

# **SITE PHOTOS**

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

# PHOTO KEY

## Pinot's Palette Encino



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



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



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



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

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



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

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



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



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

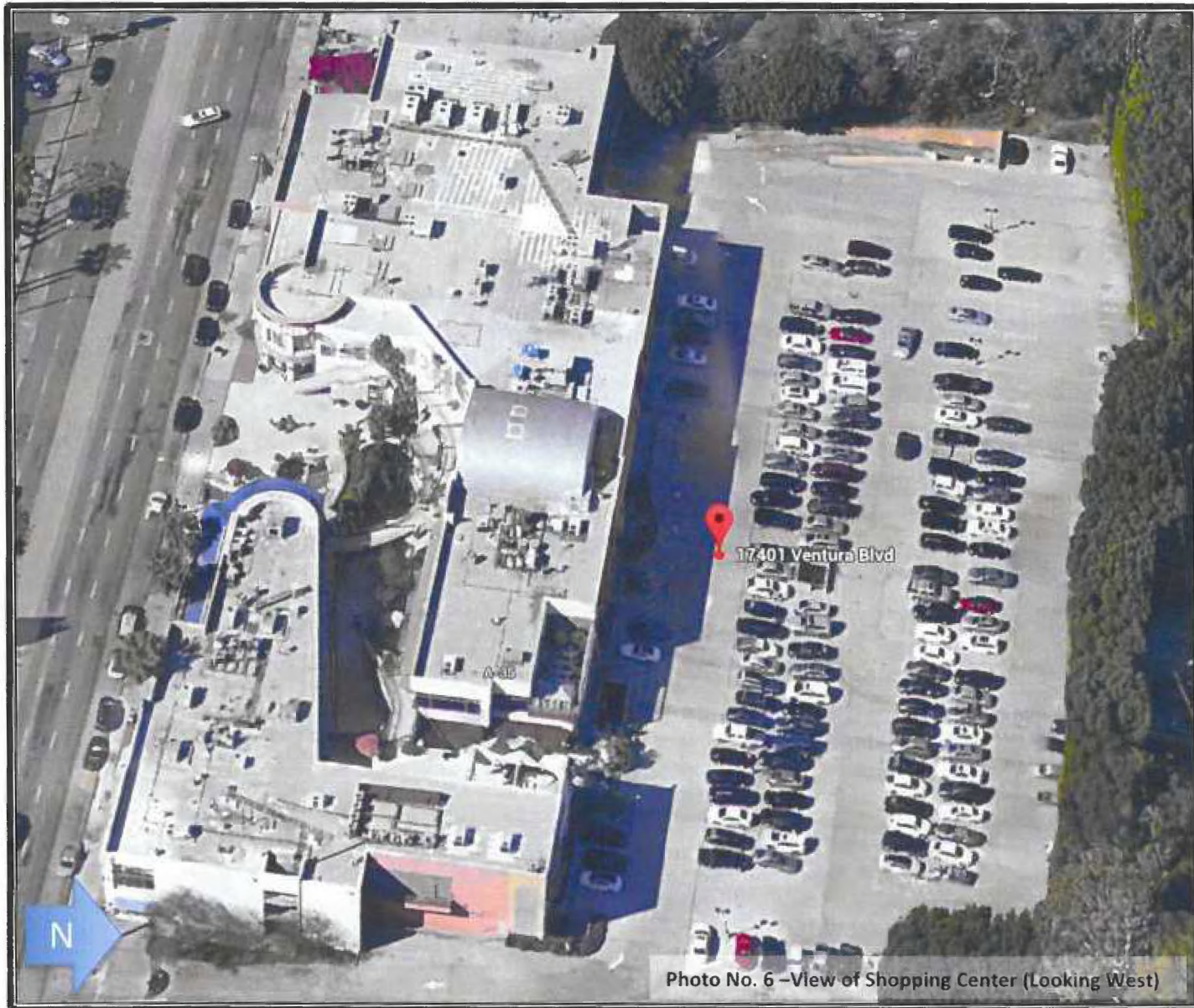
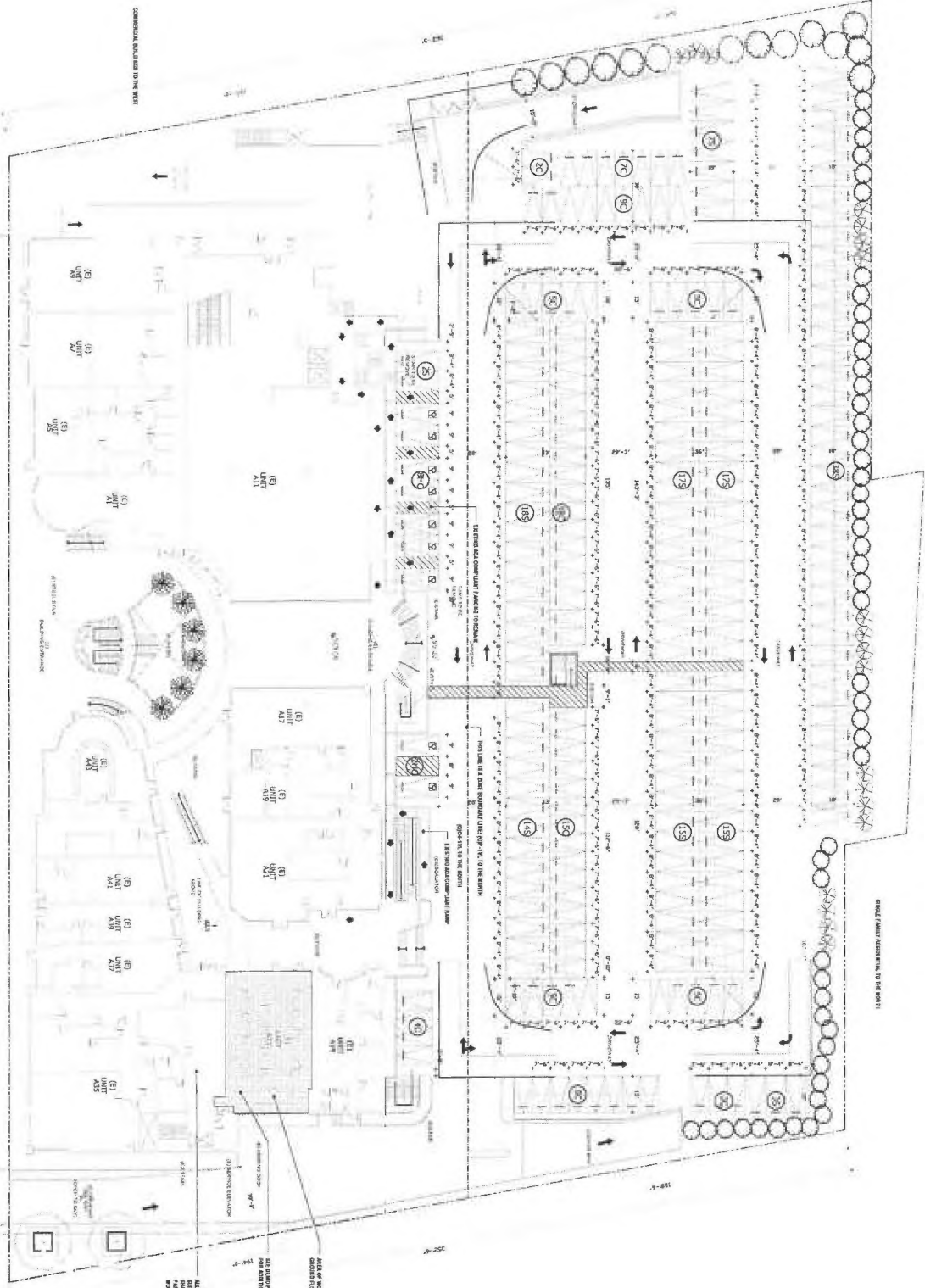


