

SUNSET BLVD & GARDNER STREET

7445 SUNSET BLVD.
LOS ANGELES, CALIFORNIA 90046
OCTOBER 21, 2019

APPLICANT **GAGGLE’S INC, DBA “SUNSET CAFE”**
8656 Utica Avenue, #150
Rancho Cucamonga, CA 91730
T: 909-941-6868 X 108

ARCHITECT **McKently Malak Architects**
35 Hugus Alley, Suite 200
Pasadena, CA 91103
T: 626-583-8348

PROPERTY OWNER **Sunset & Gardner Investors, LLC**
6400 S, Fiddlers Green Circle #1820
RGreenwood Village, CO 80111
T: 650-387-9023

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SITE PLAN
3/32" = 1'-0"

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8656 UTICA AVENUE, #150
RANCHO CUCAMONGA, CA 91730
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SUNSET CAFE

7445 SUNSET BOULEVARD, UNIT 6 A,B and C LOS ANGELES, CALIFORNIA 90046

REQUEST FOR ABC TYPE 47 LICENSE
PROPOSED SUNSET GARDNER UNIT 6 :

SITE SUMMARY

ZONING: C4-1D
APN: 5550-013-001, 5550-013-014, 5550-013-015, 5550-013-019, 5550-013-020, 5550-013-021 and 5550-013-022

LEGAL DESCRIPTION: Arbs 1 and 2, Lot LT 2, A. Gardner's West of Hollywood Subdivision Tract; Arbs 1-3 and 6, Lot PT SEC 9 T1S R14W; Arb 1, Lot 1, Block 1, A. Gardner Tract

SITE AREA: 32,435 SQ FT (0.744 ACRES)

ALLOWABLE F.A.R. 1:1:32,435 SQ FT

PROVIDED FAR FLOOR AREA

BASEMENT: 2,378 SQ FT
UPPER LEVELS: 19,882 SQ FT
TOTAL: 22,260 SQ FT < 32,435 SQ FT ALLOWABLE

SITE COVERAGE:

LANDSCAPING AREA: 2,341 SQ FT 7%
PAVING/HARDSCAPE AREA: 5,797 SQ FT 18%
BUILDING FOOTPRINT: 24,297 SQ FT 75%

SCOPE OF WORK:

DEMOLITION OF 22,808 SQUARE-FEET COMPRISED OF FIVE MULTIPLE-STORY COMMERCIAL BUILDINGS AND CONSTRUCT A NEW 4-STORY, 22,260 SQUARE-FOOT SHOPPING CENTER WITH BASEMENT STORAGE AND 112-PARKING SPACES. NO ENTITLEMENTS ARE REQUIRED OR REQUESTED FOR THE OVERALL SHOPPING CENTER DEVELOPMENT. CONDITIONAL USE PERMIT REQUEST FOR THE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR A SINGLE APPLICANT RESTAURANT TENANT, "SUNSET CAFE".

PROJECT DESCRIPTION:

NEW 2,568 SQUARE-FOOT, 199-SEAT RESTAURANT TENANT WITH 1,521 SQUARE-FEET AND 128 SEATS INDOORS AND 731 SQUARE-FEET AND 71 SEATS OUTDOORS ON PRIVATE PROPERTY. 3-MENU CONCEPTS UNDER 1 TENANT OPERATOR.

PROJECT INFORMATION:

FOOD USE "A"	BASEMENT STORAGE POD	226 SQ FT (not part of FAR)
	FIRST FLOOR CAFE SPACE	872 SQ FT
	TOTAL	1,098 SQ FT
	IN-DOOR DINING AREA	506 SQ FT
	NUMBER OF SEATS	46
	OUT-DOOR DINING AREA	253 SQ FT
	NUMBER OF SEATS	23
TOTAL NUMBER OF SEATS		69 SEATS

FOOD USE "B"	BASEMENT STORAGE POD	197 SQ FT (not part of FAR)
	FIRST FLOOR CAFE SPACE	865 SQ FT
	TOTAL	1,062 SQ FT
	IN-DOOR DINING AREA	545 SQ FT
	NUMBER OF SEATS	44
	OUT-DOOR DINING AREA	243 SQ FT
	NUMBER OF SEATS	26
TOTAL NUMBER OF SEATS		70 SEATS

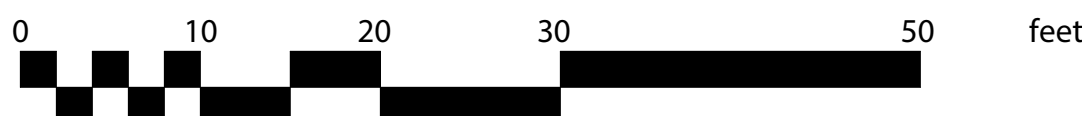
FOOD USE "C"	BASEMENT STORAGE POD	208 SQ FT (not part of FAR)
	FIRST FLOOR CAFE SPACE	831 SQ FT
	TOTAL	1,039 SQ FT
	IN-DOOR DINING AREA	470 SQ FT
	NUMBER OF SEATS	38
	OUT-DOOR DINING AREA	235 SQ FT
	NUMBER OF SEATS	22
TOTAL NUMBER OF SEATS		60 SEATS

PARKING REQUIRED	PARKING SHORTAGE
CAFÉ: 29 STALLS	96 STALLS-92 STALLS= 4 STALLS
RETAIL: 67 STALLS	BIKE SUBSTITUTION
TOTAL: 96 STALLS	4 STALLS X 4= 16 BIKES MINIMUM

PARKING PROVIDED	
COMPACT	35 STALLS
STANDARD	52 STALLS
ADA	5 STALLS
20 STALLS SUBSTITUTED BY 80 BIKES	20 STALLS
TOTAL	112 STALLS

PARKING PROVIDED IN GARAGE LEVELS				
	COMPACT	ADA	STANDARD	Total
First Floor	2	5	10	17
Second Floor	4	0	18	22
Third Floor	5	0	18	23
Fouth Floor	24	0	6	30
TOTAL	35	5	52	92

