

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible¹ ☐ AHS Eligible ☐ AB 2097 Eligible ☐ Housing Element Streamlining²

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

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

Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address³: 12815-12817 W Venice BLvd (12819 W Venice Blvd) Unit/Space Number: _____

Legal Description⁴ (Lot, Block, Tract): Lots 3&4 block none, TR7626

Assessor Parcel Number: 4245017001 Total Lot Area: 10250.13

¹ The Local Emergency Homelessness Crisis (Council File - 22-1545) ended on November 18, 2025, thereby ending the ED1, ministerial processing portion of the program. Projects that have not yet filed their formal Department of City Planning Application will no longer qualify to utilize ED1 provisions unless they also have an approved Housing Crisis Act (HCA) Vesting Preliminary application that is VALID AT THE TIME OF FILING.

² Housing Development Projects located on sites identified under ZI-2534 & ZI-2535 are eligible for Ministerial Approval if at least 20 percent of the units are reserved for lower-income households.

³ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

⁴ Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

2. PROJECT DESCRIPTION

Present Use: Commercial- liquor & market

Proposed Use: no change

Project Name (if applicable): Sunny Liquor & Market

Describe in detail the characteristics, scope and/or operation of the proposed project:

CUB permit for a liquor store and market of 1,440 SF, located in a 1-story commercial building.
(Monday-Thursday and Sunday 10:00 am - 11:00 pm, Friday and Saturday 10:00 am -1:00 am)

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|--|---|
| ☐ Site is undeveloped or unimproved (i.e., vacant) | ☐ Site is located within 500 feet of a freeway or railroad |
| ☒ Site has existing buildings (provide copies of building permits) | ☐ Site is located within 500 feet of a sensitive use (e.g., school, park) |
| ☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial, oil wells) | ☐ Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| ☐ Demolition of existing buildings/structures | ☐ New construction: _____ square feet |
| ☐ Relocation of existing buildings/structures | ☐ Additions to existing buildings |
| ☐ Removal of any on-site tree | ☐ Interior tenant improvement |
| ☐ Removal of any street tree | ☐ Exterior renovation or alteration |
| ☐ Removal of protected trees onsite/in public right-of-way | ☐ Change of use and/or hours of operation |
| ☐ Grading | ☐ Uses or structures in public right-of-way |
| ☐ Haul Route | ☐ Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)⁵ 0 + Adding 0 = Total 0

Number of Affordable Units⁶: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

PARKING INFORMATION

Is the project utilizing AB 2097? ☐ YES ☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.⁷

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Preliminary Land Use Report \(PLUR\)](#) to BOE? ☐ YES ☒ NO (if required)

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

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

⁵ Number of units to be demolished and/or which have been demolished within the last five years.

⁶ As determined by the Los Angeles Housing Department.

⁷ Parking relief may also be available for projects requesting approval under LAMC Sections 12.22 A.37, 12.22 A.38, or 12.22 A.39 of Chapter 1 or Sections 9.2.1, 9.2.2, 9.2.3, 9.2.4, or 9.2.5 of Chapter 1A.

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC Section 12.36?

☐ YES

☒ NO

Authorizing Code Section: LAMC 13B.2.1.H.

Code Section from which relief is requested (if any): _____

Action Requested: CUB permit for a liquor & market business

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached:

☐ YES

☐ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site?

☐ YES

☒ NO

If YES, list all case number(s): Legal non-conforming

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____

Ordinance No.: _____

☐ Condition Compliance Review

☐ Clarification of Q (Qualified) Condition

☐ Modification of Conditions

☐ Clarification of D (Development) Limitation

☐ Revision of Approved Plans

☐ Amendment to T (Tentative) Classification

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES

☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES

☒ NO

Have you filed, or is there intent to file, a ministerial application with this project?

☐ YES

☒ NO

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

5. RELATED DOCUMENTS / REFERRALS

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

Are there any recorded Covenants, affidavits or easements on this property?

☒ YES (provide copy)

☐ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁸ Name: Valerie Satvinder Singh

Company/Firm: SVJ Singh Corp

Address: 12815 Venice Blvd

Unit/Space Number: _____

City: Los Angeles

State: CA

Zip Code: 90066

Telephone: (310) 391-7441

E-mail: Sunnyliquormarket@yahoo.com

Are you in escrow to purchase the subject property?:

☐ YES

☒ NO

PROPERTY OWNER OF RECORD

☐ Same as applicant

☒ Different from applicant

Name (if different from applicant): UPPER WEST SIDE INVESTMENT COMPANY LLC AND c/o C/O ORON MAHER & VENICE BEETHOVAN LLC

Address: 9903 S Santa Monica Blvd

Unit/Space Number: 301

City: Beverly Hills

State: CA

Zip Code: 90212

Telephone: (310) 488-5022

E-mail: Jeremy@mahercr.com

⁸ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

AGENT / REPRESENTATIVE NAME: Jackeline Arias

Company/Firm: Arche 12INCH Design Studio

Address: 770 S Grand Ave **Unit/Space Number:** 7009

City: Los Angeles **State:** CA **Zip Code:** 90017

Telephone: (310) 706-8053 **E-mail:** info.12inch@gmail.com

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁹

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

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁹ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

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

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature: _____

Date: 3-9-2026

Print Name: _____

Jeremy Shore for Venice Bedham, LLC

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

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

State of California

County of Los Angeles

On March 9th, 2026 before me, Jacqueline Bettencourt, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Jeremy Shore, 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.

Jacqueline Bettencourt
Signature



SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

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

State of California

County of Los Angeles

On March 12, 2026 before me, Jacqueline Bettencourt, Notary Public
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.


Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified. I understand that improper segmentation is a violation of CEQA and the LAMC Section 13B.11.1.I. and subject to all remedies available for a Code violation, including but not limited to monetary penalties.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand that CEQA requires the City to analyze the whole of the project including actions taken under ministerial permits and discretionary permits before approving the project and if my project requires discretionary and ministerial case processing under separate case numbers, that the ministerial application will not be approved until the CEQA determination or finding for the project is issued.
- e. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- f. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- g. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- h. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part.

Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- j. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- k. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: _____

Date: _____

Print Name: _____

SATINDER VALERIE SINGH



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS Class 2 Conditional Use Permit (Chapter 1 Zoning)

Related Code Sections

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form CP13-7773.A. For more information on a property's applied zoning, visit <https://zimas.lacity.org>.

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures ([CP13-2074](#)), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☐ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- ☐ A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.

☐ A list of the following types uses within 600 feet:

- Residential uses and type (e.g., single-family, apartment, hotel)
- Churches
- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

Additional Requirements for Main CUBs or CUXs

☐ A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:

- Type of alcohol permit sought
- Square footage of each particular restaurant, bar, or event space
- Address or suite/unit number corresponding to each CUB or CUX request
- Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?
5,100 SF
2. What is the total square footage of the space the establishment will occupy? 1,440 SF
3. What is the total occupancy load of the space as determined by the Fire Department? ^G Occ
4. What is the total number of seats that will be provided: Indoors? ⁰ Outdoors? ⁰
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
☐ YES ☒ NO ☐ N/A

6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?
N/A

7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
☐ YES ☒ NO ☐ N/A

8. Is floor area being added? ☐ YES ☒ NO

If YES, how much is enclosed? _____ Outdoors? _____

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks?
☒ YES ☐ NO

10. 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 B.17 of Chapter 1?
☐ YES ☒ NO

Parking

11. How many parking spaces are available on the site? 10 TOTAL

12. Are they shared or designated for the subject use? 2 Designated for this business

13. If adding floor area, what is the parking requirement as determined by the Los Angeles Municipal Code (LAMC)?
No

14. Have any arrangements been made to provide off-site parking? ☐ YES ☒ NO

If YES, is the parking secured via a private lease or an approved covenant/affidavit?
N/A

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. 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.

16. Will valet service be available? ☐ YES ☒ NO

17. Will the service be for a charge? ☐ YES ☒ NO

Operation of the Establishment

18. Has the use been discontinued for more than a year? ☐ YES ☒ NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur. See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

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

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	10:00 am - 11:00 pm	10:00 am - 11:00 pm	10:00 am - 11:00 pm	10:00 am - 11:00 pm	10:00 am - 1:00 am	10:00 am - 1:00 am	10:00 am - 11:00 pm

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? ☐ YES ☒ NO

If YES, describe: N/A

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? ☐ YES ☒ NO

If YES, what is the minimum age requirement and how will it be enforced? _____

22. Will there be any accessory retail uses onsite? ☒ YES ☐ NO

If YES, what will be sold? Sunny liquor and market

Security

23. How many employees will be on the site at any given time? ² _____

24. Will security guards be provided onsite? ☐ YES ☒ NO

If YES, how many and when? _____

25. Has LAPD issued any citations or violations? ☐ YES ☒ NO

If YES, provide copies.

Alcohol

26. Will there be beer & wine only, or a full line of alcoholic beverages available? _____ full line
27. Will “fortified” wine (greater than 16% alcohol) be sold? ☐ YES ☒ NO
28. Will alcohol be consumed on any adjacent property under the control of the applicant? ☐ YES ☒ NO
29. Will there be signs visible from the exterior that advertise the availability of alcohol? ☒ YES ☐ NO

Food

30. Will there be a kitchen on the site? ☐ YES ☒ NO
31. Will alcohol be sold without a food order? ☐ YES ☒ NO
32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☐ YES ☒ NO
33. Provide a copy of the menu if food is to be served.

On-Site

34. Will a bar or cocktail lounge be maintained incidental to a restaurant? ☐ YES ☒ NO
- If YES, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.*
35. Will off-site sales of alcohol be provided accessory to on-site sales (“Take Out”)? ☐ YES ☒ NO
- If YES, a request for off-site sales of alcohol is also required.*
36. Will discounted alcoholic drinks (“Happy Hour”) be offered at any time? ☐ YES ☒ NO

Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? ☐ YES ☒ NO
38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml? ☐ YES ☒ NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages?
☐ YES ☐ NO

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

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: *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**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.*

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

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

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. 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.

3. 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.

12815-12817 W Venice Blvd (12819 W Venice Blvd)
Los Angeles CA 90066

Conditional Use Beverage Permit request
FINDINGS

The subject site is a flat, rectangular, commercial lot conformed by 4 parcels with a width of 102.5 feet and a depth of approximately 100 feet; a total lot area of 10,250 square feet. The property fronts Venice Blvd to the southeast, abuts a commercial to the west and an Alley to the north. The property and surrounding lots are zoned C3-1, R3-1 and R1-V2, and designated General commercial and Low Medium II Residential and is located within the Los Angeles Coastal Transportation Corridor Specific Plan.



This portion of Venice Blvd is part of the Livable Boulevards Streetscape Plan, which intends to create pedestrian-friendly environments and enhance neighborhood identity.

Venice Blvd is a Boulevard II, designated to a right-of-way width of 110 feet and a roadway width of 80 feet. The alley in the rear has a 20 feet width.

