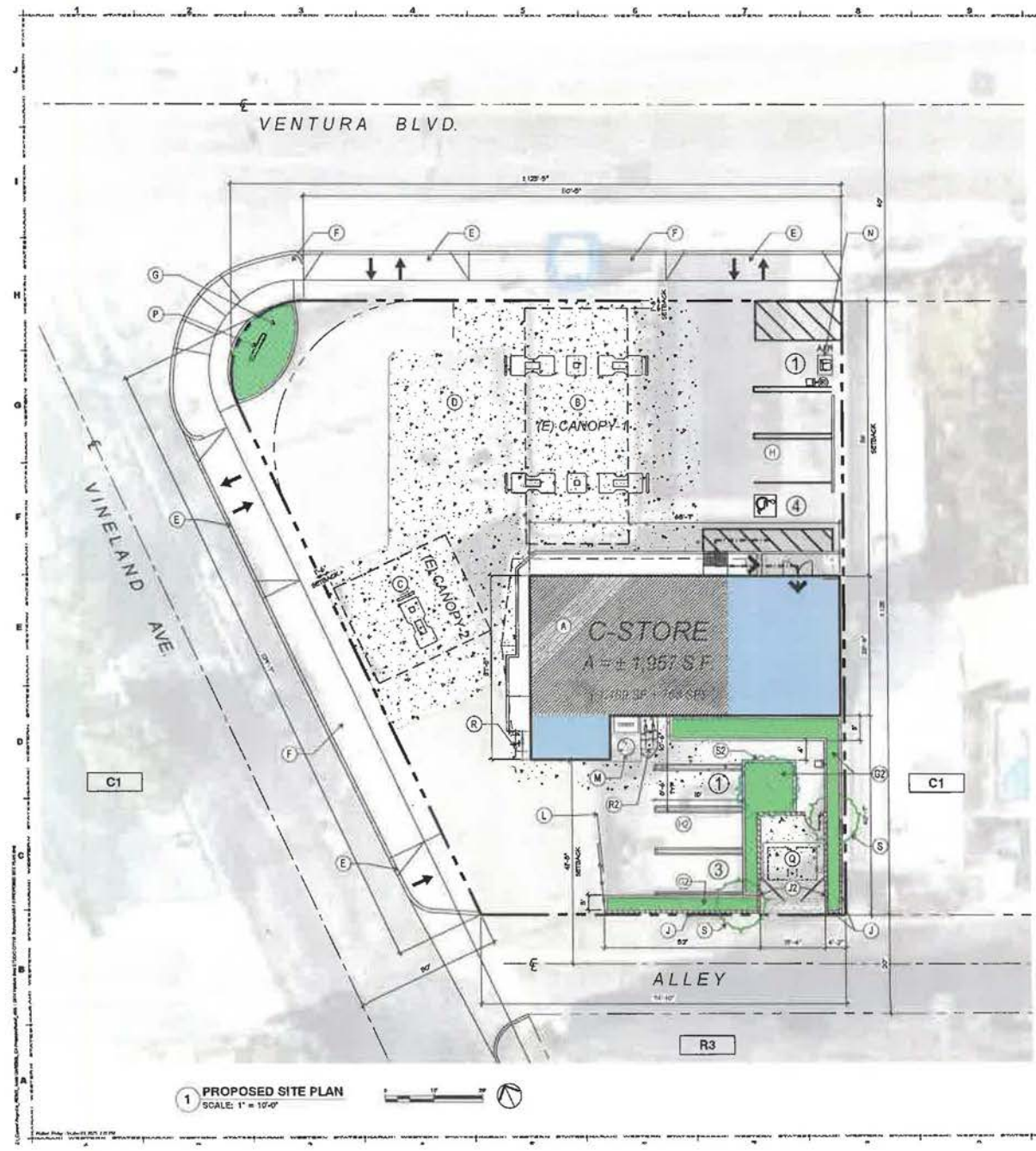
Inquiries regarding this matter shall be directed to Adrineh Melkonian, Planning Staff for the Department of City Planning at (213) 978-1301 or adrineh.melkonian@lacity.org.

A handwritten signature in blue ink, reading "Jordann F. D. Turner".

JORDANN TURNER
Associate Zoning Administrator

JT:JP:AM:mc

cc: Councilmember Nithya Raman
Fourth District
Adjoining Property Owners
Interested Parties



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

LEGEND

- 1 NO. OF PARKING SPACES
- 2 ACCESSIBLE PARKING
- 3 PROPERTY LINE
- 4 ADA PATH OF TRAVEL
- 5 CONCRETE PAVING AREA
- 6 LANDSCAPED AREA
- 7 EXISTING BUILDING
- 8 PROPOSED ADDITION
- 9 AREA LIGHTS
- 10 FIRE HYDRANT
- 11 POWER POLE
- 12 WATER METER
- 13 SIGN
- 14 DIRECTIONAL ARROW