	SHORT TERM	LONG TERM
BICYCLE PARKING REQUIRED	40	40
TOTAL AND BICYCLE PARKING PROVIDED	40	40



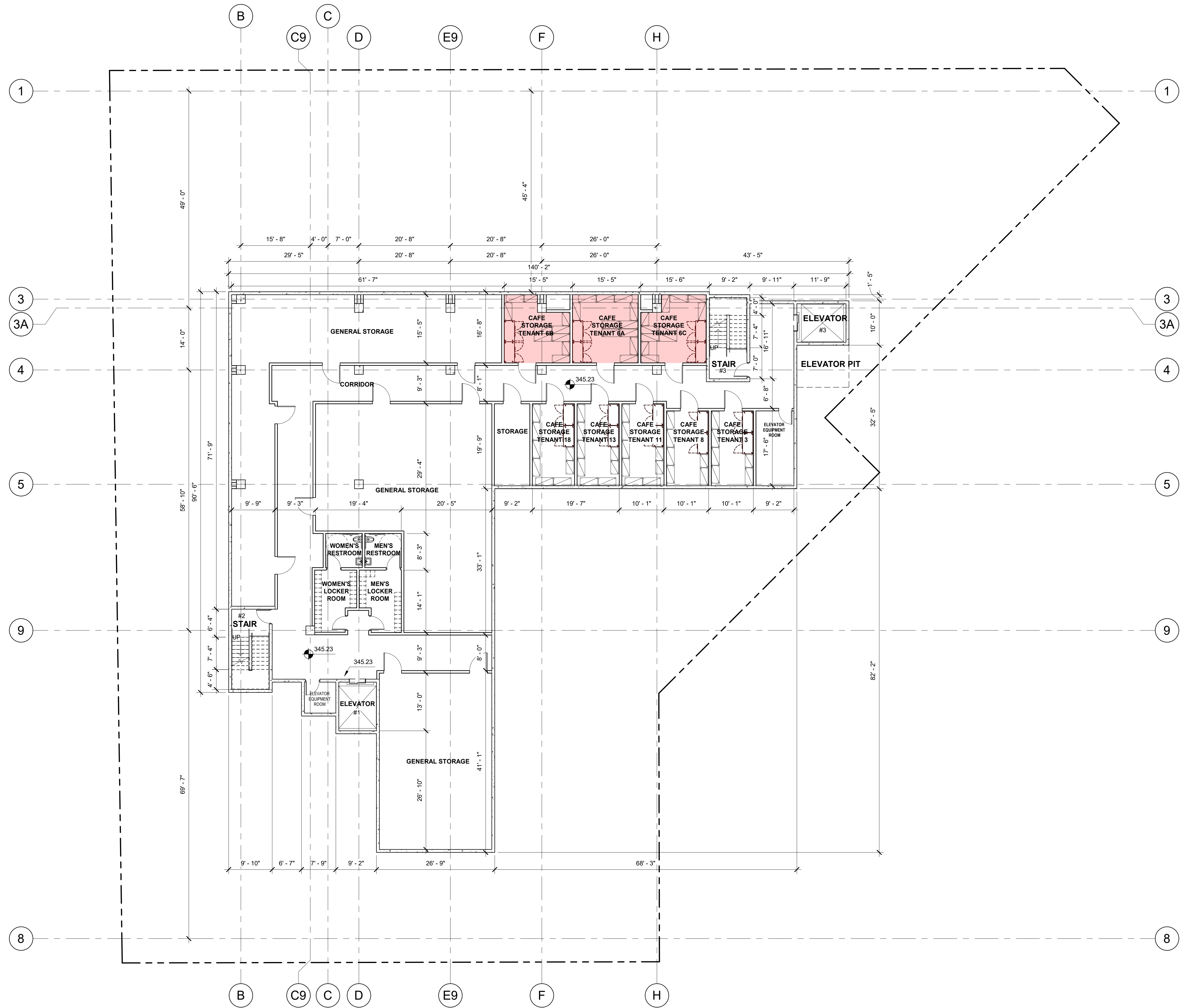
CONCEPTUAL SUBJECT TO CHANGE



SITE PLAN

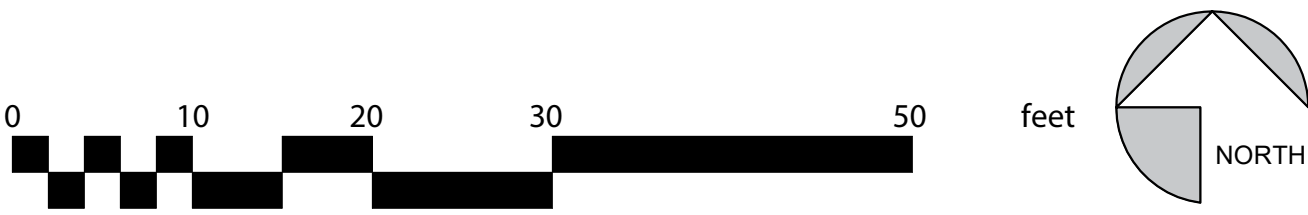
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A010



BASEMENT PLAN

3/32" = 1'-0"



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BASEMENT PLAN
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FIRST FLOOR PLAN

3/32" = 1'-0"



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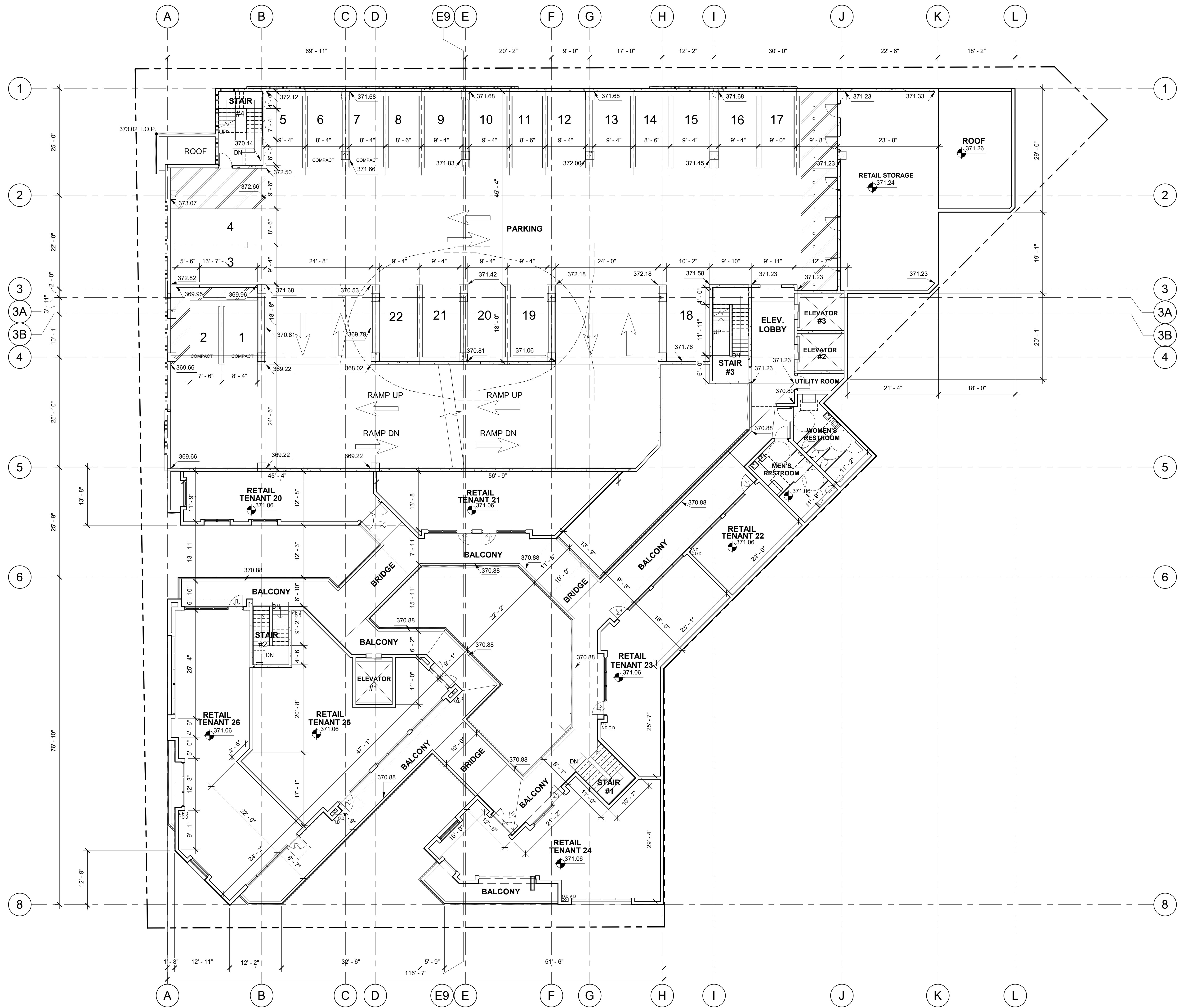
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FIRST LEVEL PLAN

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A101



SECOND FLOOR PLAN

3/32" = 1'-0"