Photo No. 6 -View of Shopping Center (Looking West)



0 10 20'  
 1" = 20' 0"

1 SITE PLAN



COMMERCIAL ENCLOSED TO THE WEST

ROAD FRONT ASSUMED TO BE NORTH

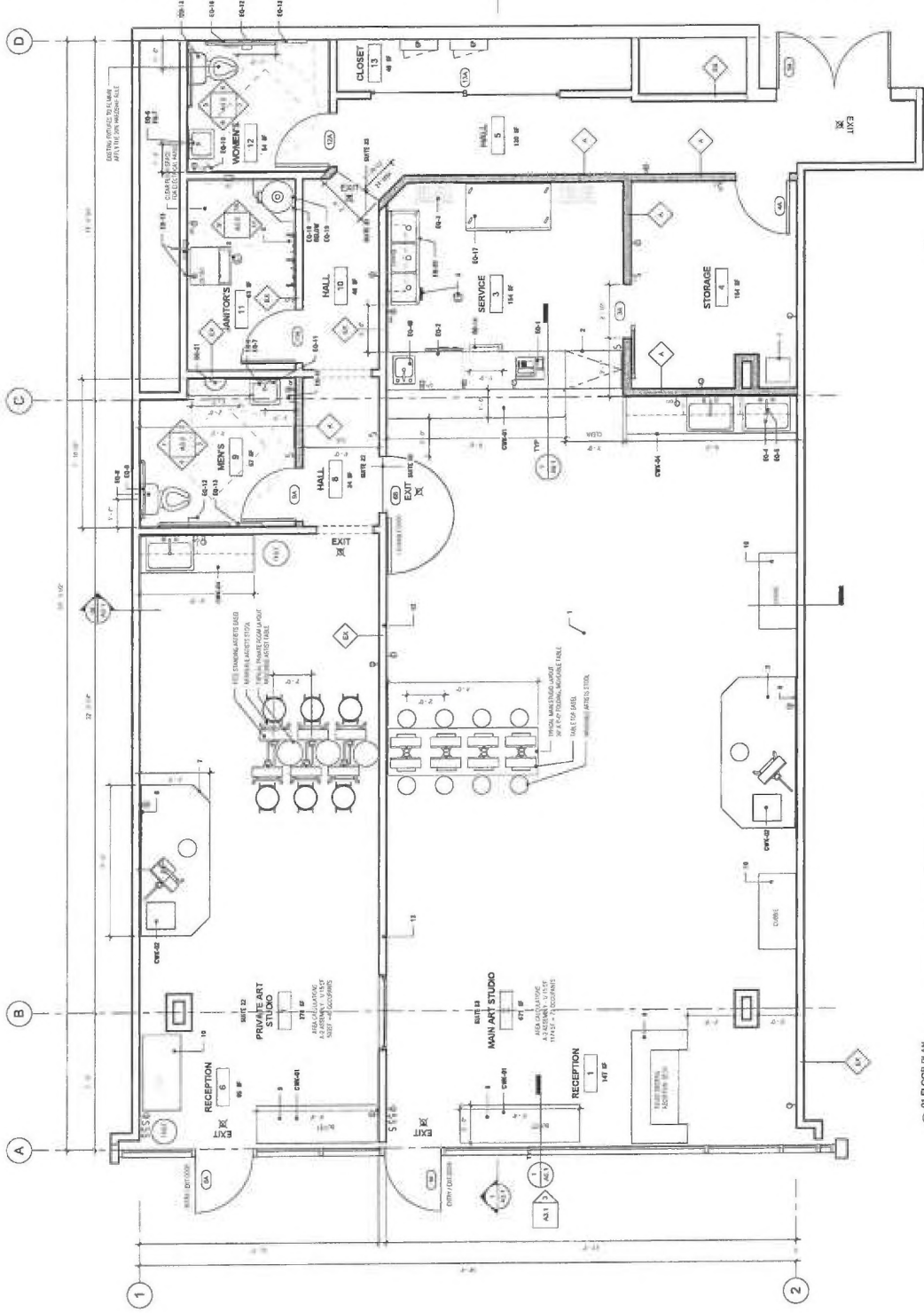
COMMERCIAL ENCLOSED TO THE EAST

<p><b>FRONTSIDE</b>                  DESIGN COMPANY</p>	<p><b>PROJECT</b></p> <p><b>PINOT'S PALETTE</b>                  17401 VENTURA BLVD.                  SUITE A32 AND A33                  ENCINO, CA 91316</p>
	<p><b>DATE</b></p> <p>11/18/2014                  11/17/2014                  11/18/2014</p>
<p><b>ISSUE/REVISIONS</b></p> <p>1 ISSUE                  2 ISSUED FOR REVIEW                  3 ISSUED FOR OWNER REVIEW                  4 ISSUED FOR SUBMITAL</p>	<p><b>NOT FOR CONSTRUCTION</b></p>
<p><b>SHEET NUMBER</b></p> <p>A1.1</p>	<p><b>SHEET TITLE</b></p> <p>SITE PLAN</p>