VICINITY MAP



ASSESSOR'S PARCEL NUMBER

2378-007-014

PROJECT DATA

ZONING	C2-PL-RD
SPECIFIC PLAN	VENTURA/CAULENDA BLVD CORRIDOR
LAND USE	NEIGHBORHOOD & GENERAL COMMERCIAL
AREA OF SITE	± 12,801 S.F. (± 0.30 ACRE)
BLDG SETBACKS	(E) EXISTING / (P) PROPOSED (FOR LOTS BETWEEN 180-200 FEET IN WIDTH) FRONT (NORTH) 1'-0" MIN. (E) 1'-0" 20'-0" MAX. (MIN. 33% OF LENGTH OF FRONT LOT LN) STREET SIDE (WEST) 1'-0" MIN. (CORNER LOT) 15'-0" MAX. SIDE YD (EAST) 0'-0" (E) 23'-0" (P) 0'-0" REAR YD (SOUTH) 20'-0" MIN. (WHEN ADJ TO RESIDENTIAL USE - MEASURED FROM REAR PORT OF ALLEY) (E) 41'-8"
FLOOR AREA RATIO	REQUIRED 0.35: 1 MIN. 1.0: 1 MAX. EXISTING 0.22 PROPOSED 0.27
LOT COVERAGE	80% MAX. (INCLUDES TRASH ENCLOSURE) EXISTING 174 SF (1.3%) PROPOSED 794 SF (6%) (174 exst'g + 500 new) % LS AT PARKING AREA (1,189 SF) 180 SF (15.45%)
LANDSCAPE	EXISTING 174 SF (1.3%) PROPOSED 794 SF (6%) (174 exst'g + 500 new)
MAXIMUM HEIGHT	30'-0" (E) 18'-0"
PARKING	8 (E) 7 FORMULA: 1/250 S.F.

SCOPE OF WORK

1. PROPOSED INTERIOR RENOVATION OF EXISTING C-STORE.
2. PROPOSED ADDITION TO EXISTING C-STORE.
3. PROPOSED C-STORE BLDG EXTERIOR FACELIFT AND PROPOSED NEW SIGNAGE.
4. PROPOSED NEW TRASH ENCLOSURE (200 SF)
5. PROPOSED NEW PARKING SPACES AND LANDSCAPE AREAS

BUILDING DATA

(E) C-STORE (WITH PROPOSED ADDITION)	
TOTAL AREA	1,857 SF (Existing Area = 1,189 SF) (Addition = 788 SF)
OCCUPANCY	M
TYPE OF CONST	V-B
NUMBER OF STORY	1
BLDG HEIGHT	(P) 18'-0"
SPRINKLERS	NONE
(E) CANOPY-1	
AREA	± 1,008 SF
OCCUPANCY	M
TYPE OF CONST	I-B
NUMBER OF STORY	1
BLDG HEIGHT	(E) 17'-0"
SPRINKLERS	NONE
(E) CANOPY-2	
AREA	± 548 SF
OCCUPANCY	M
TYPE OF CONST	I-B
NUMBER OF STORY	1
BLDG HEIGHT	(P) 17'-0"
SPRINKLERS	NONE
TOTAL AREA	± 3,515 SF

EXHIBIT "A"
Page No. 1 of 11
Case No. ZA-2024-5471-CU2-CUB-SPPC

KARAKI WSe
WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY
4407 E. LA PALMA AVE. FID
CHANDLER, AZ 85226
TEL: 480.850.8800 FAX: 480.850.8801
WWW.KARAKIENGINEERING.COM
CONSULTANT'S SEAL