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 proposed Conditional Use Beverage permit will allow the continued operation of Sunny Liquor & Market, a long-standing neighborhood-serving retail establishment located at 12815-12817 W Venice Boulevard. The subject property is developed with a one-story commercial building totaling approximately 5,100 square feet and comprised of three separate businesses. Adjacent tenants include a Crispy Rice restaurant and Bluey's, a breakfast and dinner restaurant, contributing to an active neighborhood commercial corridor.

Sunny Liquor & Market is a locally operated, family-owned business that has served the community for more than ten years under the current ownership, with the market and liquor sales use having existed at the site even prior to the current operators' tenure. The business provides a convenient source of neighborhood goods and beverages, offering an extensive selection of craft beers, wines, and spirits, including organic and gluten-free options as well as soft drinks, snacks, and basic grocery items. The store's curated beer selection includes regional and specialty brews that appeal to local residents and enthusiasts. In addition, the business is known for accommodating customer requests and restocking popular items when available, reinforcing its role as a responsive neighborhood retailer.

The continued operation of Sunny Liquor & Market contributes to the vitality of the commercial corridor along Venice Boulevard by supporting pedestrian activity and providing convenient access to everyday goods. The requested permit will allow the business to continue serving the surrounding community while maintaining a locally owned retail presence that complements nearby restaurants and neighborhood services.

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 proposed project does not involve any expansion of the building footprint or an increase in the intensity of use. The request for a Conditional Use Beverage permit is primarily related to recent interior improvements, including the incorporation of an adjacent tenant space to enlarge the walk-in cooler. These modifications require an update with the California Department of Alcoholic Beverage Control to maintain the business's existing license in good standing. Aside from these interior improvements, the business will continue to operate substantially as it has for many years, with no significant changes to its established operations or customer base.

The business operates Monday through Thursday and Sunday from 10:00 a.m. to 11:00 p.m., and Friday and Saturday from 10:00 a.m. to 1:00 a.m. These hours are consistent

with commercial retail activity along Venice Boulevard and are not expected to generate adverse impacts on nearby properties.

Within approximately a 500-foot radius, there is only one other liquor store operating in the vicinity. As such, Sunny Liquor & Market plays an important role in providing convenient access to essential goods and beverages for nearby residents without requiring them to travel outside the neighborhood.

Furthermore, there have been no code enforcement actions associated with the subject site that would indicate operational concerns or conditions that could jeopardize the public health, safety, or welfare of the surrounding community. While a code enforcement case was opened in 2019, it was fully resolved. The long-standing operation of the business demonstrates its compatibility with the surrounding neighborhood and its ability to operate responsibly within the community.

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

The subject property is located within the Palms – Mar Vista – Del Rey Community Plan area and is zoned C2-1, which permits a range of neighborhood-serving commercial uses, including retail markets and restaurants. The surrounding block along Venice Boulevard is developed with a variety of commercial uses, including restaurants, personal services, and professional offices, which collectively serve the surrounding residential neighborhoods.

The Palms – Mar Vista – Del Rey Community Plan identifies the need to strengthen cohesive and complementary commercial frontages along key corridors. The continued operation of Sunny Liquor & Market contributes to this objective by maintaining an active neighborhood-serving retail use within an established commercial building that also houses restaurant tenants. The requested Conditional Use Beverage permit will allow the business to continue operating in a manner consistent with the commercial character of the corridor and the intent of the Community Plan to support viable neighborhood commercial services.

Supplemental findings

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

The continued operation of Sunny Liquor & Market will not adversely affect the welfare of the surrounding community. The establishment has operated at the subject location for over ten years under the current ownership, with liquor sales occurring at the site even prior to that time. During this period, the business has functioned as a neighborhood-serving retail establishment that provides convenient access to beverages, snacks, and basic grocery items for nearby residents and visitors along the Venice Boulevard commercial corridor.

The subject property is located within a commercial zone developed with a mix of neighborhood-serving businesses, including restaurants and service establishments. Sunny Liquor & Market operates as part of this existing commercial environment and contributes to the availability of everyday goods within walking distance for nearby residents.

There are no open code enforcement violations or nuisance-related actions associated with the operation of the business that would indicate adverse impacts on the surrounding neighborhood. As such, the continued operation of the market and the approval of the requested Conditional Use Beverage permit will maintain an established use that has demonstrated compatibility with the community.

2. The granting of the application will not result in an undue concentration of premises for the sale or dispersing for 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, alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

Approval of the requested Conditional Use Beverage permit will not result in an undue concentration of alcohol-serving establishments in the area. Within approximately a 1,000-foot radius of the subject property, there are limited establishments engaged in the retail sale of alcoholic beverages for off-site consumption. Notably, only one other liquor store is located within approximately 500 feet of the site.

Sunny Liquor & Market has operated at this location for many years without generating known nuisance issues or enforcement actions related to alcohol sales. The requested permit primarily serves to update the site's approvals following interior improvements

that created wall openings, which triggered the need to update permits with the City. The application therefore formalizes an existing and long-standing use rather than introducing a new alcohol-serving establishment into the area.

Additionally, there are no known revocation proceedings, nuisance abatements, or similar enforcement actions associated with the subject business or nearby alcohol-serving establishments. The continued operation of Sunny Liquor & Market is not expected to contribute to increased crime or disorderly conduct in the surrounding neighborhood.

3. 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 proposed use will not detrimentally affect nearby residentially zoned communities or sensitive uses in the surrounding area. The subject property is located along Venice Boulevard, a major commercial corridor characterized by a mix of retail, restaurant, and service-oriented businesses that serve the surrounding neighborhoods.

The requested Conditional Use Beverage permit does not involve an expansion of the building footprint, an increase in the floor area devoted to alcohol sales, or a change in the intensity of the existing use. Rather, the request is intended to formalize and update permits associated with recent interior improvements while allowing the continued operation of a long-established business at the site.

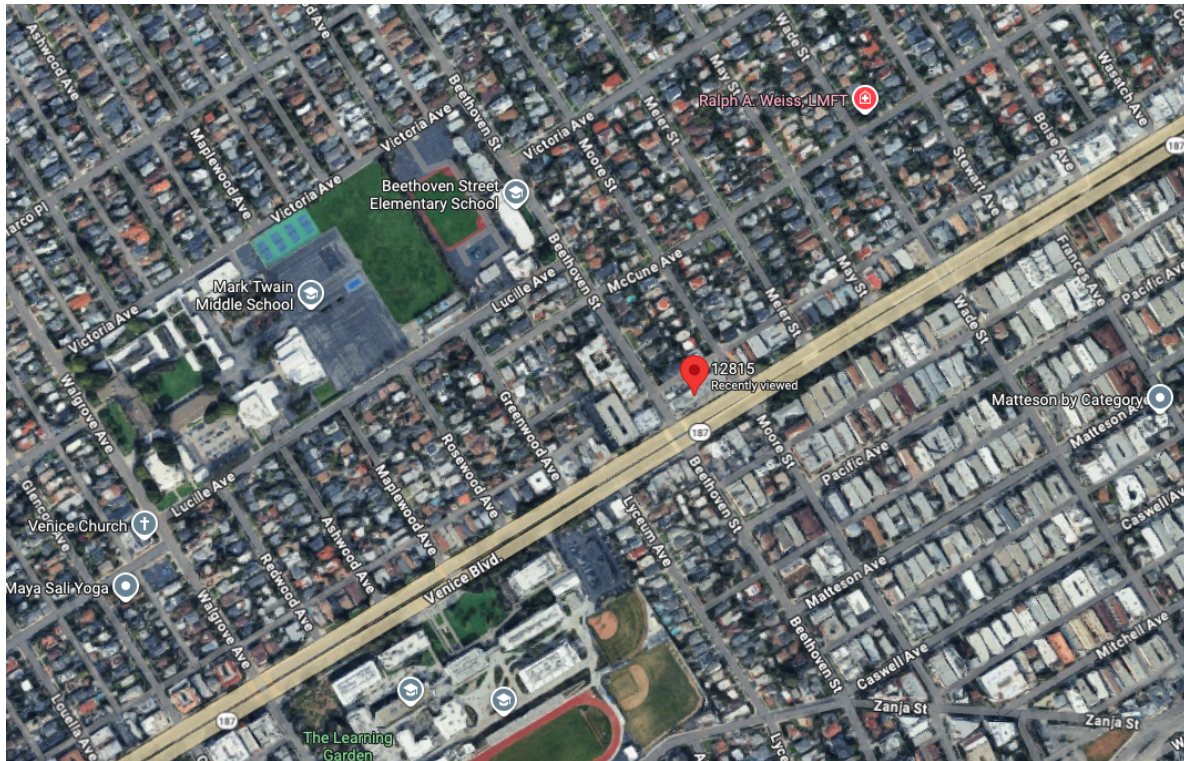
Sensitive uses such as schools, churches, and similar institutions are located beyond a 500-foot radius of the subject property. As such, the continued operation of the market will not adversely impact these uses. Additionally, the establishment has operated at this location for many years without documented nuisance complaints, enforcement actions, or adverse impacts on nearby residential communities.

The business hours, Monday through Thursday and Sunday from 10:00 a.m. to 11:00 p.m., and Friday and Saturday from 10:00 a.m. to 1:00 a.m.—are consistent with other commercial establishments along Venice Boulevard. Given the site's commercial zoning, its location along an established commercial corridor, and the long-standing operation of the business without expansion of alcohol-related activity, approval of the requested Conditional Use Beverage permit will allow the continued operation of this neighborhood-serving market in a manner that remains compatible with surrounding land uses and the welfare of the community.