**PLAN NOTES**

- CEL 1 DIMENSIONS ARE TO FACE OF FINISH WALL UNO
- CEL 2 DO NOT SCALE DRAWINGS
- CEL 3 ALERT OWNER TO ANY DISCREPANCIES ASAP
- CEL 4 DOOR JAMBES ARE TO BE 3" OFF FACE OF WALL ON IN THE CENTER OF WALL UNO
- CEL 5 ALL DOOR, WINDOW AND CASEWORK ITEMS ARE TO BE FIELD MEASURED AND SUBMITTALS ARE REQUIRED
- CEL 6 ALL DOOR AND WINDOW FRAME DETECTOR COORDINATE WITH ARCHITECT'S SCHEDULE
- CEL 7 ALL NEW WALLS TO BE SCHEDULED WITH WATER RESISTANT SYSTEM WALLBOARD
- CEL 8 PATCH REPAIR AND REPAIR ALL EXISTING WALLS TO PRESENT A NEAT, CLEAN AND PLEASANT FINISH. PATCH AND REPAIR EXISTING FLOOR TILES WITH PIECES FROM MAIN ART STUDIO
- CEL 9 PATCH AND REPAIR EXISTING FLOOR TILES WITH PIECES FROM MAIN ART STUDIO
- CEL 10 SWITCHING PER ELECTRICAL PLANS

- 1 POLISH EXISTING CONCRETE FLOOR AND SEAL WITH POLYURETHANE FINISH. ALL EXISTING WALLS MUST BE HEALTHY AND SOUND. REMOVE ALL WEAR AND TEAR. PATCH AND REPAIR ALL EXISTING WALLS TO PRESENT A NEAT, CLEAN AND PLEASANT FINISH.
- 2 ADD COMPLAINT TRANSACTION AREA
- 3 FLOOR DRAIN WITH TEMP PRIMER AND FLOOR SINK
- 4 EMPLOYEE LOCKERS
- 5 ADD LOCKERS TO TOP BACK AND SHELF FOR CLOTHING SUPPLIES
- 6 PAINTED WALL MURAL BY OWNER
- 7 4" TALL PAINTED MOVABLE WOOD PLATFORM
- 8 REUSE AND RESTORE EXISTING RECEPTION DESK
- 9 REMOVE CART / BULLET PER FLOOR SHEET #6.1
- 10 OTHER SUPPLIED FLOOR COVERS
- 11 INSTRUCTIONS TO BE PROVIDED SHEET #6.2
- 12 ADD INSULATION BULKHEAD ON TOP OF EXISTING WALL
- 13 ADD ACoustICAL INSULATION TO EXISTING WALL FROM ABOVE



**WALL SCHEDULE**

TYPE	FINISH	WIDTH	COMMENT
1	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
2	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
3	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
4	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
5	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
6	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
7	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
8	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
9	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
10	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
11	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
12	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL
13	1/2" GYPSUM BOARD	4"	STANDARD INTERIOR WALL

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

**FRONTSIDE DESIGN COMPANY**

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

PROJECT: 17401 VENTURA BLVD. SUITE A32 AND A33  
DATE: 03/20/24  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