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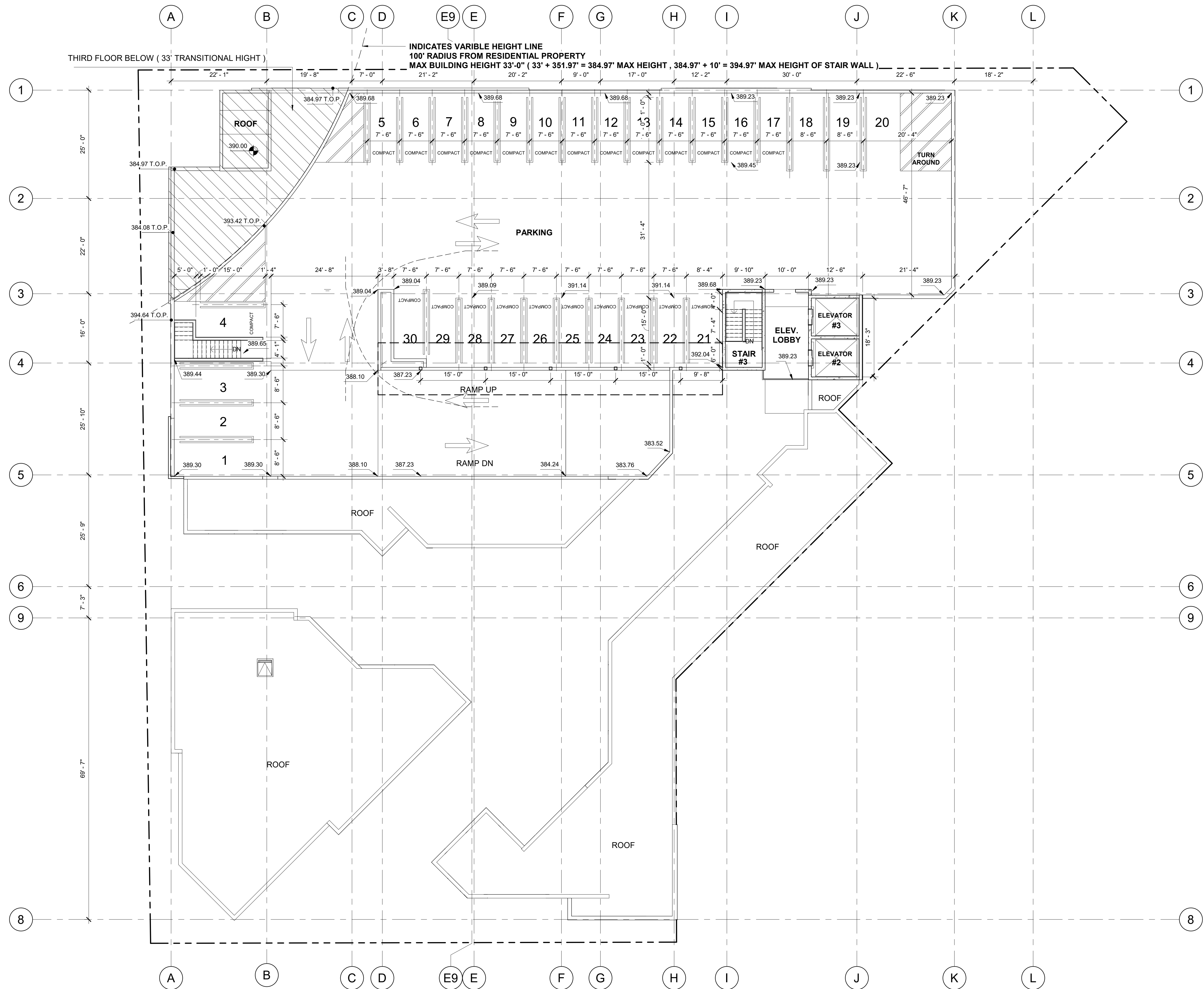
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SECOND LEVEL PLAN

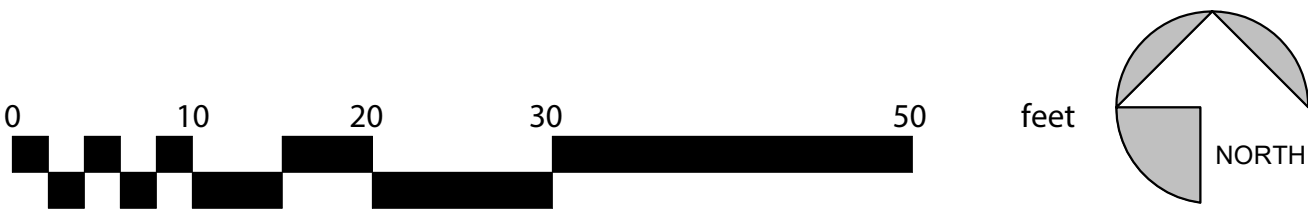
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A102



FOURTH FLOOR PLAN

3/32" = 1'-0"



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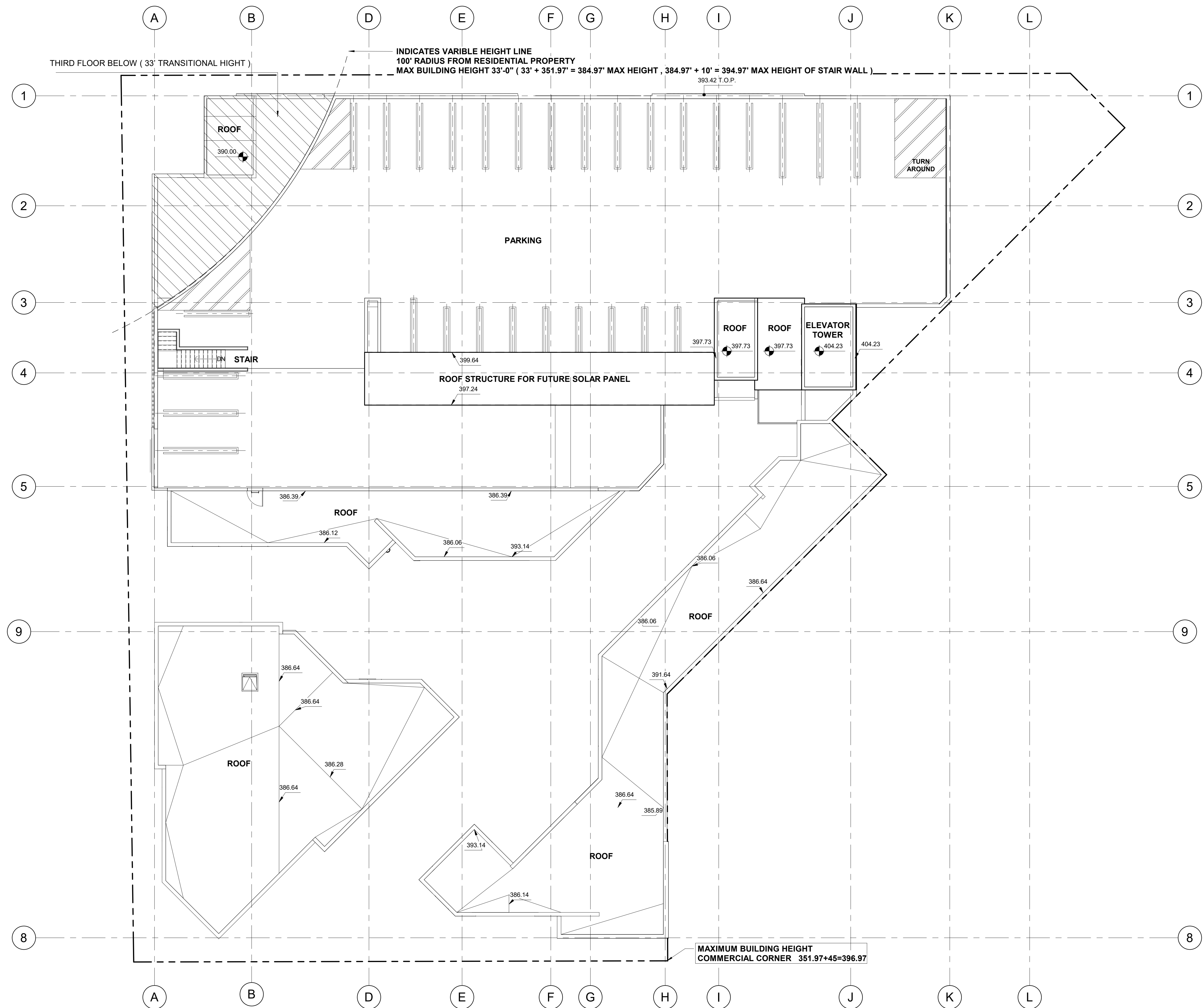
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FOURTH LEVEL PLAN
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A104



ROOF PLAN

3/32" = 1'-0"