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			



OWNER NAME & ADDRESS
ANABI OIL

1400 N. BENTON AVE.
UPLAND, CA 91786
PROJECT NAME & ADDRESS
(E) GAS STATION
C-STORE REMODEL
& EXPANSION

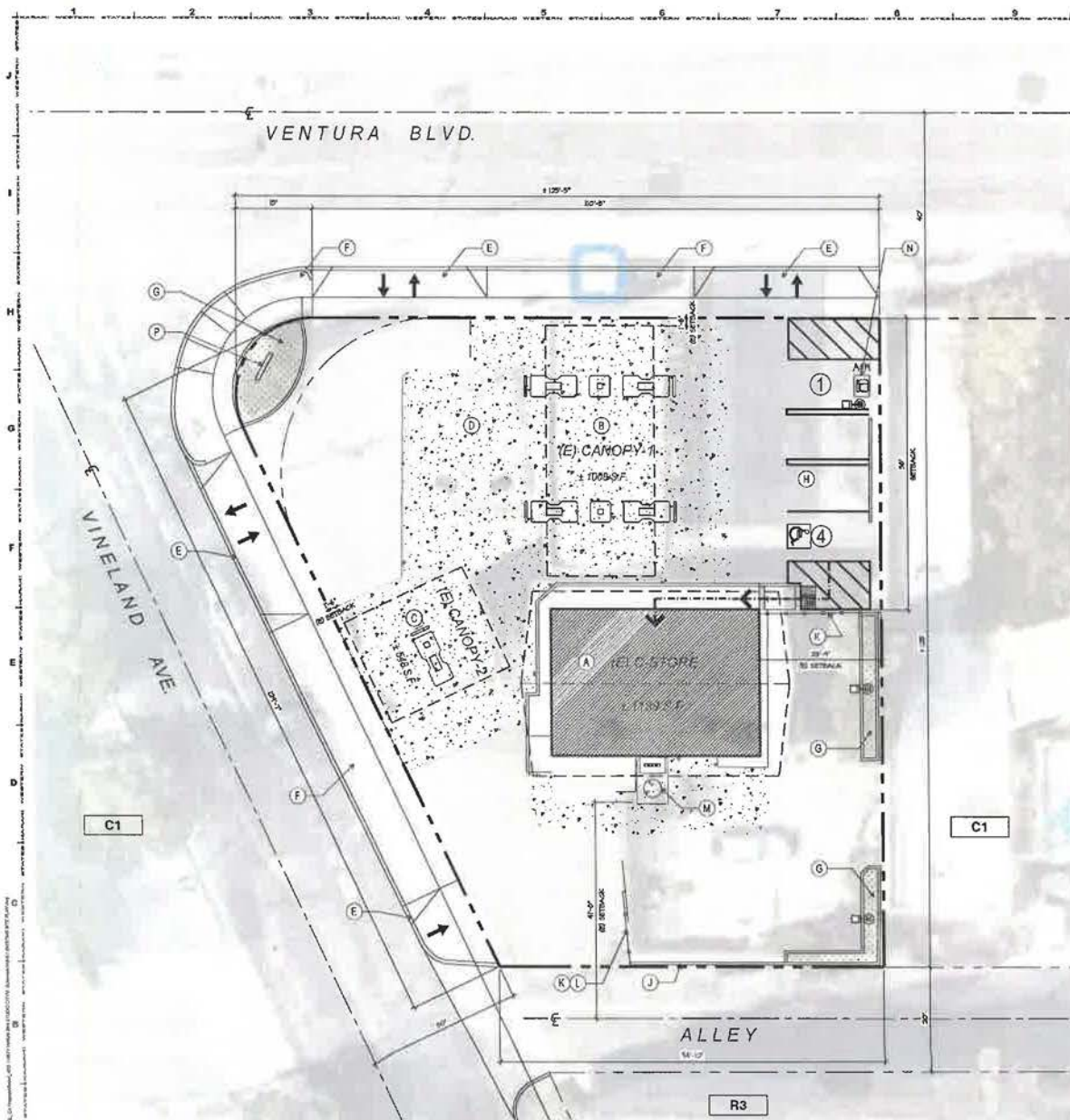
10074 VENTURA BLVD
STUDIO CITY, CA 91614
NOTE TO CONTRACTOR
THIS IS A PRELIMINARY SET OF PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CHANGES OR ADDITIONS TO THE PLANS SHALL BE MADE BY A WRITTEN AMENDMENT SIGNED BY THE ARCHITECT.

CONFIDENTIALITY STATEMENT
THIS DOCUMENT CONTAINS INFORMATION THAT IS UNLAWFUL TO DISCLOSE OR DISCLOSE OF WHICH COULD BE DETRIMENTAL TO THE NATIONAL DEFENSE. IT IS THE POLICY OF THE U.S. GOVERNMENT TO PROTECT SUCH INFORMATION FROM UNLAWFUL DISCLOSURE. IT IS THE POLICY OF THE U.S. GOVERNMENT TO PROTECT SUCH INFORMATION FROM UNLAWFUL DISCLOSURE. IT IS THE POLICY OF THE U.S. GOVERNMENT TO PROTECT SUCH INFORMATION FROM UNLAWFUL DISCLOSURE.

DESIGNED BY: J046
DRAWN BY: J046
CHECKED BY: JK
PLOT DATE: 10.3.2023
SCALE: 1" = 10'-0"

SHEET TITLE
PROPOSED
SITE PLAN

SHEET NUMBER
AS-1.0
JOB NO. REBEL
CUP NO.



1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

VICINITY MAP



LEGEND

- | | |
|-------------------------|---------------------|
| 1 NO. OF PARKING SPACES | AREA LIGHTS |
| 2 ACCESSIBLE PARKING | PH (E) FIRE HYDRANT |
| 3 PROPERTY LINE | (E) POWER POLE |
| 4 ADM. PATH OF TRAVEL | WM (E) WATER METER |
| 5 CONCRETE PAVED AREA | (E) SIGN |
| 6 LANDSCAPED AREA | DIRECTIONAL ARROW |
| 7 EXISTING BUILDING | |

EXISTING SITE KEY NOTES

- (A) EXISTING CONVENIENCE STORE
- (B) EXISTING FUEL CANOPY-1 WITH 1 MFD
- (C) EXISTING FUEL CANOPY-2 WITH 1 MFD
- (D) EXISTING UNDERGROUND STORAGE TANKS
- (E) EXISTING DRIVEWAY
- (F) EXISTING BLOCK SIDEWALK
- (G) EXISTING LANDSCAPE
- (H) EXISTING PARKING SPACES
- (I) EXISTING 6FT CHAIN FENCE
- (J) EXISTING METAL FENCE
- (K) EXISTING BUILDING GATE
- (L) EXISTING HEAVY TANK WITH VENT RISER
- (M) EXISTING AIR & WATER UNIT
- (N) EXISTING MONUMENT SIGN