PHOTO'S PALETTE  
17401 VENTURA BLVD. A32, A33  
ENCINO, CA 91316

SHEET TITLE:  
**FLOOR PLAN**

SHEET NUMBER:  
**A2.2**



Address: 21791 W VENTURA BLVD  
 APN: 2168027025  
 PIN #: 174B105 57

Tract: TR 30015  
 Block: None  
 Lot: LT 1  
 Arb: None

Zoning: C4-1LD, P-1LD  
 General Plan: Community Commercial







Address: 17401 W VENTURA BLVD  
 APN: 2257016059  
 PIN #: 171B129 383

Tract: TR 2955  
 Block: 17  
 Lot: FR 3  
 Arb: 2

Zoning: (Q)C4-1VL, [Q]P-1VL  
 General Plan: Community Commercial





10/21/14

QMS#14-359

**PROJECT LOCATION:**

1 | 17401 VENTURA BLVD., SUITE A32, A33

**LIST OF ALCOHOL ESTABLISHMENTS WITHIN 600 FEET OF THE SITE**

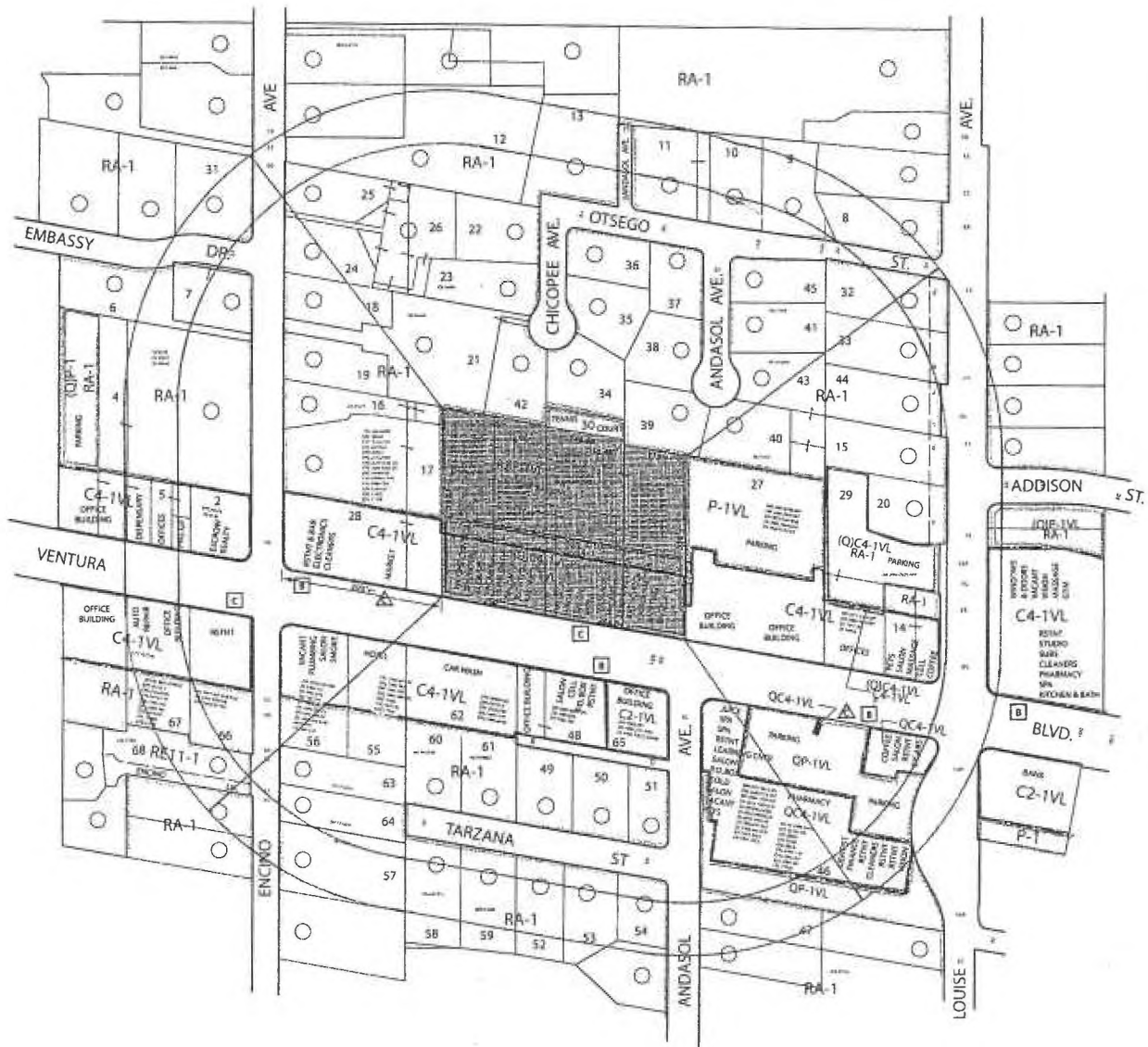
1	OKUMURA RESTAURANT	17302 VENTURA BLVD	BEER/WINE – ON SITE
2	ANARBAGH RESTAURANT	17312 VENTURA BLVD, SUITE A	BEER/WINE – ON SITE
3	THE GREEN OLIVE RESTAUARNT	17312 VENTURA BLVD	BEER/WINE – ON SITE
4	CVS PHARMACY	17320 VENTURA BLVD	FULL LINE – OFF SITE
5	GYORO GYORO IZAKAYA JAPONAISE	17401 VENTURA BLVD,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