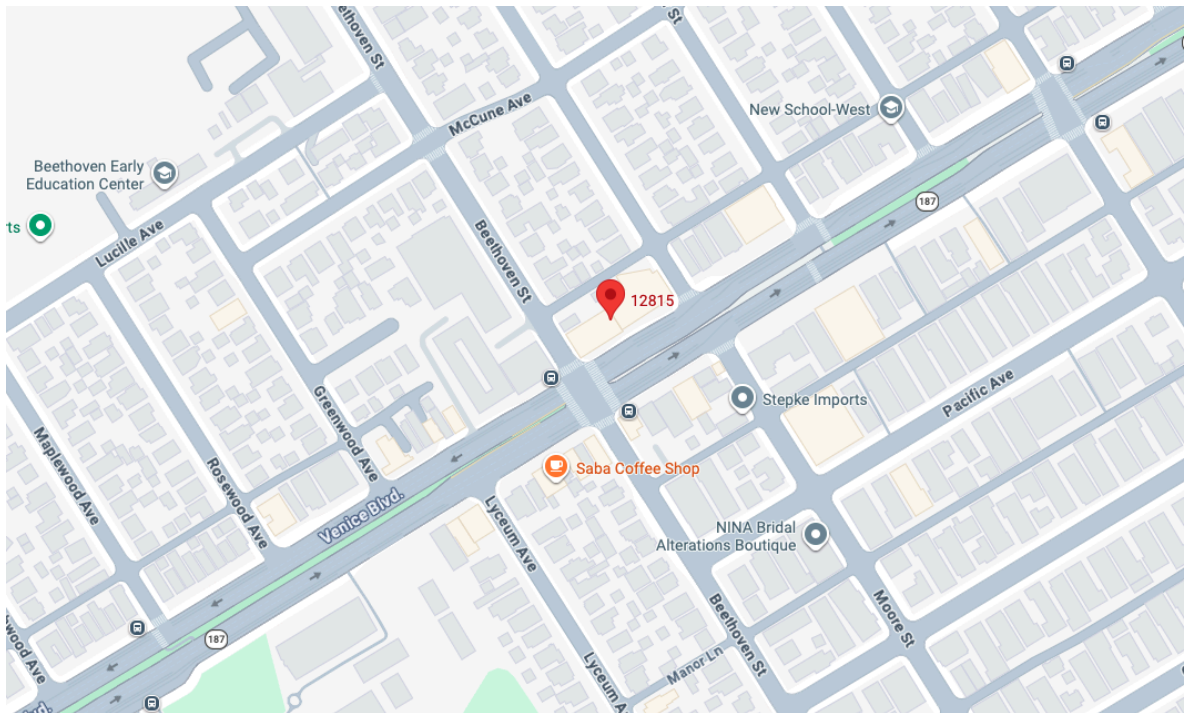
12815-12817 W Venice Blvd

Los Angeles, CA 90066

VICINITY MAP



AERIAL VIEW



VICINITY VIEW

12815-12817 W Venice Blvd
Los Angeles CA 90066
SITE PHOTOS (VICINITY MAP)



PHOTO 1- Store front



PHOTO 2- Neighbor businesses

12815-12817 W Venice Blvd
Los Angeles CA 90066



PHOTO 3- Corner of Venice Blvd intersection with Beethoven St



PHOTO 3- Corner of Venice Blvd intersection with Monroe St

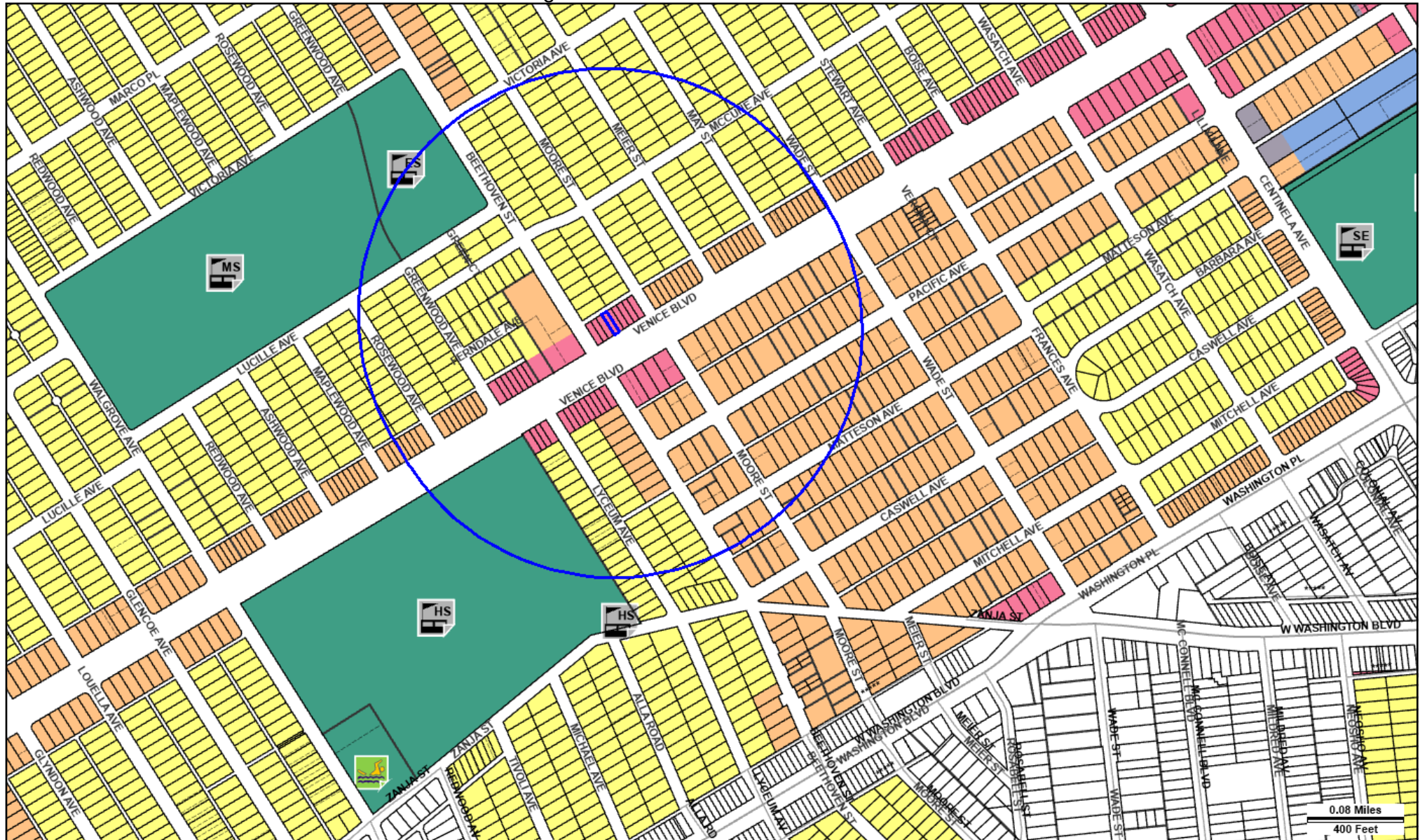
12815-12817 W Venice Blvd
Los Angeles CA 90066



FRONT FACADE ALONG VENICE BLVD



REAR SIDE ON THE ALLEY



Address: 12815 W VENICE BLVD

APN: 4245017001

PIN #: 111B153 694

Tract: TR 7626

Block: None

Lot: 4

Arb: None

Zoning: C2-1

General Plan: General Commercial



LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

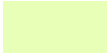
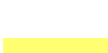
- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site

 Planned School/Park Site

 Inside 500 Ft. Buffer

 Aquatic Facilities

 Beaches

 Child Care Centers

 Dog Parks

 Golf Course

 Historic Sites

 Horticulture/Gardens

 Skate Parks

 Other Facilities

 Park / Recreation Centers

 Parks

 Performing / Visual Arts Centers

 Recreation Centers

 Senior Citizen Centers

 Opportunity School

 Charter School

 Elementary School

 Span School

 Special Education School

 High School

 Middle School

 Early Education Center

COASTAL ZONE

 Coastal Commission Permit Area

 Dual Permit Jurisdiction Area

 Single Permit Jurisdiction Area

 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1

 Tier 3

 Tier 2

 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION
OR IMPROVEMENT

 Public Work Approval (PWA)

 Waiver of Dedication or Improvement (WDI)

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1

 T-2

 T-3

 Outside of TOIA

OPPORTUNITY CORRIDORS (OC)

 OC-1

 OC-2

 OC-3

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

 CT-1

 CT-2

 CT-3

OTHER SYMBOLS

 Lot Line

 Tract Line

 Lot Cut

 Easement

 Zone Boundary

 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2020

 Building Outlines 2017

 Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking

 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map

 Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active

 Wells - Inactive



City of Los Angeles Department of City Planning

8/24/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

12817 W VENICE BLVD
12819 W VENICE BLVD

ZIP CODES

90066

RECENT ACTIVITY

ZA-2026-1346-CUB
ENV-2026-1347-CE

CASE NUMBERS

CPC-3805
CPC-2018-7547-CPU
CPC-2014-1456-SP
CPC-2005-8252-CA
CPC-1984-226
ORD-98752
ORD-186104
ORD-183497
ORD-168999
ORD-129279
ENV-2016-4488-CE
ENV-2014-1458-EIR-SE-CE
ENV-2005-8253-ND

Address/Legal Information

PIN Number	111B153 701
Lot/Parcel Area (Calculated)	2,500.0 (sq ft)
Thomas Brothers Grid	PAGE 672 - GRID B4
Assessor Parcel No. (APN)	4245017001
Tract	TR 7626
Map Reference	M B 101-89/91
Block	None
Lot	3
Arb (Lot Cut Reference)	None
Map Sheet	111B153

Jurisdictional Information

Community Plan Area	Palms - Mar Vista - Del Rey
Area Planning Commission	West Los Angeles APC
Neighborhood Council	MAR VISTA NC
Council District	CD 11 - Traci Park
Census Tract #	2721.00000000
LADBS District Office	West Los Angeles

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-1
Zoning Information (ZI)	ZI-2486 Streetscape Plan: Exposition Corridor/Livable Boulevards ZI-2479 Streetscape Plan: Livable Boulevards (Centinela Ave. & Venice Blvd.) ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2512 Housing Element Sites ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
Specific Plan Area	LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	Livable Boulevards
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Mar Vista
Residential Market Area	High
Commercial Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	1
Opportunity Corridors Incentive Area	OC-1
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	4245017001
APN Area (Co. Public Works)*	0.234 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$168,334
Assessed Improvement Val.	\$441,631
Last Owner Change	06/01/2022
Last Sale Amount	\$3,443,479
Tax Rate Area	67
Deed Ref No. (City Clerk)	679458
	6-874
	3-946
	273983
	126902
	0584542
	0207673

Building 1

Year Built	0
Building Class	D55B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,100.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 4245017001]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Northeast D/Q Ordinance Ridgelines	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.997196
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000

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Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 4245017001]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.12
	Rezoning Sites 2
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1434
Fire Information	
Bureau	West
Battalion	4
District / Fire Station	62
Red Flag Restricted Parking	No