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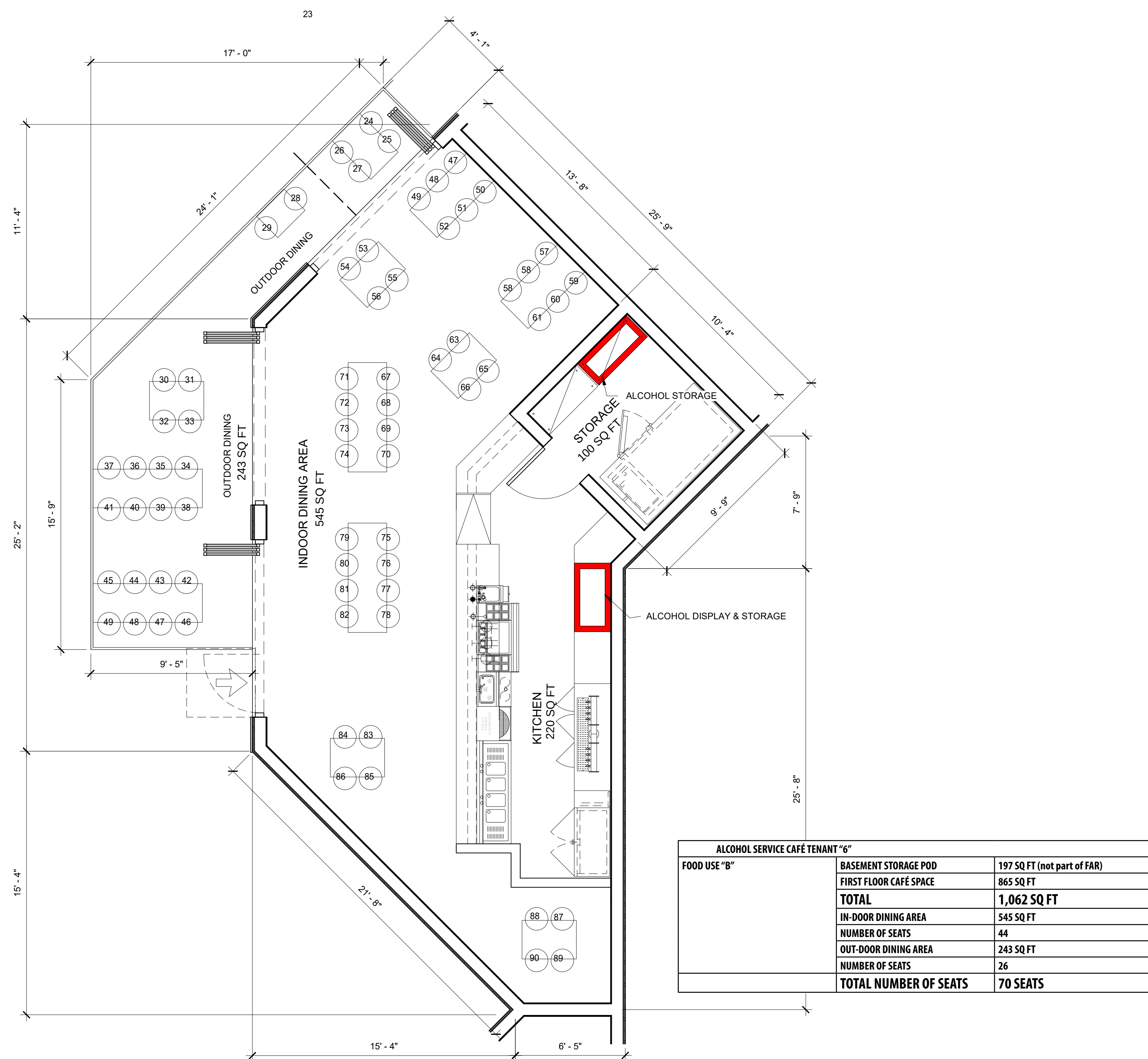
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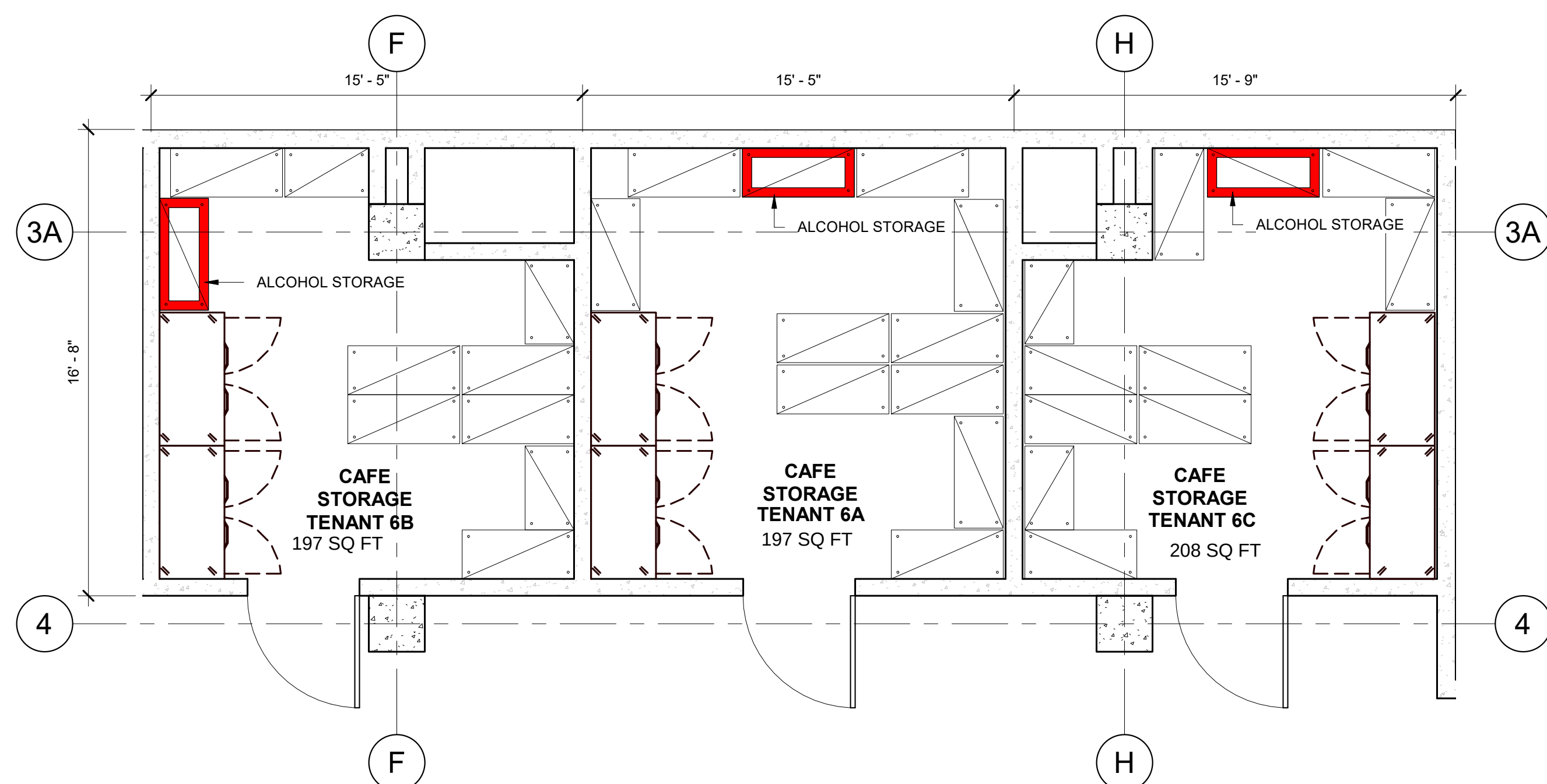