EXHIBIT "A"
Page No. 2 of 11
Case No. ZA-2024-5471-CJ22-CLUB-SPPC

KARAKI WS
WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY
4007 E. LA PALMA AVE., 704
CHANDLER, AZ 85226
TEL: 480.966.1111 FAX: 480.966.1112
WWW.KARAKIWS.COM

CONSULTANT SEALS

SUBMITTAL NO. DESCRIPTION BY DATE

1

2

3

REVISIONS NO. DESCRIPTION BY DATE

1

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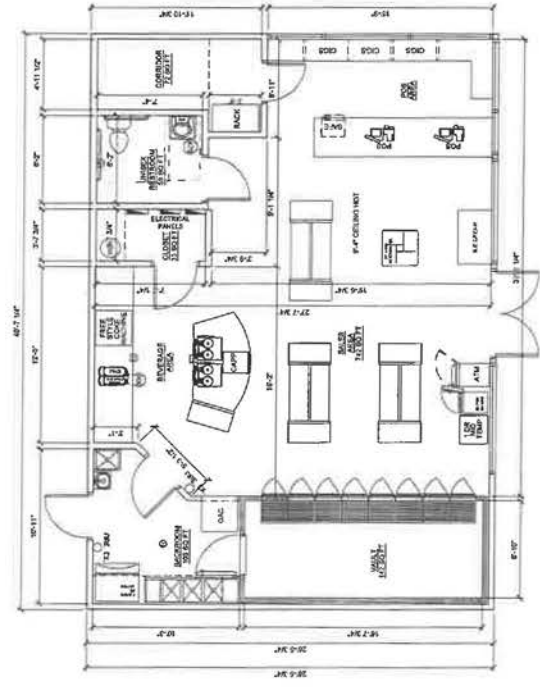


1450 N. Benson Ave.,
Upland, CA 91786 USA
www.anabi.com - (909) 384-4728

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CERTIFICATE OF OCCUPANCY CORRECTION	10	DV	D1.0
PROJECT ADDRESS:	STORE #:	DATE:	SCALE:
10974 VENTURA BLVD. STUDIO CITY, CA	405	09-10-2025	1/4" = 1'-0"



85'x110'



EXISTING / DEMO DIMENSION PLAN
1

EXHIBIT "A"
Page No. 3 of 11
Case No. 24-2024-5971-CUP-DIG-SPDC

LINE TYPE LEGEND
DASHED
RELOCATE EXISTING (OVER HIS STORE)
RELOCATE EXISTING (ANOTHER OUTSIDE LOCATION)
EXISTING

SEAL



PROJECT FILE NAME:

CERTIFICATE OF OCCUPANCY CORRECTION

REVISION #:

10

DESIGNER:

DV

PAGE:

A6.0

SCALE:

1/4" = 1'-0"

DATE:

09-10-2025

STORE #:

405

10974 VENTURA BLVD. STUDIO CITY, CA

PROJECT ADDRESS:



1450 N. Benton Ave.
Upland, CA 91786 USA
www.anabi.com • (951) 281-4725

EXISTING RIGHT ELEVATION

4

EXISTING REAR ELEVATION

2

EXISTING LEFT ELEVATION

3

EXISTING FRONT ELEVATION

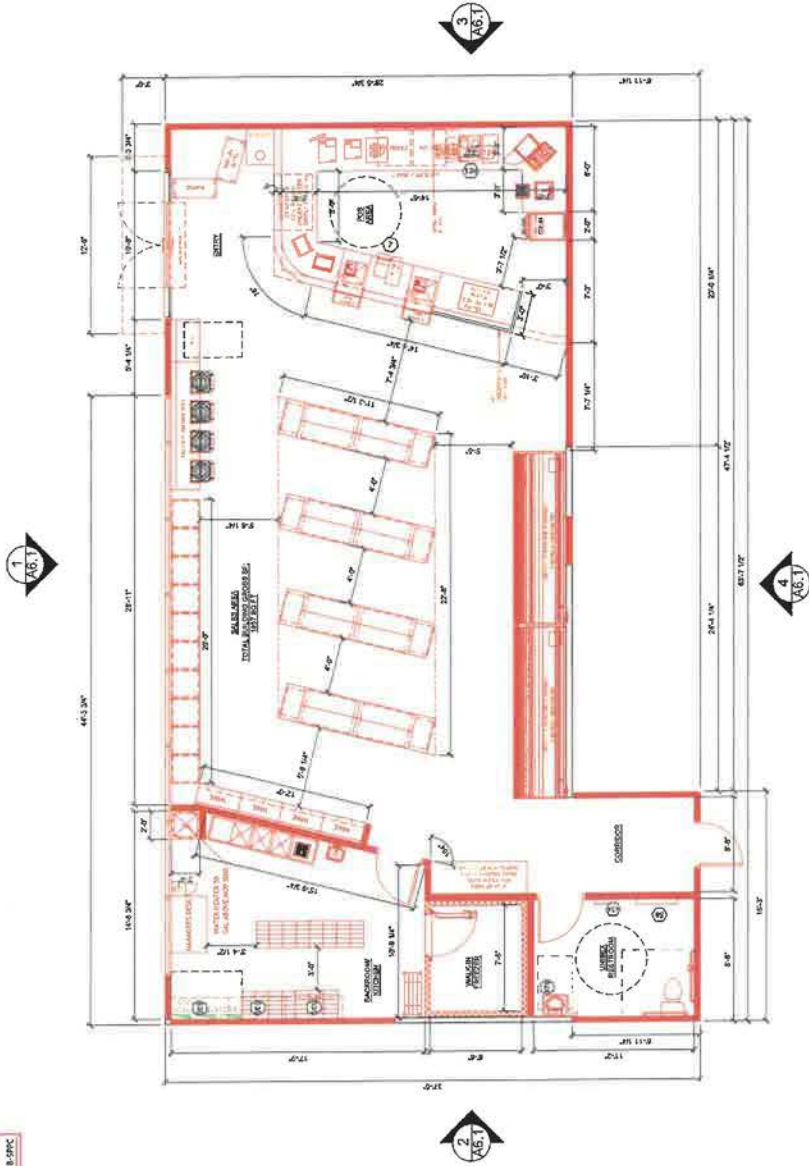
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EXHIBIT "A"
Page No. 4 of 11
Case No. ZL-2024-5971-CIS-CIB-SPTC