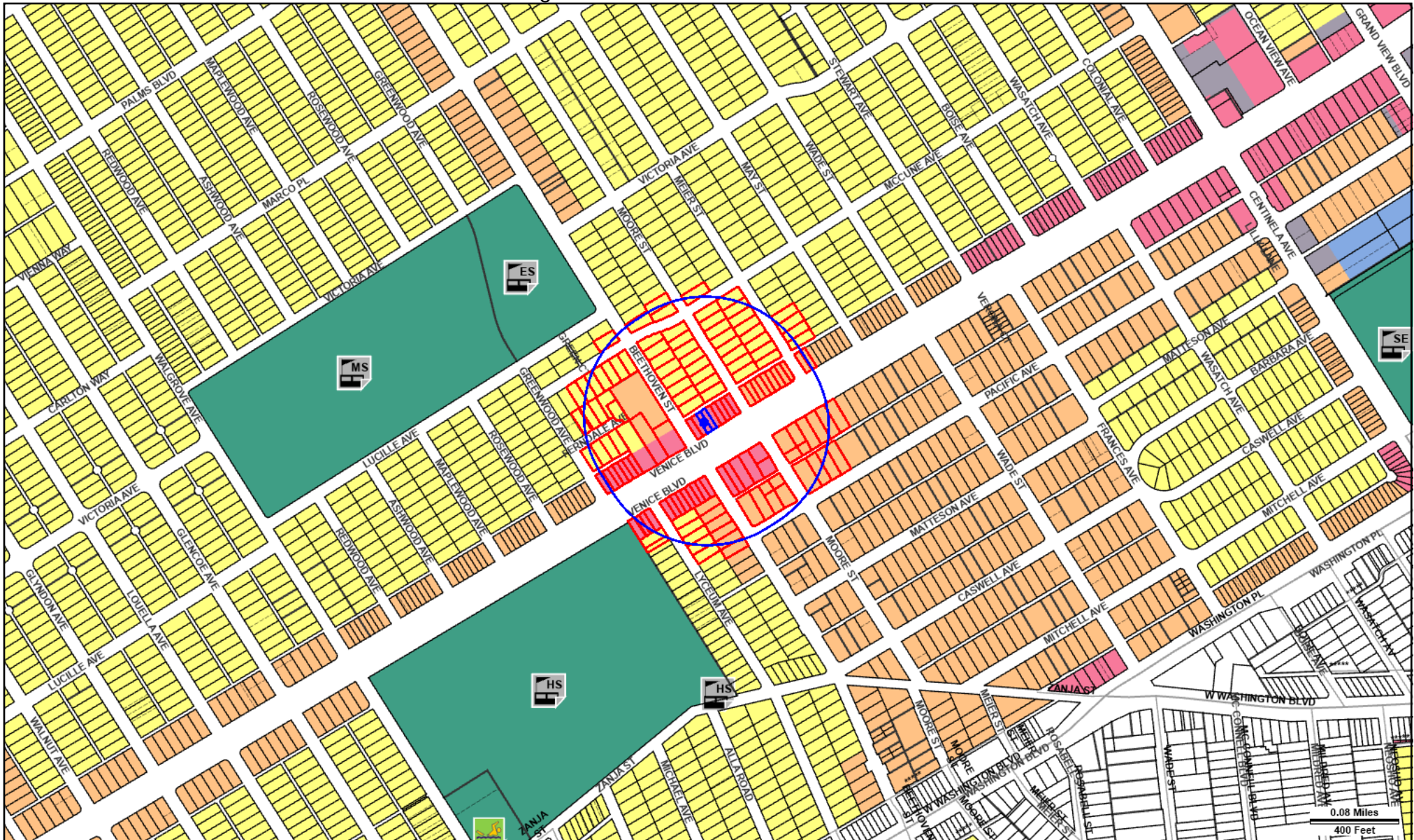
CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-7547-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-1984-226
Required Action(s):	Data Not Available
Project Description(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN THE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OF EL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	ENV-2016-4488-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	NOT APPLICABLE: LADOT DECISION
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Description(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

CPC-3805
ORD-98752
ORD-186104
ORD-183497
ORD-168999
ORD-129279



Address: 12817 W VENICE BLVD

APN: 4245017001

PIN #: 111B153 701

Tract: TR 7626

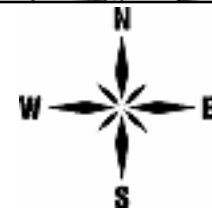
Block: None

Lot: 3

Arb: None

Zoning: C2-1

General Plan: General Commercial

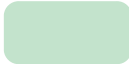
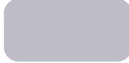


ZIMAS Legend Zoning

Original Zoning Code (Chapter 1)

-  Open Space
-  Agriculture
-  Single Family Residential
-  Multiple Family Residential
-  Commercial
-  Manufacturing
-  Parking
-  Public Facilities

New Zoning Code (Chapter 1A)

-  Open Space
-  Agricultural
-  Residential
-  Residential-Mixed
-  Commercial
-  Commercial-Mixed
-  Industrial
-  Industrial-Mixed
-  Public
-  Freeway

General Plan Land Use (Chapter 1)

Residential

-  Minimum Residential
-  Very Low I Residential; Very Low Residential
-  Very Low II Residential
-  Low I Residential; Low Residential
-  Low II Residential
-  Low III Residential
-  Low Medium Residential
-  Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Density Residential
-  High Medium Residential
-  Very High Medium Residential

Commercial

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential

-  Neighborhood Office Commercial
-  Community Commercial; Community Commercial (Framework)
-  Community Commercial - Mixed High Residential
-  General Commercial (Framework)
-  Neighborhood Commercial (Framework)
-  Regional Commercial (Framework); Regional Center Commercial
-  Regional Mixed Commercial (Framework)

Industrial

-  Light Manufacturing; Light Industrial (Framework)
-  Limited Industrial (Framework); Limited Manufacturing
-  Industrial Commercial
-  Hybrid Industrial
-  Heavy Manufacturing
-  Heavy Industrial (Framework)
-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

-  Commercial Manufacturing

Parking

-  Parking Buffer

Port of Los Angeles

-  General / Bulk Cargo - Hazardous (Industrial / Commercial)
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

Los Angeles International Airport

-  Airport Airside
-  Airport Landside
-  Airport Landside Support
-  LAX Airport Northside

Open Space / Public Facilities

-  Open Space
-  Other Public Open Space
-  Public / Quasi-Public Open Space
-  Public Facilities
-  Public I Open Space

General Plan Land Use (Chapter 1A)

-  Transit Core
-  Traditional Core
-  Community Center
-  Village
-  Neighborhood Center
-  Medium Neighborhood Residential

-  Medium Residential
-  Low Neighborhood Residential
-  Low Medium Residential
-  Low Residential
-  Hybrid Industrial
-  Markets

-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeways

ZIMAS Legend Points of Interest

	Animal Shelter		Oil Collection Center		Proposed Power Distribution Station
	Area Library		Parking Enforcement		Proposed Power Receiving Station
	Bridge		Police Headquarters		Proposed Private Golf Course
	Campground		Police Station		Proposed Public Elem School
	Cemetery		Police Training site		Proposed Public Golf Course
HW	Church	PO	Post Office		Proposed Public Junior HS
	City Hall		Power Distribution Station		Proposed Public Senior HS
	Community Center		Power Receiving Station		Proposed Pumping Station
	Community Library	C	Private College		Proposed Regional Library
	Community Park	E	Private Elementary School		Proposed Regional Park
	Community Transit Center		Private Golf Course		Proposed Scenic View Site
	Convalescent Hospital	JH	Private Junior High School		Proposed School Unspecified Loc/Type
	Correctional Facility	PS	Private Pre-School		Proposed Special Sch Facility
	Cultural Art Center		Private Recreation & Cultural Facility		Proposed Trail & Assembly Area
	Cultural Historical Site	SH	Private Senior High School		Public Elementary School
DMV	DMV Office	SF	Private Special School		Public Golf Course
DWP	DWP		Proposed Alternative Youth Hostel		Public Housing
	DWP Pumping Station		Proposed Area Library		Public Junior High School
	Equestrian Center		Proposed Campground		Public Middle School
	Fire Department Headquarters		Proposed Community Library		Public Senior High School
	Fire Station		Proposed Community Park		Pumping Station
	Fire Supply & Maintenance		Proposed Cultural Cultural/Hist Site		RTD Stop
	Fire Training Site		Proposed Expansion Community Library		Refuse Collection Center
	Fireboat Station		Proposed Expansion Community Park		Regional Library
	Gate To Wildlife Preserve		Proposed Expansion Fire Station		Regional Park
	Health Center Medical Facility		Proposed Expansion Neighborhood Park	RPD	Residential Plan Development
	Helistop		Proposed Expansion Police Station		Scenic View Site
	Historic Monument		Proposed Expansion Public Elementary		School District Headquarters
	Historical/Cultural Monument		Proposed Expansion Public Housing		Skill Center
	Horsekeeping Area		Proposed Expansion Public Junior HS	SS	Social Services
	Horticultural Center		Proposed Expansion Public Senior HS		Special Feature
	Hospital		Proposed Expansion Regional Library		Special Recreation (a)
HW	House Of Worship		Proposed Fire Station		Special School Facility
e	Important Ecological Area		Proposed Horsekeeping Area		Steam Plant
JC	Junior College		Proposed Hospital		Surface Mining
	MTA Station		Proposed Important Ecological Area		Trail & Assembly Area
	MTA/Metrolink Station		Proposed Interpretive Center	UTL	Utility Yard
MWD	MWD Headquarters		Proposed Neighborhood Park		Water Tank Reservoir
	Maintenance Yard		Proposed Police Station		Wildlife Migration Corridor
	Municipal Office Building				
	Municipal Parking lot				
	Neighborhood Park				

ZIMAS Legend Basemap and Lines

Basemap Symbols

-  Wells - Active
-  Wells - Not Active
-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement Information Line
-  Zoning Boundaries Line
-  Building Line Information Line
-  Case Lines
-  Arb Circle
-  Ortho Easement Information Line
-  Ortho Zoning Boundaries Ortho
-  Building Outlines
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault_Zone
-  Fire District No. 1
-  Sub-Division Tract Map
-  Sub-Division Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone

Miscellaneous Lines

-  Airport Boundary
-  Alternate Use
-  Bus Line
-  Century City
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Commercial Planned Development
-  Community Redevelopment Project Area
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Non-Designated
-  Park Road
-  Rapid Transit Line
-  Residential Planned Development
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power Line
-  Special Study Area
-  Stagecoach Line
-  Wildlife Corridor

Freeway Lines

-  Freeway
-  Interchange
-  Non-Designated
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

ZIMAS Legend Other Programs

500 Ft. School / Park Zone

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Park / Recreation Centers	 Special Education
 Beaches	 Parks	 Charter School
 Child Care Centers	 Performing / Visual Arts Centers	 Early Education Center
 Dog Parks	 Recreation Centers	 Elementary School
 Golf Courses	 Senior Citizen Centers	 Middle School
 Historic Sites	 Skate Parks	 Opportunity School
 Horticulture / Gardens		 Senior High School
 Other Facilities		 Span School

Coastal Zone

 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

Waiver of Dedication or Improvement

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

AB 2097

 Entitlement Eligible
--

Transit Oriented Communities

 Tier 1	 Tier 3
 Tier 2	 Tier 4

Mixed Income Incentive Program

Transit Oriented Incentive Areas (TOIA)

 T-1
 T-2
 T-3
 Outside of TOIA

Opportunity Corridors (OC)

 OC-1
 OC-2
 OC-3

Corridor Transitions (CT)

 CT-1
 CT-2
 CT-3

COUNTY CLERK'S USE

CITY OF LOS ANGELESOFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012**CALIFORNIA ENVIRONMENTAL QUALITY ACT****NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

COUNCIL DISTRICT
11

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

12815-12817 W VENICE BLVD

☐ Map attached.