ROOF PLAN
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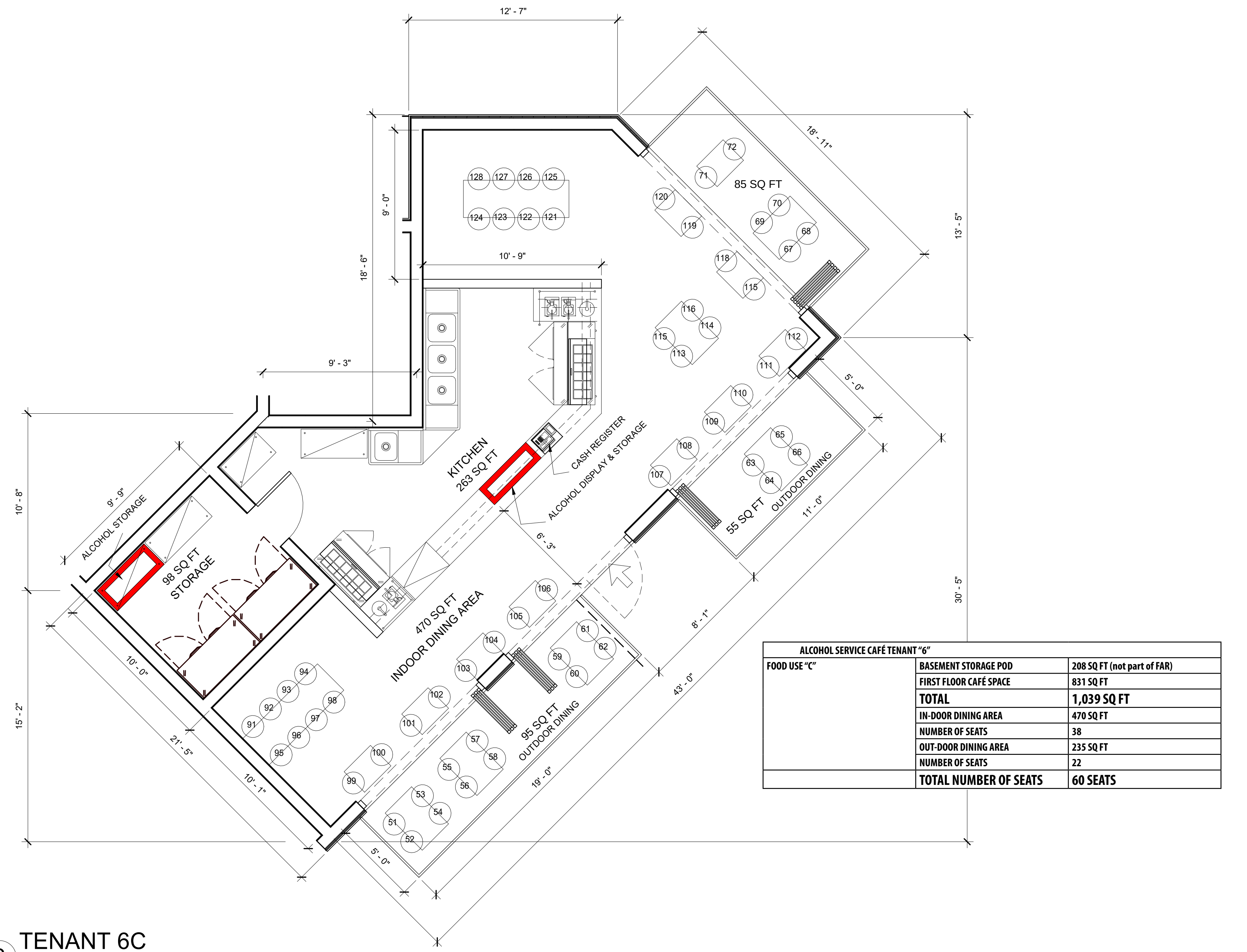
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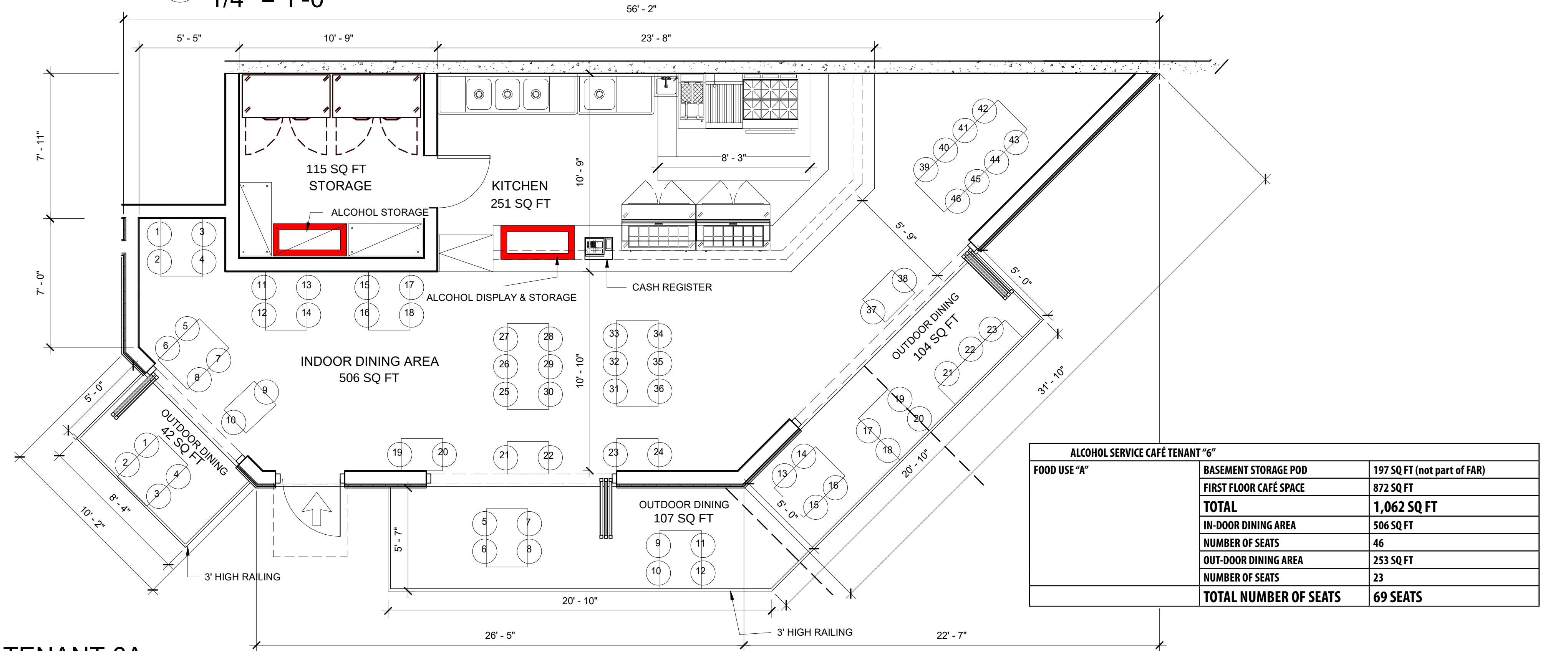
2 TENANT 6B
1/4" = 1'-0"



4 BASEMENT STORAGE FOR TENANT 6A, 6B, 6C
1/4" = 1'-0"



3 TENANT 6C
1/4" = 1'-0"



1 TENANT 6A
1/4" = 1'-0"

ENLARGED RESTAURANT PLANS (TENANT 6A, 6B & 6C)



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ENLARGED PLANS
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FIRST FLOOR ALCOHOL SERVING SCHEME

3/32" = 1'-0"