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

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

**SENSITIVE LAND USES WITHIN 1000 FEET**

1 | HAZEL CAREGIVERS | 17523 VENTURA BLVD



ALCOHOL LAND USE DATA SYMBOLS

	ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	ON-SITE CONSUMPTION OF BEER AND/OR WINE
	OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
	OFF-SITE CONSUMPTION OF BEER AND/OR WINE

## CONDITIONAL USE - CUB



Quality Mapping Service

14549 Archwood St. Suite 301  
 Van Nuys, California 91405  
 Phone (818) 997-7949 - Fax (818) 997-0351  
 qmapping@qmsqms.com

DRAWN BY:

THOMAS BROTHERS  
 Page: 561 Grid: B-3

LEGAL  
 LOT: POR 3,4 BLK: 17  
 TRACT: 2955 M.B. 31-62-70  
 "SEE APPLICATIONS"

CONTACT: ROSENHEIM & ASSOCIATES

A.P.N.  
 2257-016-059

CD: 5  
 CT: 1396.00  
 PA: 224-ENCINO-TARZANA  
 USES: FIELD

SITE ADDRESS  
 17401 VENTURA BLVD

CASE NO:  
 SCALE: 1"=100'

D.M.: 171B129,171B133  
 168B129,168B133

PHONE: 818-731-7162

DATE: 10-21-14  
 Update:

NET AC: 3.91

NORTH

QMS:14-359

ADJACENT LIST  
OCTOBER 21 2014  
PAGE 1

1) ENCINO COURTYARD LLC 201 WILSHIRE BLVD #A28 SANTA MONICA CA 90401-1209 C015	16) BUCCIERI PAUL (TE) & MICHELLE 5038 ENCINO AVE ENCINO CA 91316-2520 C034	17) HAGE ANTOINE & ZAKIE 5028 ENCINO AVE ENCINO CA 91316-2520 C034
21) DE MONTESQUIOU ANDRE & SUZANNE 5050 ENCINO AVE ENCINO CA 91316-2520 C034	27) ENCINO GARDENS LLC 1880 CENTURY PARK E #810 LOS ANGELES CA 90067-1627 C067	28) RIDGWAY DERRY L (TE) 7927 FLIGHT PL LOS ANGELES CA 90045-3131 C007
30) LEWITT BRYAN & RANDI 5050 CHICOPEE AVE ENCINO CA 91316-2508 C034	34) LEWITT BRYAN & RANDI TRUST 5050 CHICOPEE AVE ENCINO CA 91316-2508 C034	39) GOLDSTEIN DENNE (TE) & ANNE (T 5047 ANDASOL AVE ENCINO CA 91316-2502 C034
42) ETTING JOSHUA & KOOSSED JESSICA L 5053 CHICOPEE AVE ENCINO CA 91316-2509 C034	46) ENCINO OAKS LLC 9255 W SUNSET BLVD #320 WEST HOLLYWOOD CA 90069-3313 C034	48) KS VENTURA LLC PO BOX 572559 TARZANA CA 91357-2559 B021
62) WALGRY PROPERTIES INC & 407 E 9TH ST LOS ANGELES CA 90015-1868 C006	65) 17404 VENTURA PARTNERS LLC 17404 VENTURA BLVD ENCINO CA 91316-3875 C014	ENCINO NEIGHBORHOOD COUNCIL 4924 PASO ROBLES AVENUE ENCINO, CA 91316
SEWELL FAMILY ENTERPRISES, INC MICHAEL GUCCIONE 20040 SATSUMA CIRCLE SANTA CLARITA, CA 91350	CHRIS MURRAY ROSENHEIM & ASSOCIATES 21600 OXNARD ST #630 WOODLAND HILLS CA 91364-3517 C010	14-359 QUALITY MAPPING SERVICE 14549 ARCHWOOD ST #301 VAN NUYS CA 91405