PROJECT DESCRIPTION:

CUB permit for a liquor & market store.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Satvinder Valerie Singh

CONTACT PERSON (If different from Applicant/Owner above)

Jackeline Arias

(AREA CODE) TELEPHONE NUMBER

310-706-8053

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) 15301/ Class 1☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

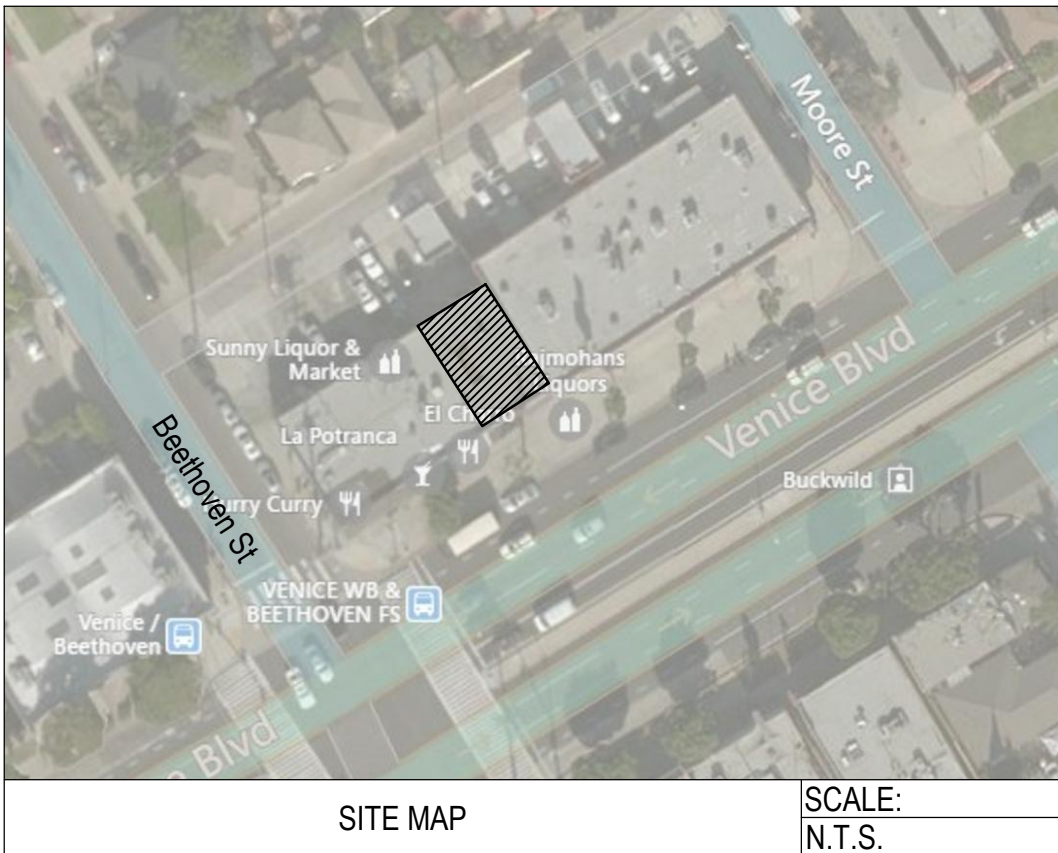
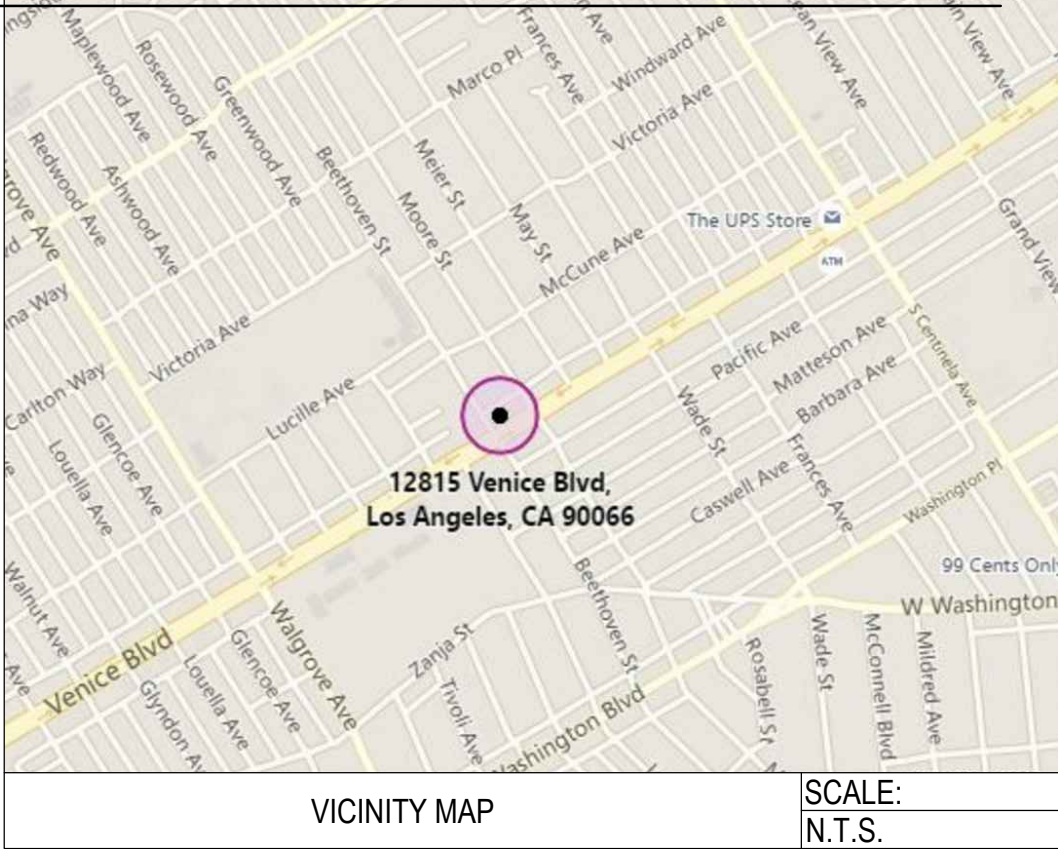
STAFF TITLE

ENTITLEMENTS APPROVED

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

12815- 12817 VENICE BOULEVARD, LOS ANGELES, CA 90066



PROJECT INFORMATION

- PROPERTY ADDRESS: 12815-12817 VENICE BOULEVARD, LOS ANGELES, CA 90066
- PROPERTY OWNER: SATVINDER VALERIE SINGH
- APN/PARCEL ID: 4245-017-001
- LEGAL DESCRIPTION: COMMERCIAL/INDUSTRIAL
- INTENDED LAN USE:

GENERAL NOTES

- ALL DESIGN, CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO:
2010 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-05, 2005 CALIFORNIA MECHANICAL CODE (CMC), 2010 CALIFORNIA PLUMBING CODE, LOS ANGELES BUILDING CODE (LABC) 2010 AND ALL LOCAL ORDINANCES AND REQUIREMENTS.
- THE APPROVED CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SUPERVISION, AND INSTALLATION OF ALL TEMPORARY BRACING AND SHORING SHOULD ENSURE THE SAFETY OF THE WORK. BRACING AND SHORING IS TO BE INSTALLED PER THE LATEST OSHA STANDARDS. ALL BRACING AND/OR SHORING SHALL STAY IN PLACE UNTIL ALL WORK HAS BEEN SUITABLY COMPLETED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE ENGINEER WILL PROVIDE ONLY OBSERVATION OF THE WORK DURING CONSTRUCTION.
- THE APPROVED SET OF CONSTRUCTION DOCUMENTS, INCLUDING ALL APPROVED REVISIONS, SHALL BE PRESENT AT THE JOB SITE AT ALL TIMES.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE DESIGN LOADING FOR THE SUPPORTING MEMBERS.
- NO CHANGES IN THE PLANS WILL BE MADE AND NO EXTRA WORK PERFORMED UNLESS SO APPROVED BY THE OWNER, CIVIL/STRUCTURAL ENGINEER, SOILS ENGINEER/GEOLOGISTS, COUNTY/CITY INSPECTOR AND BUILDING OFFICIALS.

- A CLAIM FOR EXTRAS WILL BE CONSIDERED IF A CONDITION ARISES WHICH WAS CHANGED BY DESIGN BY OTHERS, UNFORESEEN OR HAS NOT BEEN SHOWN ON THE PLANS. SUCH CLAIMS FOR EXTRAS WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS NOTIFIED THE OWNER AND SUPERVISING ENGINEER IN WRITING, INCLUDING AN AGREED-TO REIMBURSEMENT SCHEDULE, PRIOR TO PERFORMING THE EXTRA WORK.
- THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW AND APPROVE THEM, AND FORWARD THEM TO THE BUILDING OFFICIAL WITH NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. PROVIDE AMPLE TIME FOR THE BUILDING OFFICIAL TO REVIEW THE DOCUMENTS.

INTENT OF THE DOCUMENTS

IT IS THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS TO REQUIRE THE COMPLETION OF THE WORK IN A THOROUGH AND WORKMANLIKE MANNER IN EVERY RESPECT.

DESCRIPTION OF WORK

THE CONTRACTOR SHALL FURNISH PERMITS, LICENSES, FEES, MATERIAL, LABOR, TOOLS, PLANT, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENCE, TEMPORARY CONSTRUCTION OF EVERY NATURE, INSURANCE, TAXES, CONTRIBUTIONS, AND ALL OTHER SERVICES AND FACILITIES, UNLESS SPECIFICALLY EXCEPTED NECESSARY TO COMPLETE THIS PROJECT.

CONSTRUCTION NOTES

- CONTRACTOR TO INCLUDE IN THIS SCOPE OF WORK PATCHING OF INTERIOR OR EXTERIOR WALLS AND CEILINGS. CONTRACTOR TO CONSULT OWNER TO THE EXTENT OF COSMETIC WORK.
- CONTRACTOR TO RE-LEVEL STRUCTURE PER OWNERS APPROVAL. CONTRACTOR TO INSTALL PROPER SHIMS OR REPLACE COLUMNS AFTER RE-LEVEL.
- CONTRACTOR TO UNDERSTAND CONTENTS OF THE PROJECT SOIL AND GEOLOGY REPORTS AND THEIR RECOMMENDATIONS.
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1709.1.
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH FC>2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1704 & CHAPTERS 19.21, AND 22)
- FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. (2304.11.2.4)
- FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR (STRUCTURAL STEEL)(REINFORCING STEEL)(LIGHT GAUGE STEEL). CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
- SHOP WELDS MUST BE PERFORMED IN A LADBS LICENCED FABRICATOR'S SHOP.
- GLUE LAM BEAMS MUST BE FABRICATED IN LADBS LICENCED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER T 5-A, 2005 NDS SUPP.
- 10) PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION. (2005NDS)
- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS (1707.3)
- A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

WORKMAN SAFETY-EXCAVATIONS

IF IT IS DECIDED TO CONSTRUCT THE PILES OR CAISSONS BY HAND EXCAVATION IT IS NECESSARY FOR THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND SAFETY EQUIPMENT AS REQUIRED BY THE STATE OR FEDERAL OSHA REGULATIONS.