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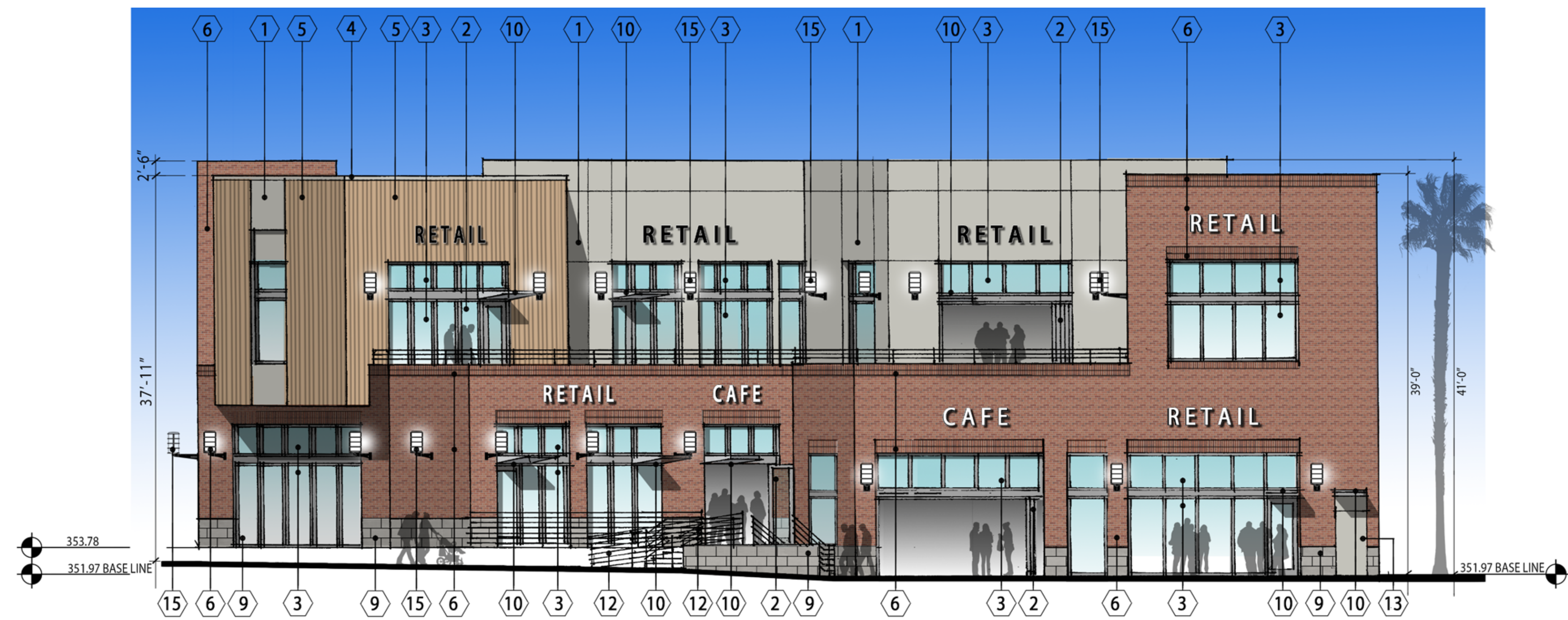
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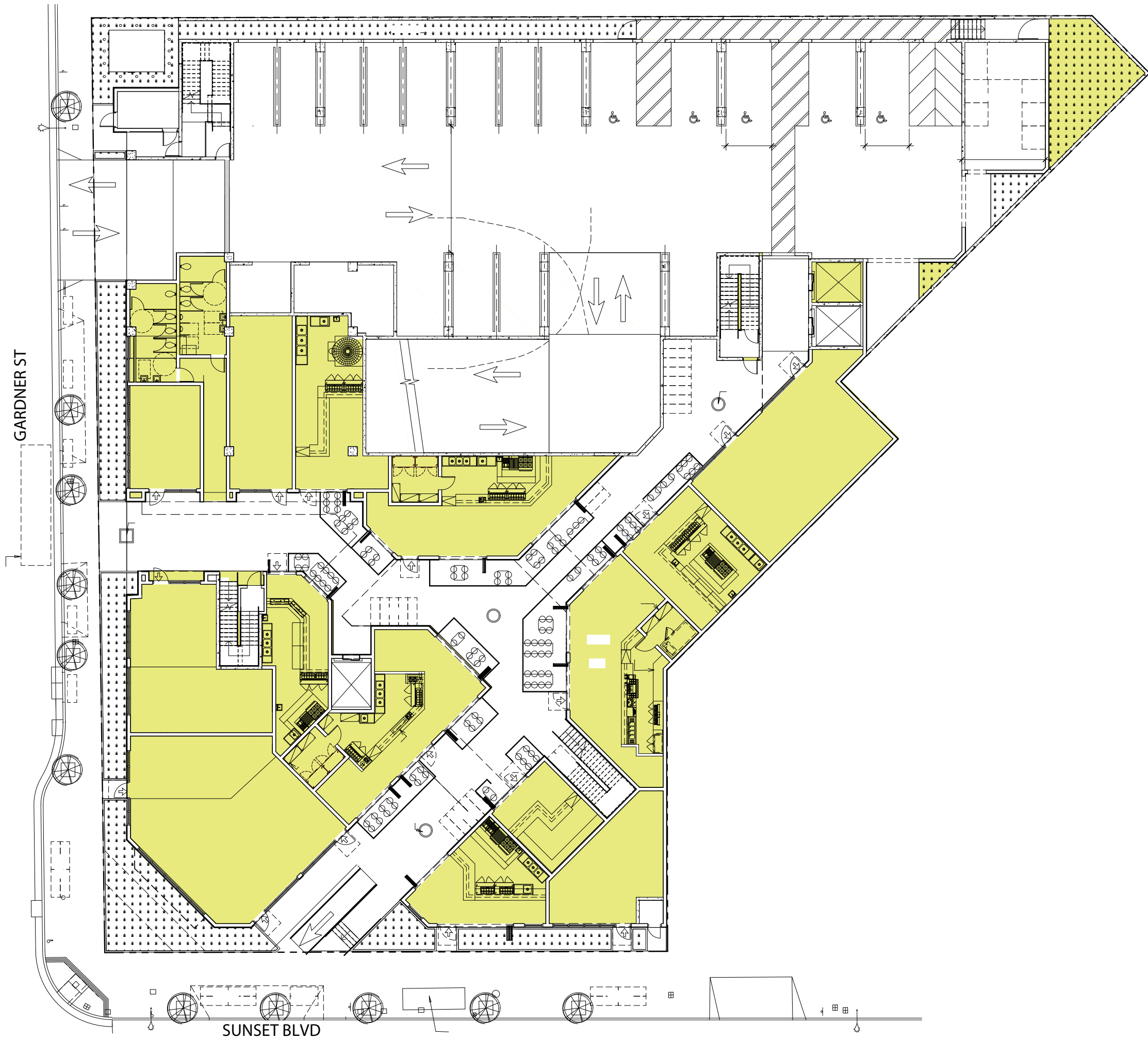
ALCOHOL SERVING SCHEME
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A107



1 **Sunset Blvd. Elevation**
1/8"=1'-0"

STREET LEVEL TRANSPARENCY: 51%
WALL 880 SF
OPENING 930 SF



Key Plan
1



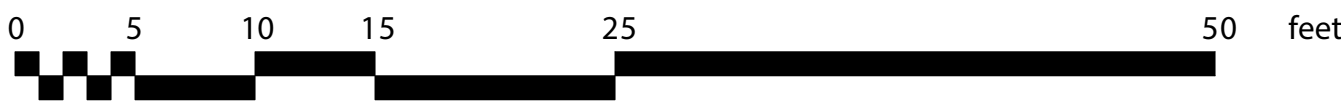
2 **Gardner Street Elevation**
1/8"=1'-0"