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CERTIFICATE OF OCCUPANCY CORRECTION	10	DV	A1.0
PROJECT ADDRESS:	STORE #:	DATE:	SCALE:
10974 VENTURA BLVD, STUDIO CITY, CA	405	09-10-2025	1/4" = 1'-0"



1450 N. Benson Ave.,
Upland, CA 91785 USA
www.enabiol.com • (909) 394-4726

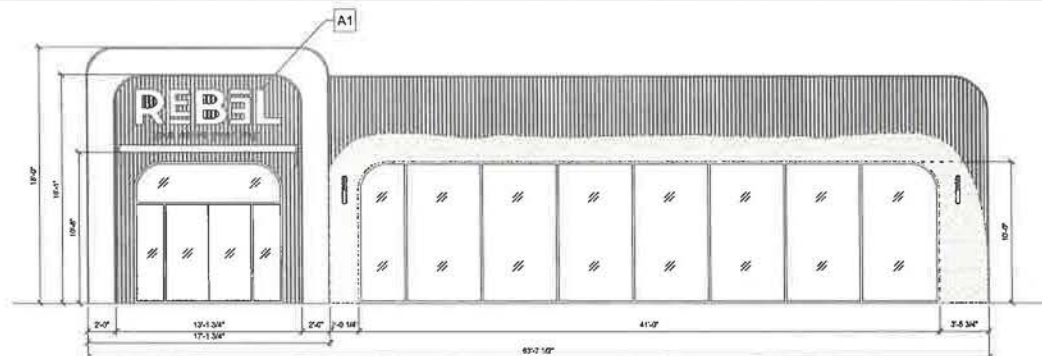


PROPOSED DIMENSION FLOOR PLAN

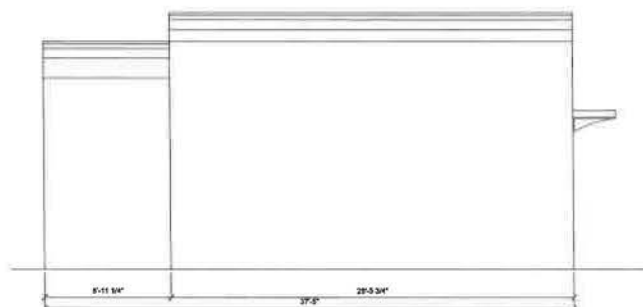
LINE TYPE LEGEND

	NEW CONDITIONS
	RELOCATE EXISTING CONDITIONS (WITHIN STORE)
	EXISTING CONDITIONS

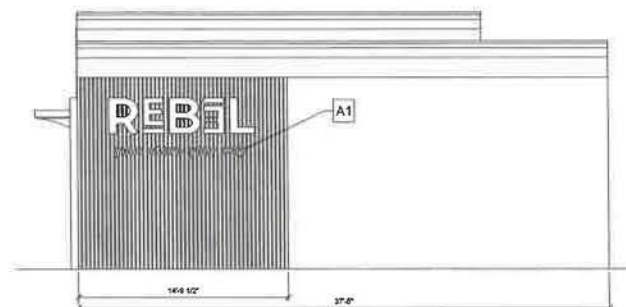
EXHIBIT "A"
 Page No. 6 of 11
 Case No. 2A-2024-5471-CU2-CUB-SPPC