ALL REGULATIONS OF THE STATE OR FEDERAL OSHA SHOULD BE FOLLOWED BEFORE ALLOWING WORKMEN IN A TRENCH OR OTHER EXCAVATION.

IF EXCAVATIONS ARE TO BE MADE DURING THE RAINY SEASON PARTICULAR CARE SHOULD BE GIVEN TO INSURE THAT BERMS OR OTHER DEVICES PREVENT SURFACE WATER FROM FLOWING OVER THE TOP OF THE EXCAVATION OR PONDING AT THE TOP OF THE EXCAVATIONS.

NOTE

NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT.WRAP AND PROTECT ALL UTILITY LINES IN WAY OF CONSTRUCTION PERSTANDARD CONSTRUCTION PRACTICES.

LIABILITY AND COMPENSATION INSURANCE

THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES, FULL AND UNLIMITED WORKMEN'S COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE OF THE STATE OF CALIFORNIA, AND SHALL CARRY PUBLIC CONTINGENT LIABILITY OF INSURANCE, IN AMOUNTS SATISFACTORY TO AND IN COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.

PERMITS

THE CONTRACTOR SHALL OBTAIN THE BUILDING PERMIT, AND ALL OTHER CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGMENTS, AND SIMILAR DOCUMENTS, CORRESPONDENCE AND RECORDS IN COLLECTION.

REINFORCING STEEL

- ALL PRIMARY REINFORCEMENT SHALL CONFORM TO A.S.T.M. A- 615, GRADE 60 K.S.I. STEEL.
- ALL TIES AND STIRRUPS SHALL CONFORM TO A.S.T.M. A-615, GRADE 40 K.S.I. STEEL.
- SPICES OF REINFORCING SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS UNLESS SPECIFIED ON PLANS AND SECURELY WIRED TOGETHER, USING A MINIMUM OF 16 GA. WIRE. SPICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

PARALLAM

- THE PARALLAM BEAMS ARE TO BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR.
- THE MANUFACTURERS LOGO TO BE IMPRINTED ON THE SIDE OF THE PARALLAM BEAM.
- THE PARALLAM BEAMS ARE TO BE LOAD TESTED BY THE MANUFACTURER AND THE TEST RESULTS SUBMITTED TO THE BUILDING INSPECTOR.
- TRUSS JOIST MANUFACTURES THE PARALLAM BEAMS (ESR 1153).
- "E" MODULUS OF ELASTICITY OF PARALLAM IS 2,000,000 PSI.

SUBCONTRACTOR'S STATUS

- EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS INTENDED TO REPRESENT THE QUALITY OF MATERIALS THAT WILL BE DEMANDED. SHOULD THE SUBCONTRACTOR WISH TO SUGGEST ANY SUBSTITUTES THAT HE CONSIDERS EQUAL IN VALUE AND EFFICIENCY WITH THE ONE SPECIFIED, HE SHALL STATE WHAT THE ITEM SUGGESTED IS, AND THE DIFFERENCE IN COST, IF ANY.
- IF SUBSTITUTES OF MATERIALS (EQUALLY GOOD) ARE OFFERED AT THE TIME BIDS ARE SUBMITTED, THEY WILL BE CONSIDERED. AND IN THE EVENT OF THE OWNER WISHING TO ACCEPT THE SUBSTITUTE, ARRANGEMENTS WILL BE MADE FOR THE CHANGE BEFORE ENTERING INTO A CONTRACT.
- IF NO ITEMS ARE SUGGESTED AS A SUBSTITUTE AT THE TIME THE BIDS ARE SUBMITTED, THEN NO DEVIATION WILL BE ALLOWED FROM THE MATERIALS SPECIFIED WITHOUT FIRST SECURING THE APPROVAL OF THE OWNER.

NOTIFICATION

THE ENGINEER SHALL BE NOTIFIED AT THE FOLLOWING TIMES:

- AFTER FOUNDATION EXCAVATIONS HAVE BEEN MADE AND PRIOR TO PLACING REINFORCING STEEL AND FORMWORK.
- PRIOR TO ALL CONCRETE POURS.

TRASH REMOVAL

THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE BUILDING, LOT, SIDEWALKS, AND STREETS

- ALL RUBBISH AND DIRT, AS IT ACCUMULATES, DUE TO THE WORK DONE UNDER THIS CONTRACT.

ALL COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING ON A DAILY BASIS.

SOIL & GEOLOGY NOTES

- SOILS ENGINEER SHALL OBSERVE (A) THE FOUNDATION EXCAVATION AND (B) THE SURFACE AND SUBSURFACE DRAINAGE SYSTEM.
- SOILS ENGINEER, ENGINEERING GEOLOGISTS, AND GRADING INSPECTOR MUST INSPECT AND APPROVE (A) ALL HOLES AND EXCAVATIONS FOR FOUNDATIONS BEFORE STEEL OR CONCRETE IS PLACED AND (B) THE SURFACE DRAINAGE FACILITIES.
- APPLICABLE GEOLOGIC AND/OR SOILS REPORTS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING OFFICIAL, INCLUDING ALL SUPPLEMENTS, ADDENDUM, AND AMENDMENTS ARE INCLUDED BY REFERENCE. COPIES OF THESE REPORTS ARE ON FILE IN THE OFFICE OF PALOS VERDES ENGINEERING CORPORATION. ALL RECOMMENDATIONS CONTAINED WITHIN THE REPORTS MUST BE FOLLOWED.
- SOIL/GEOLOGY REPORTS ARE CONSIDERED PART OF THE PLANS AND SPECIFICATIONS AND MUST BE KEPT AT THE JOB SITE AT ALL TIMES.
- THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS, DURING THE PREPARATION OF THE NATURAL GROUND, THE PLACEMENT AND COMPACTION OF THE FILL, TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLANS AND APPLICABLE CODE REQUIREMENTS.

EXPANSIVE SOIL REQUIREMENTS:

- IF SOIL IS FOUND TO BE EXPANSIVE, THE FOOTINGS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS.
- B) DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.
- EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
- FOOTINGS SHALL BE REINFORCED WITH MINIMUM FOUR 1/2-INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACE 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.
- THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.
- CONCRETE SLABS ON GRADE SHALL BE PLACED ON A 4-INCH FILL OF COARSE AGGREGATE OF ON 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3-1/2 INCHES THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.

ABBREVIATIONS:

PLATE	INTERIOR
AND	INTERMEDIATE
ANGLE	INVERTED
AT	JOIST
CENTER LINE	JOINT
DIAMETER OR ROUND	LABORATORY
POUND OR NUMBER	LAMINATE
EXISTING	L.L.H. LONG LEG HORIZONTAL
NEW	L.L.V. LONG LEG VERTICAL
ANCHOR BOLT	LO. LOW
ADJACENT	LOC. LOCATION
AGGREGATE	LT. LIGHT
APPROXIMATE	LT.WT. LIGHT WEIGHT
ARCHITECT	MANUF. MANUFACTURER
ARCHITECTURAL	MAX. MAXIMUM
BOLT	M.B'S. MACHINE BOLTS
BOARD	MECH. MECHANICAL
BUILDING	MEMB. MEMBRANE
BLOCK	MTL. METAL
BLOCKING	MFG. MANUFACTURING
BELOW	MIN. MINIMUM
BEAM	MISC. MISCELLANEOUS
BOUNDARY NAILING	M.O. MASONRY OPENING
BOTTOM	N. NORTH
BEARING	N.I.C. NOT IN CONTACT
CEMENT	NO. OR # NUMBER
CEILING	NOM. NOMINAL
CLEAR	N.S. NEAR SIDE
CONSTRUCTION JOINT	N.T.S. NOT TO SCALE
COMPLETE JOINT PENETRATION	O.C. ON CENTER
COLUMN	O.D. OUTSIDE DIAMETER (DIM)
CONCRETE	OPNG. OPENING
CONNECTION	OPP. OPPOSITE
CONSTRUCTION	O.F. OUTSIDE FACE
CONTINUOUS	PC. PIECE
COUNTERSUNK	PRCST. PRECAST
CENTER	PL. PLATE (WOOD)
DOUBLE	P.L. PROPERTY LINE
DEPARTMENT	PLAS. PLASTER
DETAIL	PLYWD. PLYWOOD
DIAMETER	PROJ. PROJECT
DIMENSION	PT. POINT
DOWN	REINF. REINFORCING
DRAWING	RM. ROOM
EAST	R.O. ROUGH OPENING
EACH	S. SOUTH
EACH FACE	SC. SCALE
EXPANSION JOINT	SCHED. SCHEDULE
ELEVATION	SECT. SECTION
ELEVATION OR ELEVATOR	SHT. SHEET
EDGE NAILING	SHTG. SHEETING
EQUAL	SIM. SIMILAR
EQUIPMENT	SQ. SQUARE
EACH WAY	STD. STANDARD
EXISTING	STIFF. STIFFENER
EXPANSION	STL. STRUCTURAL
EXTERIOR	SUSP. SUSPENDED
FOUNDATION	SYM. SYMMETRICAL
FINISH	TEMP. TEMPORARY OR TEMPERATURE
FINISH FLOOR	THK. THICK
FLOOR	T.O.F. TOP OF FOOTING
FACE OF CONCRETE	T.O.P. TOP OF PRAPET
FACE OF STUDS	T.O.S. TOP OF STEEL
FAR SIDE	TSG. TAPERED STEEL GIRDER
FOOT OR FEET	T.W. TOP OF WALL
FOOTING	T&B TOP AND BOTTOM
GAUGE	U.N.O UNLESS NOTED OTHERWISE
GALVANIZED	VERT. VERTICAL
GLUED-LAMINATED BEAM	W. WEST
GROUND	W/ WITH
GRADE	W/O WITHOUT
GYPSUM	WD. WOOD
HIGH	W.P. WEAKENED PLANE
HORIZONTAL	WT. WEIGHT
HEIGHT	W.W.F. WELDED WIRE FABRIC
INSIDE DIAMETER (DIM)	SCRRRA SOUTHERN CALIFORNIA
INTERMEDIATE (FIELD) NAILING	REGIONAL RIAL AUTHORITY
INSULATION	

SHEET INDEX:

SHEET NO.	SHEET TITLE
S1.0	TITLE SHEET AND NOTES
S1.1	ADDITIONAL NOTES
S2.0	SITE PLAN
S2.1	EXISTING FLOOR PLAN, DEMOLITION PLAN , AND PROPOSED FLOOR PLAN
S2.2	PROPOSED FOUNDATION, CEILING, AND ROOF FRAMING PLANS
S3.0	SECTIONS AND DETAILS