STREET LEVEL TRANSPARENCY: 55%
WALL 1,123 SF
OPENING 1,375 SF

FINISH LEGEND

Manufacturer/Finish & Color

1. Stucco:	Manufacturer: Highland Stucco Smooth Steel Trowel Paint: DE 6380 Clouded Vision By: Dunn Edwards	10. Metal Canopy	Manufacturer: By General Contractor Finish: Painted Steel Color: DEA 187 Black - Semi Gloss By: Dunn Edwards
2. Storefront:	Manufacturer: LaCantna Folding Doors Finish: Aluminum Color: Shadow Black Glazing: 1" Clear	11. Ver. Metal Fins	Manufacturer: By General Contractor Finish: Painted Aluminum Color: DE6367 Covered in Platinum Semi Gloss By: Dunn Edwards
3. Storefront:	Manufacturer: Arcadia Storefront Finish: AB-8Black Manufacturer: PPG 1"Clear Float Glass Glazing: 1" Clear	12. Metal Railing	Manufacturer: By General Contractor Finish: Painted Steel Color: DEA187 Black- Semi Gloss By: Dunn Edwards
a. Spandrel Glass	Manufacturer: PPG 1"Clear Float Glass Glazing: 1" Clear	13. Doors	Match Adjacent Color
4. Coping	Manufacturer: By General Contractor Color: Match adjacent wall color By: Dunn Edwards	14. Conc. Paving	Manufacturer: By: General Contractor Finish: Acid Wash Finish, Saw Cut Lines. Color: Natural Grey
5. Vertical Wood Slats	Manufacturer: By General Contractor Model: Vertical Wood Slats Color: Natural Finish	15. Wall Sconce	Manufacturer: Hess Lighting Model: Village LED Color: Matte Black
6. Brick Masonry	Manufacturer: General Shales Model: Thin Brick Modular Color: Dunbary Grout: Natural Cement Grey, Concave Joint	16. Wall Sconce	Manufacturer: Bega Model: 33 224 LED Color: Black
7. Split Face CMU	Manufacturer: Angelus Block Model: Split Face Warm Grey Grout: Customs #382 Bone, Concave Joint	17.Trash Receptacles	Manufacturer: Victor Stanley Model: SDC 36 Color: Black
8. Precision CMU	Manufacturer: Angelus Block Model: Precision Warm Grey Grout: Customs #382 Bone, Concave Joint	18. Bike Racks	Manufacturer: Victor Stanley Model: BRB5-103 Color: Black
9. Stone Veneer	Manufacturer: El Dorado Stone Model: Longitude 24, 12"x24" Color: Silent Grey Grout: Customs 165 Delorean Grey		



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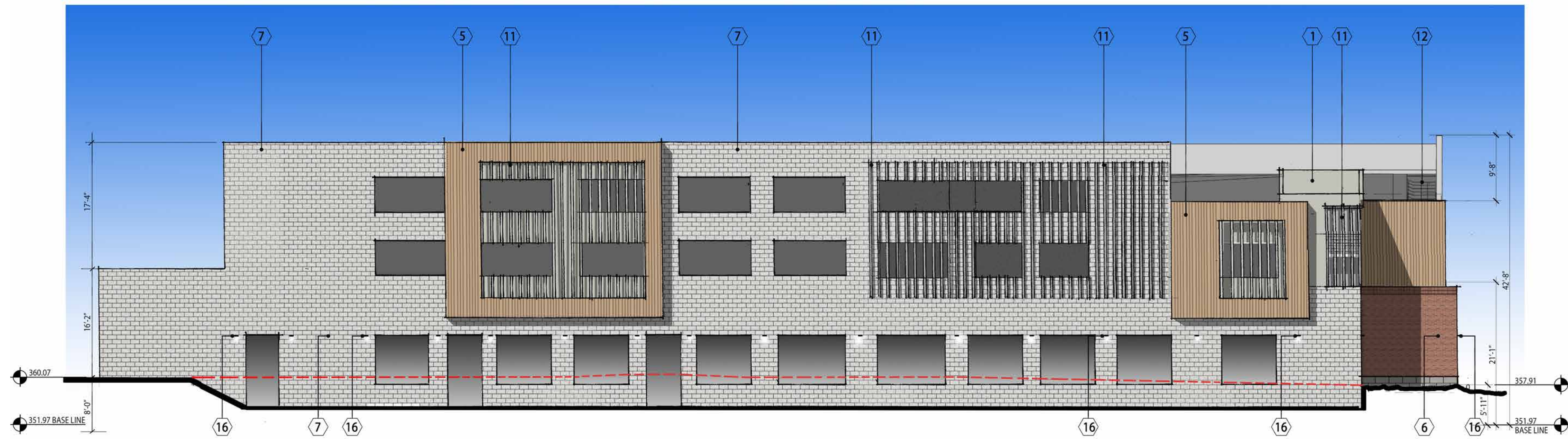
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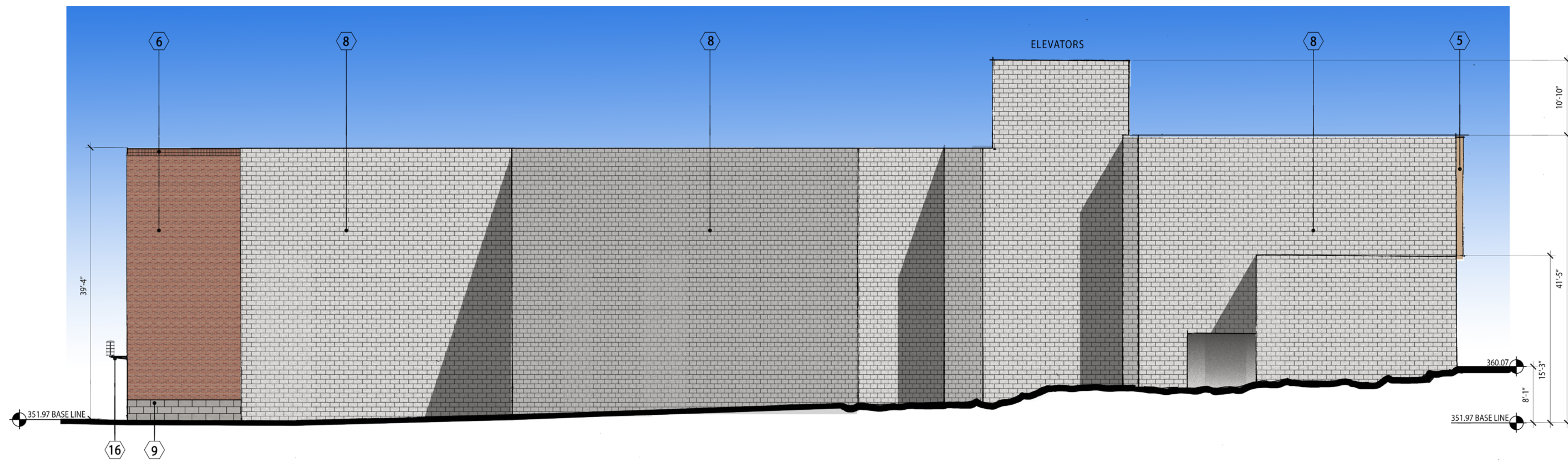


ELEVATIONS
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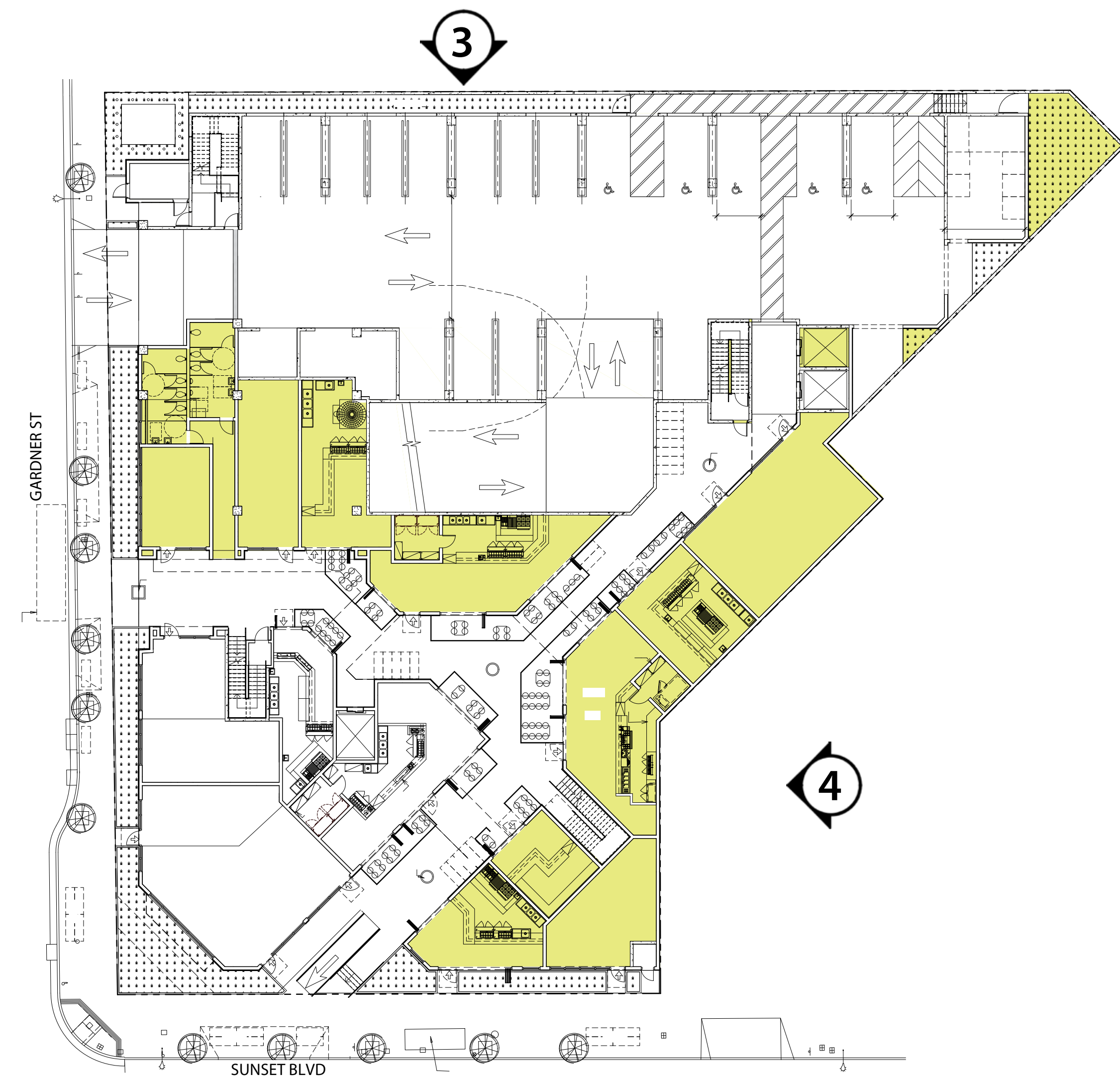
A201