1 PROPOSED FRONT ELEVATION



3 PROPOSED LEFT ELEVATION



2 PROPOSED RIGHT ELEVATION



4 PROPOSED REAR ELEVATION



1450 N. Benson Ave.,
 Upland, CA 91786 USA
 www.anabi08.com - (909) 394-4725

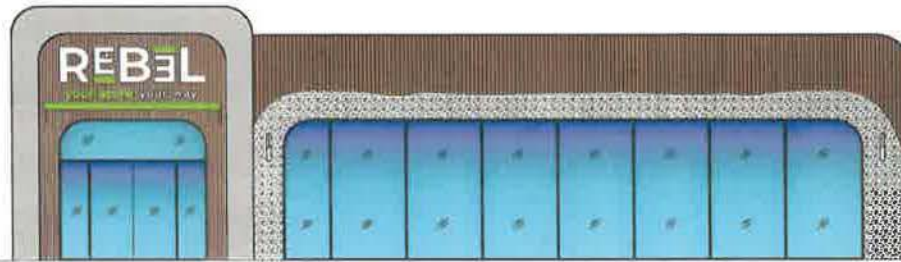
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CERTIFICATE OF OCCUPANCY CORRECTION	REVISION #:	10	STORE #:	405
	PROJECT ADDRESS:	10974 VENTURA BLVD. STUDIO CITY, CA		



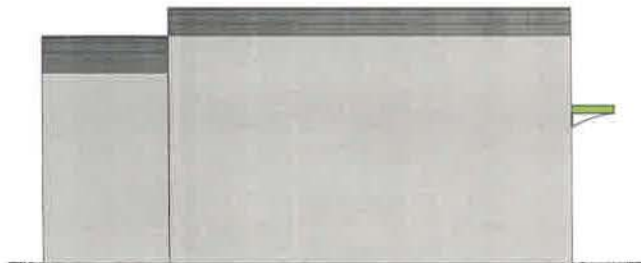
SEAL

EXHIBIT "A"
 Page No. 7 of 11
 Case No. ZA-2024-5471-CU2-CUB-SPPC

EXHIBIT "A"
 Page No. 7 of 11
 Case No. ZA-2024-5471-CU2-CUB-SPPC



1 PROPOSED FRONT ELEVATION



3 PROPOSED LEFT ELEVATION



2 PROPOSED RIGHT ELEVATION



4 PROPOSED REAR ELEVATION



1450 N. Benson Ave.,
 Upland, CA 91786 USA
 www.anabikill.com - (909) 594-4728

DESIGNER:	PAGE:	SCALE:
DV	A6.2	1/4" = 1'-0"
DATE:	REVISION #:	STORE #:
09-10-2025	10	405
PROJECT FILE NAME:	CERTIFICATE OF OCCUPANCY CORRECTION	PROJECT ADDRESS:
		10974 VENTURA BLVD. STUDIO CITY, CA



SEAL

REBEL

SITE INFORMATION:

Store #405
10974 Ventura Blvd
Studio City CA 91604



1/22/2025

REVISIONS:

1/DK-9/16/2025- REVISED BLDG ELEVATION AND CHANNEL LETTERS
2/DK-9/18/2025- ADDED NEW SITE PLAN



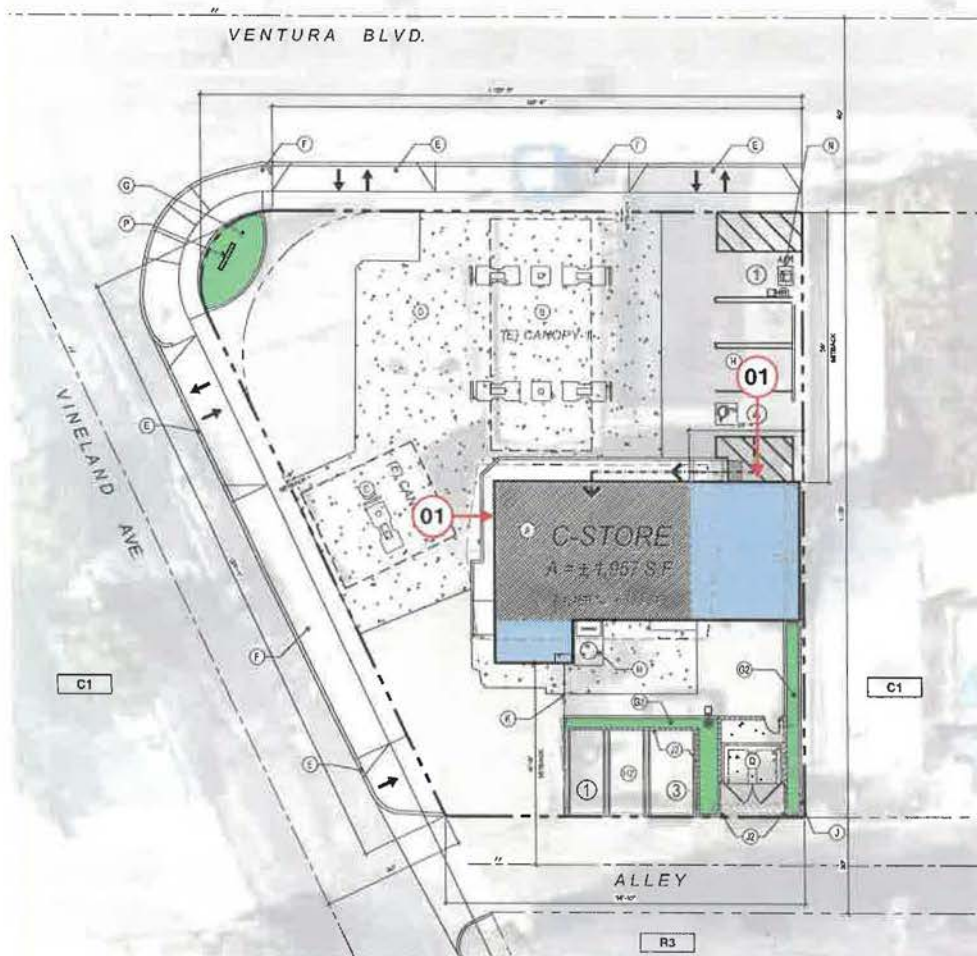


EXHIBIT "A"
 Page No. 9 of 11
 Case No. ZA-2024-5471-CU2-CUB-SPPC

SIGN KEY

01 01 CL-1-30" REBEL, 9.5" YSYW Channel Letters 32.97 S

REBEL

ACCT #: 20369

PRESENTATION

SCOPE OVERVIEW

1) GAS STATION BRANDING

DWG CONTENTS

- 1) COVER
- 2) SITE PLAN VIEW
- 3) BLDG ELEVATIONS
- 4) CL-1 30" REBEL CL
- 5) CL-2 24" YSYW CL
- 6) CL-3 9.5" YSYW CL

PERMITTING INFO

pro signs Your Brand Realized™

261 Boot Road
 Downingtown, PA 19335

810.518.5881
 610.518.5244
 info@prosign.net

DATE: 9/18/2025
 REV: 2
 PM: JD
 DESIGNER: DK

2

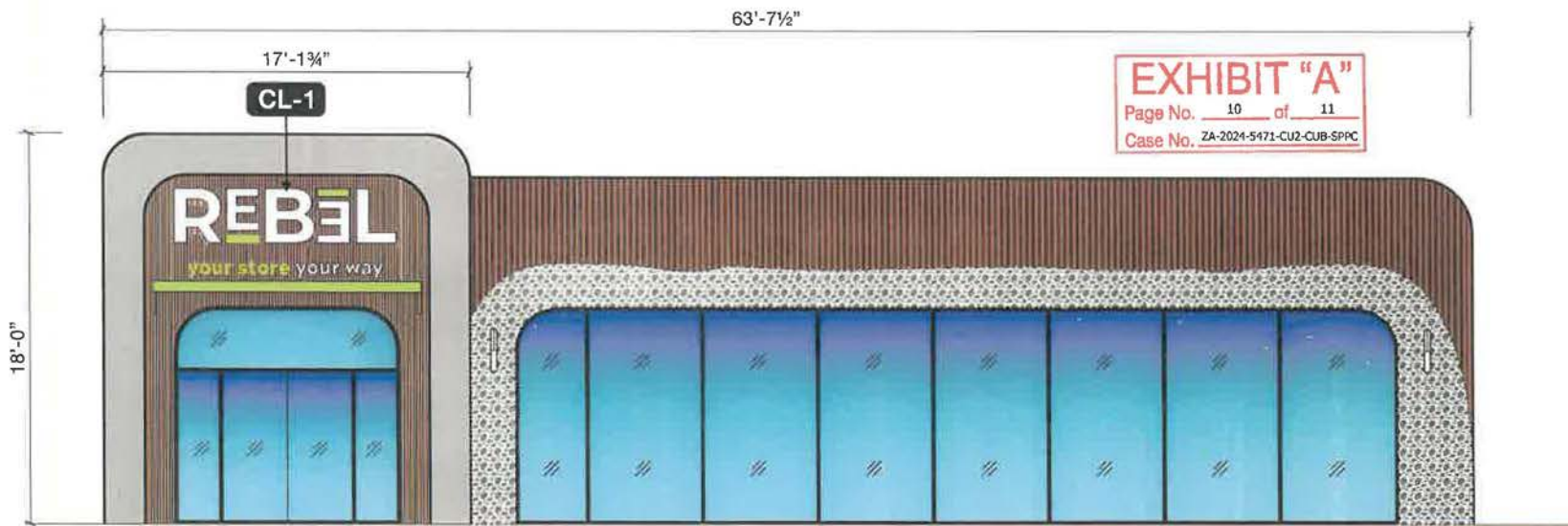
SITE | PLAN VIEW

APPROVED BY:

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED ☐ CORRECT & RESUBMIT

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DWG:
 Y:\Rebel\SITES\CA\Studio City\20369\DESIGN\20369-1_PHS-REBEL #405_STUDIO CITY, CA.dwg



O-1 Front Elevation
Scale | 3/16" = 1'-0"

NO. OF WALL SIGNS ALLOWED:
1 WALL SIGN PER TENANT ON
STREET FRONTAGE;
PLUS 1 WALL SIGN FACING STREET OR
ALLEY

SIGN AREA ALLOWED:
2 SF PER 1 L.F. OF LOT FRONTAGE
FRONT SIGN (2 X 63'-7" = 127 SF MAX)
LEFT SIGN (2 X 37'-5" = 74 SF MAX)



O-2 Right Side Elevation
Scale | 3/16" = 1'-0"

BUILDING | ELEVATIONS

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DWG:
Y:\R\Rebel\SITES\CA\Studio City\20368\DESIGN\
20368-1_PHS-REBEL #405_STUDIO CITY, CA.cdr