3820 DEL AMO BL, SUITE 344
TORRANCE, CA 90503
O 800.617.1190
F 866.526.5852
INFO@STRUCTURESIX.COM

CUB SUNNY LIQUOR AND
MARKET
12815-12817 VENICE
BOULEVARD
LOS ANGELES, CA 90066

Revisions:	Date:
Δ	xx-xx-xxxx

Stamp:



MARK LEE RICHARDS	R.C.E. 55146
Scale:	
Date:	JUNE 29, 2016
Job No.:	303-575-S-ST
Drawn By:	C. PINEDA
Designed By:	H. YAO
Checked By:	M. RICHARDS
Drawing Title:	

TITLE SHEET AND
NOTES

Sheet Number:

S1.0



CUB SUNNY LIQUOR AND
MARKET
12815-12817 VENICE
BOULEVARD
LOS ANGELES, CA 90066

Revisions:	Date:
⚠	XX-XX-XXXX

Stamp:

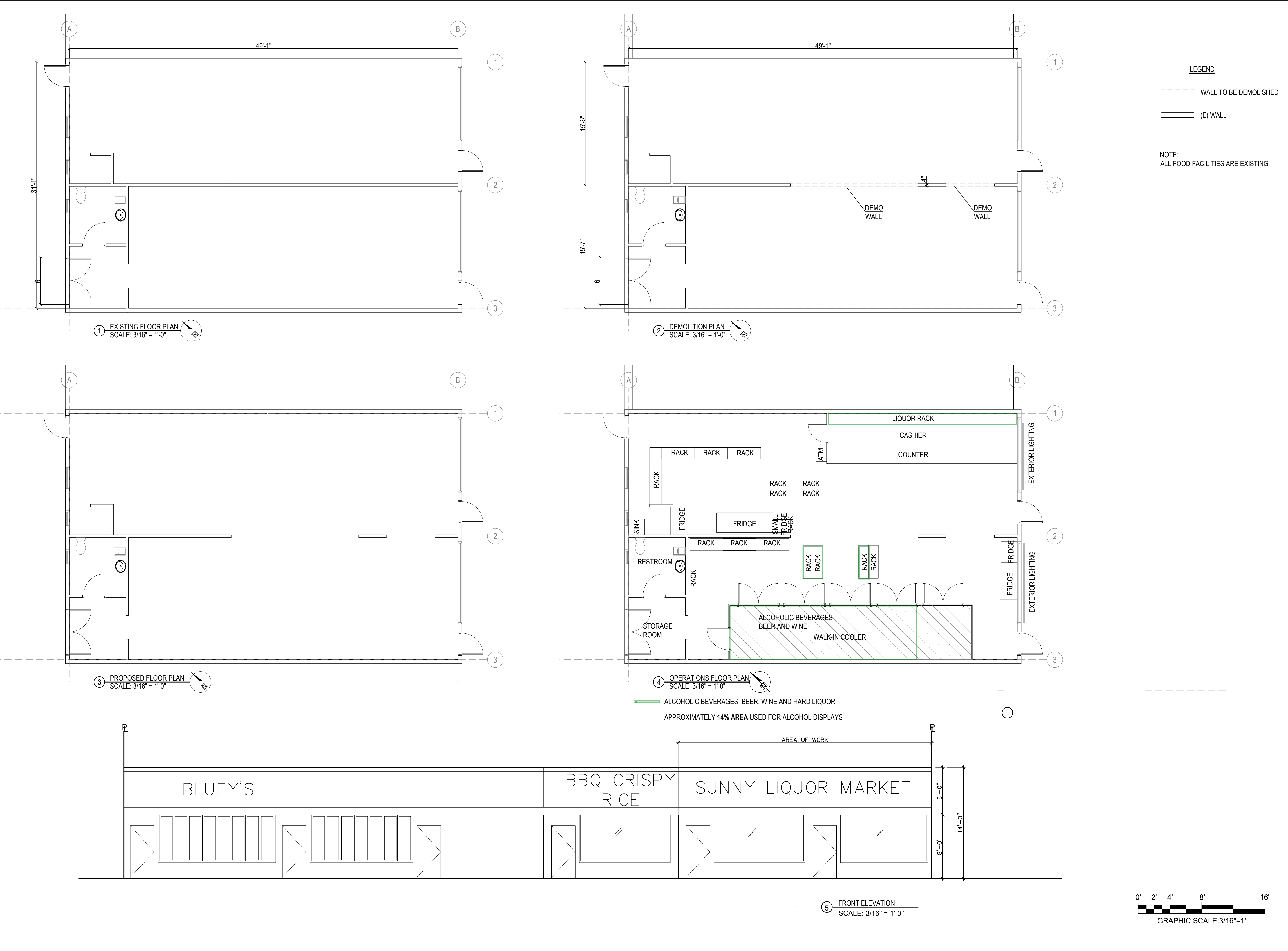
MARK LEE RICHARDS R.C.E. 55146

Scale:	
Date:	JUNE 29, 2016
Job No.:	303-575-S-ST
Drawn By:	C. PINEDA
Designed By:	H. YAO
Checked By:	M. RICHARDS
Drawing Title:	

SITE PLAN

Sheet Number:

S2.0



CUB SUNNY LIQUOR AND MARKET
12815-12817 VENICE BOULEVARD
LOS ANGELES, CA 90066

Revisions:	Date:
Δ	XX-XX-XXXX

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MARK LEE RICHARDS
No. 55146
Exp. 06-30-16
CIVIL
STATE OF CALIFORNIA

MARK LEE RICHARDS R.C.E. 55146

Scale:	
Date:	JUNE 29, 2016
Job No.:	303-575-S-ST
Drawn By:	C. PINEDA
Designed By:	H. YAO
Checked By:	M. RICHARDS
Drawing Title:	

EXISTING FLOOR PLAN,
DEMOLITION PLAN, AND
PROPOSED FLOOR PLAN

Sheet Number:
S2.1

APPLICATIONS



ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case No.: _____

Related Case Nos.: _____

Filed With: _____ Date Filed: _____

Accepted By: _____ Date Accepted: _____

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

Project Address¹: 12815-12817 W Venice Blvd (12819 W Venice Blvd)

Assessor's Parcel Number: 4245017001

Major Cross Streets: Beethoven Street and Centinela Ave

Community Plan: Palms - Mar Vista - Del Rey

2026 Fee Schedule Notice: All discretionary City Planning applications must submit this form and pay the required EAF Intake Fee. After submission, City Planning staff will determine the appropriate CEQA clearance, which may require additional information and/or fees depending on the level of environmental review.

OVERVIEW

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

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

The purpose of this form is to assist Planning staff in determining the appropriate environmental clearance for a project. Unless otherwise specified on the pages that follow, provide all applicable information in narrative form or in a separate attachment to the Environmental Assessment Form (EAF). At any time, Planning staff may require additional documentation, studies, reports, and/or analysis to be submitted with this form or City Planning Application. Any missing, incomplete, or inconsistent information will cause delays in the processing of your application.

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

PROJECT DESCRIPTION

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

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

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

Project Description:

CUB permit for a liquor store and market of 1,440 SF, located in a 1-story commercial building. (Monday-Thursday and Sunday 10:00 am - 11:00 pm, Friday and Saturday 10:00 am -1:00 am).

Additional Information Attached

☐ YES ☐ NO

PROJECT & PROJECT SITE INFORMATION

ZONING/LAND USE

	Existing	Proposed
General Plan Land Use Designation	General Commercial	No change
Zoning	C2-1	No change
Use (e.g., apartments, restaurant, retail)	Retail market	add liquor sales

PROJECT SITE

	Square Feet	Acres
Gross Lot Area	10250.13	0.2353
Net Lot Area	10250.13	0.2353

SLOPE²

Identify how much of the property is:

< 10% slope: 2% 10-15% slope: _____ > 15% slope: _____

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

PROJECT SIZE

Total square footage of the existing development:	5,100 SF for the whole commercial building and 1,440 SF for the liquor and market
Square footage to be demolished:	N/A
Square footage to be built:	N/A
Net new square footage:	N/A
Total gross square footage:	5,100 SF as part of a commercial building

PROPOSED USES

Residential square footage:	N/A
Commercial square footage:	5,100 SF for the whole commercial building and 1,440 SF for the liquor and market
Industrial square footage:	N/A
Other square footage (indicate use):	N/A

DWELLING UNITS

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

² As defined in LAMC Section 12.03 of Chapter 1 or LAMC Division 14.2 (Glossary) of Chapter 1A, as applicable based on a property's subject zoning.

BUILDING HEIGHT

Total number of stories at or above ground: 1

Maximum height: 14 feet

LOT COVERAGE

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

Building footprint:	0	%
Paving/hardscape:	0	%

Permeable hardscape:	0	%
Landscaping:	0	%

EXISTING AND PROPOSED DEVELOPMENT

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

If YES, indicate the total size of the interior space: merging unit #12817 of 720 SF

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

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

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

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

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

If YES, indicate the number of units: _____

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

If YES, provide the total number of gallons of water: _____

SENSITIVE USES

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

☐ YES ☐ NO

If YES, describe use and proximity:

The project site is surrounded by commercial and residential uses; numerous single-family homes, condominiums, and multifamily residential buildings. Residential uses are directly adjacent to and across Venice Boulevard from the site. A preschool/daycare facility, New School-West Inc, is located immediately adjacent to the site and appears to be within the 500-foot radius. No hospitals, long-term care facilities, rehabilitation centers, or major public parks were identified within the 500-foot radius. Schools such as Venice High School, Beethoven Street Elementary School, and Mark Twain Middle School are located beyond 500 feet from the project site.

HOURS OF OPERATION

The hours of operation of the proposed project:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10 AM-11PM	10 AM-11PM	10 AM-11PM	10 AM-11PM	10 AM-11PM	10 AM- 1:00 AM	10 AM- 1:00 AM

SPECIAL EVENTS

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

☐ YES ☒ NO

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

TREES

Are there any protected and/or non-protected trees and shrubs³ on the project site and/or within the adjacent public right-of-way, that may be removed or impacted⁴ as a result of the project?

☐ YES ☒ NO

Existing number of trees onsite: _____

Existing number of protected trees/shrubs onsite: _____

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

*If a protected tree or shrub (as defined in LAMC Chapter 4, Article 6, Section 46.00 (Protected Trees and Shrub Regulations)) occurs onsite, or any trees will be removed, replaced, relocated, or impacted, a **Tree Report** is required. Refer to the **Tree Report Template (CP-4068)** for additional instructions. If NO, a **Tree Disclosure Statement (CP-4067)** is required.*

Tree Report Attached

☐ YES ☒ NO

Tree Disclosure Statement Attached

☐ YES ☒ NO

GRADING AND RETAINING WALLS

Activities that may contribute to Grading (Check all that apply)

Demolition of Existing Structures

☐ YES ☒ NO

Remodels

☐ YES ☒ NO

Accessory Dwelling Unit

☐ YES ☒ NO

Swimming Pool/Spa

☐ YES ☒ NO

Decks

☐ YES ☒ NO

Garages

☐ YES ☒ NO

Basements

☐ YES ☒ NO

Pool House/Cabanas

☐ YES ☒ NO

Tennis Court/Motor Court/Basketball Court

☐ YES ☒ NO

Carports

☐ YES ☒ NO

Bridges

☐ YES ☒ NO

Slope Repair/Stabilization

☐ YES ☒ NO

Retaining Walls

☐ YES ☒ NO

Other: _____

³ For a list of protected trees and shrubs, refer to the Tree Disclosure Statement (CP-4067).

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

Grading

Specify the total amount of soil being moved:

Grading for Cut:	N/A	cubic yards
Grading for Fill:	N/A	cubic yards
Total Grading:	N/A	cubic yards (including BHO-exempt grading)
Overexcavation/Recompaction:	N/A	cubic yards

If subject to the Baseline Hillside Ordinance (BHO) per LAMC Section 12.21 C.10 of Chapter 1, identify the following exemptions, where applicable:

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

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

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

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

Retaining Walls

Does the project include retaining walls?

☐ YES ☒ NO

HAUL ROUTE⁵

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

☐ Less than 1,000 cubic yards

☐ 1,000 cubic yards or more

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

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

Location of Disposal Site: N/A

Soil Import Amount: N/A cubic yards

Location of Borrow Site: N/A

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

ENVIRONMENTAL CHECKLIST

Any technical study identified as required below shall be submitted at the time of case filing. Projects submitting an EIR may submit the technical studies at a later date.

AIR QUALITY

Does the proposed project include:

80 or more residential units?

☐ YES ☒ NO

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

☐ YES ☒ NO

20,000 or more cubic yards of soil export?

☐ YES ☒ NO

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

BIOLOGICAL RESOURCES

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

☐ YES ☒ NO

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

Will the project remove any vegetation?

☐ YES ☒ NO

Will the project remove any protected trees or shrubs?

☐ YES ☒ NO

Would the project alter or encroach upon any water resources?

☐ YES ☒ NO

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

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

*If any of the three boxes are marked as YES and the project is not within a hillside area and/or coastal zone, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*

HISTORICAL RESOURCES

Identification of Historical Resources Listed or Eligible for Listing

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

☐ YES ☒ NO

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

- ☐ National Register of Historic Places: _____
- ☐ California Register of Historical Resources: _____
- ☐ City of Los Angeles Historic-Cultural Monument (HCM): _____
- ☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Evaluation of Potential Historical Resources

Are there any properties on or adjacent to the project site that have been identified in a federal, State or local register? ☐ YES ☒ NO

If YES, indicate which: _____

Are there any properties on or adjacent to the project site that have been previously identified in a historic resources survey? ☐ YES ☒ NO

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

- ☐ Identified in SurveyLA: _____
- ☐ Identified in CRA/LA Survey: _____
- ☐ Identified in Specific Plan: _____
- ☐ Identified in Other Geographic Overlay(s): _____

Does the Project Site contain any buildings over 45 years old that are not visible from the public right-of-way? ☐ YES ☒ NO

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

Analysis of Project Impacts

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

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

HAZARDS AND HAZARDOUS MATERIALS

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

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

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

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

☐ YES ☒ NO

If YES, describe:

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

TRANSPORTATION

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

☐ YES ☒ NO

If YES, complete Sections A, B, and C of Attachment D: Plan Consistency Worksheet of the Transportation Assessment Guidelines. Review by the Department of Transportation (LADOT) will be required to determine if the project's proposed changes to the public right of way conflicts with any plans, programs, ordinances, or policies.

Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way on a street designated as a Boulevard or Avenue, or on a collector or local street within 75 feet from the intersecting street?

☐ YES ☒ NO

*If YES, contact LADOT to initiate a **Transportation Engineering Design Review** by LADOT.*

A development project must also be screened to determine if a **Transportation Assessment** review by LADOT is required to analyze a potential increase in Vehicle Miles Traveled (VMT). Complete the **Transportation Study Assessment (CP13-2151.1)** to determine if the project needs to complete a VMT analysis.

If a Transportation Study Assessment (CP13-2151.1) has been completed, did the results indicate that a VMT analysis would be needed?

☐ YES ☒ NO

☐ NOT
COMPLETED

MISCELLANEOUS

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

☐ YES ☒ NO

If YES, describe:

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

☐ YES ☒ NO

If YES, specify:

REQUESTED ENVIRONMENTAL CLEARANCE

CATEGORICAL EXEMPTION (CE)

Check all that apply below:

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

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

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

Identify the Class of the CE which you are requesting: 15301 / Class 1

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

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

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

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

STATUTORY EXEMPTION

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

Identify the Code and Section under which a Statutory Exemption is being requested: N/A

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

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

Is a consultant-prepared Initial Study attached?

☐ YES ☒ NO

PROJECT WITHIN THE SCOPE OF THE HOUSING ELEMENT PROGRAM EIR

☐ Check this box if you have reviewed the Housing Element Project Checklist (Form: CP-4089; Instructions: CP-4091) and believe that your project is within the scope of the Housing Element Program EIR.

Is a completed Housing Element Project Checklist Form attached?

☐ YES ☒ NO

ENVIRONMENTAL IMPACT REPORT (EIR)

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

A consultation has been completed.

☐ YES ☒ NO

Date consultation completed: _____

SENATE BILL (SB) 375 CEQA STREAMLINING REQUEST

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

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

☐ **SCPE.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCPE pursuant to PRC Section 21155.1.

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

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

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

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

PROPERTY OWNER

Name: Upper West Side Investment Company, LLC and Venice Beethoven, LLC

Company: South Beverly CRE, LLC

Address: 275 S Beverly Drive

Unit/Space Number: 100

City: Beverly Hills

State: CA

Zip Code: 90212

Telephone: (310) 488-5022

E-mail: Jeremy@mahercr.com

APPLICANT (IF NOT PROPERTY OWNER)

Name: Valerie Satvinder Singh

Company: SVJ Singh Corp

Address: 12815 Venice Blvd

Unit/Space Number: 301

City: Los Angeles

State: CA

Zip Code: 90066

Telephone: (310) 391-7441

E-mail: Sunnyliquormarket@yahoo.com

APPLICANT'S REPRESENTATIVE

Name: Jackeline Arias

Company: Arche 12INCH Design Studio

Address: 770 S Grand Ave

Unit/Space Number: 7009

City: Los Angeles

State: CA

Zip Code: 90017

Telephone: _____

E-mail: _____

ENVIRONMENTAL CONSULTANT (IF APPLICABLE)

Name: _____

Company: _____

Address: _____

Unit/Space Number: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

E-mail: _____

APPLICANT/CONSULTANT'S AFFIDAVIT

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

PROPERTY OWNER

Jeremy Shore, Oron Maher
(Print Name)

Jeremy Shore, [Signature]
Signature

CONSULTANT/AGENT

I,

(Print Name)

Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

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

State of California

County of Los Angeles

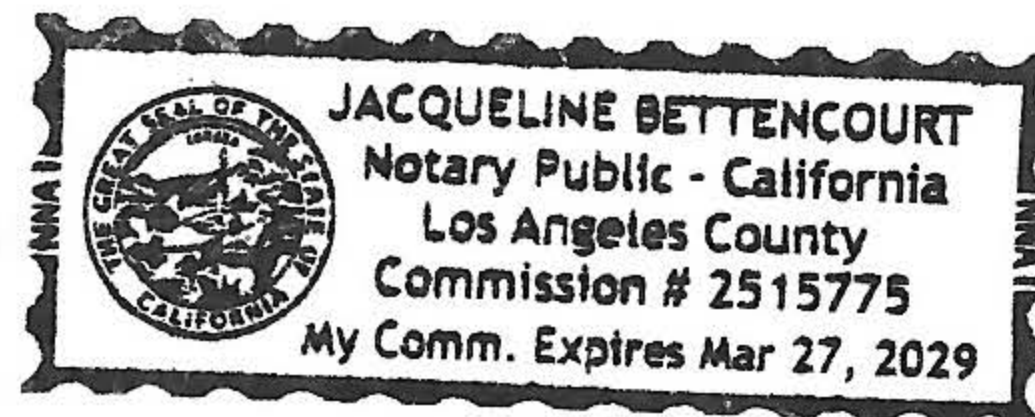
On August 25, 2026 before me, Jacqueline Bettencourt, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Jeremy Shore and Oron Maher, 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.

Jackie Bettencourt
Signature



(Seal)

REQUIRED SUBMITTAL MATERIALS

The following materials are required when submitting an EAF. All materials should reflect the entire Project, not just the area in need of the entitlement request. The required submittal materials are in addition to those required for any case/application with which the EAF is being filed. Materials shall be consistent with, or duplicates of, what is being submitted for the related application.

The City of Los Angeles may determine at a later point in time, consistent with CEQA Section 15060, that additional technical studies or reports may be required, including but not limited to shade/shadow studies, air quality studies, biological and species-specific resource reports, cultural resources assessments, energy assessments, geology and soils reports, greenhouse gas studies, phase I and phase II environmental site assessments, soils management plans, noise studies, transportation reports, etc.

- ☐ **Duplicate Copy of Application Materials:** Provide one duplicate hard copy of the following materials required as part of the main application. Refer to the DCP Application Filing Instructions ([CP13-7810](#)), Parcel Map Filings Instructions ([CP13-1801](#)), or Tract Map Filing Instructions ([CP-6110](#)), as applicable.
 - Application Form (e.g., DCP Application Form [[CP13-7771.1](#)] and/or Subdivider's Statement [[CP-6111](#)], as applicable)
 - One set of 11" x 17" reduced size Project Plans (e.g., Plot/Site Plan, Elevations, Landscape Plan) and/or Subdivision Map, as applicable
 - Vicinity Map
 - Index Map and Color Photographs
 - Referral Forms, as applicable
- ☐ **Topographic Map:** Provide one copy of a Topographic Map if slopes over 10% exist on the project site. If the site is over 50 acres, 1" = 200' scale is acceptable.
- ☐ **Geology & Soils Report:** Provide one copy of the full report, including all appendices, grading plans (including the location and amounts of cut and/or fill, and export/import amounts), site plan and elevations illustrating any proposed retaining walls; and receipt from LADBS showing payment for report review. If available, the Geology and Soils Report Approval Letter from the LADBS - Grading Division shall be required at the time of filing.
- ☐ **Electronic Copy of EAF Materials:** Provide an electronic copy of all EAF materials on a USB flash drive. Save each item as individual PDFs and label accordingly (e.g., "EAF.pdf", "Haul Route Application.pdf", "Tree Report.pdf", "Project Plans.pdf", "Photos.pdf"). No individual file should exceed 70 MB in size.