REBEL

ACCT #: 20369

SITE INFORMATION

Store #405
10974 Ventura Blvd
Studio City CA 91604

PRESENTATION

SCOPE OF WORK

1) Various Face Lit Channel
Letters Placement

SITE LOCATION MAP



pro signs Your Brand
Realized™

251 Boot Road
Downingtown, PA 19335

610.518.5881
610.518.5244
info@prosign.net

DATE: 8/16/2025
REV: 1
PM: JD
DESIGNER: DK

3

CL-1

EXHIBIT "A"

Page No. 11 of 11

Case No. ZA-2024-5471-CU2-CUB-SPPC



O-1 Channel Letters

Scale | 3/4" = 1'-0"

SPECIFICATIONS:

01 RETURNS:

REBEL, YOUR WAY: .040" X 3" PRE-FINISHED WHITE ALUMINUM COIL (WHITE INSIDE)
 GREEN BARS, YOUR STORE: .040 X 3" ALUMINUM RETURNS PAINTED (P-1) - (WHITE INSIDE)
 (SEAMS IN CORNER OR TOP)

02 3MM ACM BACKS

03 PRINCIPAL QWIK MOD 1 LEDS

04 3/16" WHITE ACRYLIC FACES (7328) WITH VINYL OVERLAYS

REBEL, YOUR WAY: NO VINYL OVERLAY

GREEN BARS, YOUR STORE: TRANSLUCENT GREEN VINYL OVERLAY PRINT TO MATCH PMS 2297C V-1

05 TRIM CAP:

REBEL, YOUR WAY: 1" PRE-FINISHED WHITE JEWELITE TRIM CAP CHEMICALLY BONDED TO FACES

GREEN BARS, YOUR STORE: 1" PRE-FINISHED JEWELITE TRIM CAP CHEMICALLY BONDED TO FACES P-1

06 MOUNTING HARDWARE (TBD BY WALL CONSTRUCTION)

07 #8 - 1/2" PAN HEAD SCREWS

08 1/4" DIA. WEEP HOLES W/ DRAIN HOLE COVER

09 7/8" ELECTRICAL HOLE/3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX

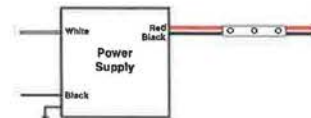
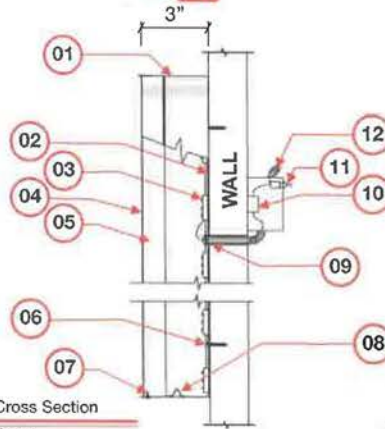
(IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE) INSTALLER TO FOLLOW LOCAL CODE

10 LED POWER SUPPLY INSIDE POWER SUPPLY BOX

11 TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX

12 PRIMARY ELECTRIC

13 TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX



S-3 Wiring Diagram

Scale | NTS

	Mods/FT	Watts/Mod	Mods per 60w PS
PRINCIPAL QWIK MOD1	2.5	0.4	150

COLORS / FINISHES:

P-1 PAINTED TO MATCH PMS 2297C

V-1 DIGITALLY UV PRINTED TO MATCH PMS 2297C ON
 WHITE 3M™ SCOTCHCAL™ TRANSLUCENT GRAPHIC
 FILM 3630-20 WITH 3M™ SCOTCHCAL™ MATTE
 OVERLAMINATE 8520

A-1 WHITE ACRYLIC 7328

All Mounting Hardware to be non-corrosive

All Holes & Seams to be Caulked & Sealed

All Letters to be UL Labeled

NOTES

- PRIMARY ELECTRIC BY OTHERS TO BE WITHIN 3'-0" OF SIGN (TYP)
- CLEAR & UNOBSTRUCTED ACCESS REQUIRED BEHIND WALL FOR REMOTE/ RACEWAY WIRING
- ADAPTABLE BLOCKING BEHIND WALL REQUIRED BY OTHERS
- SIGN WIRING INSTALLED IN FIELD TO MAINTAIN ALL STATE & LOCAL CODES/ REGULATIONS

NIGHT VIEW



REBEL

ACCT #: 20369

SITE INFORMATION

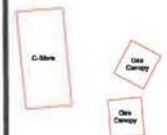
Store #405
 10974 Ventura Blvd
 Studio City CA 91604

PRESENTATION

SCOPE OF WORK

1) New Face Lit Channel Letters

SITE LOCATION MAP



pro signs Your Brand Realized™

251 Boot Road
 Downingtown, PA 19335

610.518.5881
 610.518.5244
 info@prosign.net

DATE: 9/18/2025
 REV: 1
 PM: JD
 DESIGNER: DK

CL-1 | FACE LIT CHANNEL LETTERS | SPECS

QTY : TWO (2) SETS FACE LIT EXTERIOR CHANNEL LETTERS

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CL-1
 Y: 20

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