3 North Elevation
1/8"=1'-0"



4 East Elevation
1/8"=1'-0"



Key Plan

FINISH LEGEND

Manufacturer/Finish & Color

1. Stucco:	Manufacturer: Highland Stucco Smooth Steel Trowel Paint: DE 6380 Clouded Vision By: Dunn Edwards	10. Metal Canopy	Manufacturer: By General Contractor Finish: Painted Steel Color: DEA 187 Black - Semi Gloss By: Dunn Edwards
2. Storefront:	Manufacturer: LaCantna Folding Doors Finish: Aluminum Color: Shadow Black Glazing: 1" Clear	11. Ver. Metal Fins	Manufacturer: By General Contractor Finish: Painted Aluminum Color: DE6367 Covered in Platinum Semi Gloss By: Dunn Edwards
3. Storefront:	Manufacturer: Arcadia Storefront Finish: AB-8Black Manufacturer: PPG 1"Clear Float Glass a. Spandrel Glass	12. Metal Railing	Manufacturer: By General Contractor Finish: Painted Steel Color: DEA187 Black- Semi Gloss By: Dunn Edwards
4. Coping	Manufacturer: By General Contractor Color: Match adjacent wall color By: Dunn Edwards	13. Doors	Match Adjacent Color
5. Vertical Wood Slats	Manufacturer: By General Contractor Model: Vertical Wood Slats Color: Natural Finish	14. Conc. Paving	Manufacturer: By: General Contractor Finish: Acid Wash Finish, Saw Cut Lines. Color: Natural Grey
6. Brick Masonry	Manufacturer: General Shales Model: Thin Brick Modular Color: Dunbary Grout: Natural Cement Grey, Concave Joint	15. Wall Sconce	Manufacturer: Hess Lighting Model: Village LED Color: Matte Black
7. Split Face CMU	Manufacturer: Angelus Block Model: Split Face Warm Grey Grout: Customs #382 Bone, Concave Joint	16. Wall Sconce	Manufacturer: Bega Model: 33 224 LED Color: Black
8. Precision CMU	Manufacturer: Angelus Block Model: Precision Warm Grey Grout: Customs #382 Bone, Concave Joint	17.Trash Receptacles	Manufacturer: Victor Stanley Model: SDC 36 Color: Black
9. Stone Veneer	Manufacturer: El Dorado Stone Model: Longitude 24, 12"x24" Color: Silent Grey Grout: Customs 165 Delorean Grey	18. Bike Racks	Manufacturer: Victor Stanley Model: BRBS-103 Color: Black



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ELEVATIONS

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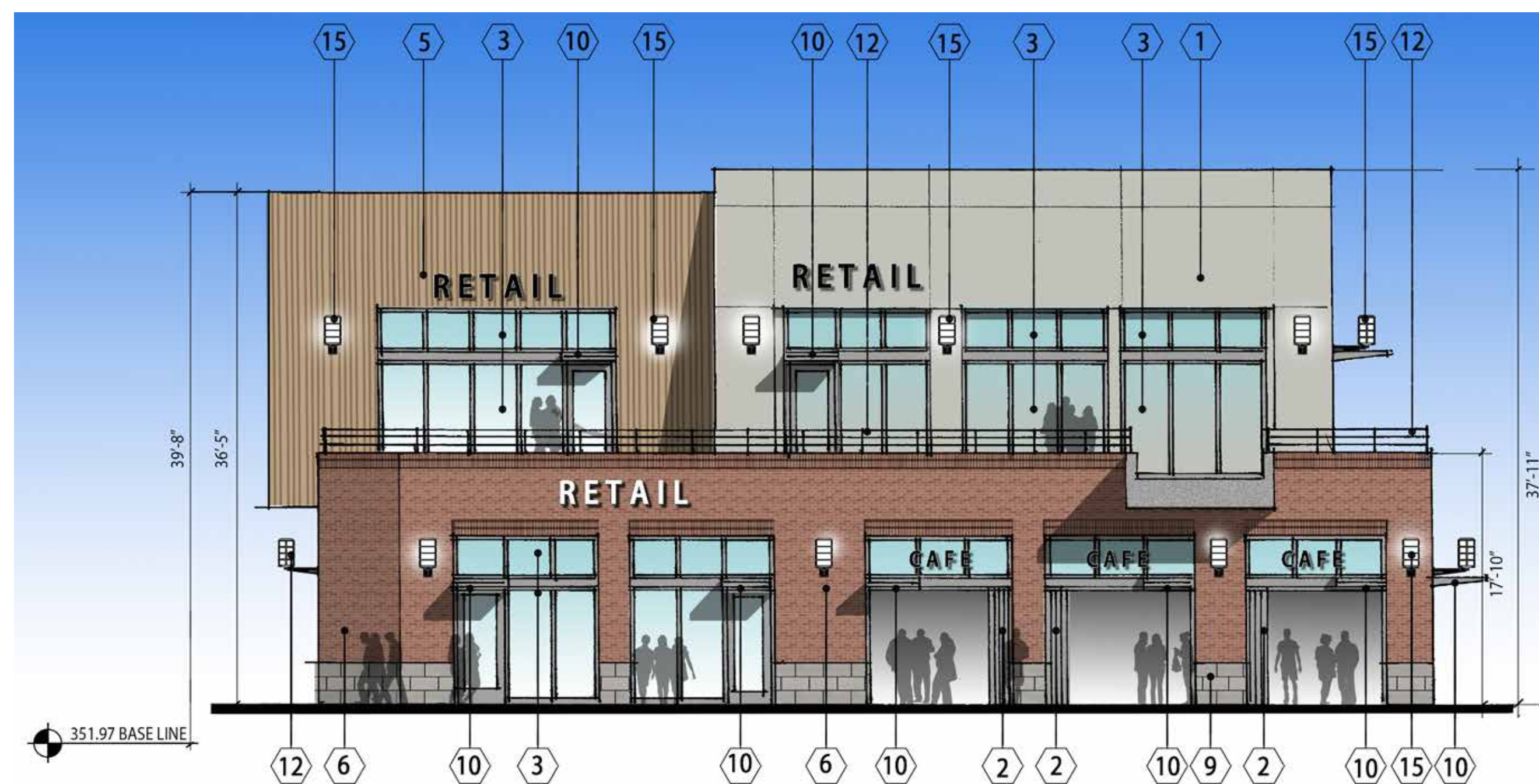
A202



B Elevation
1/8"=1'-0"



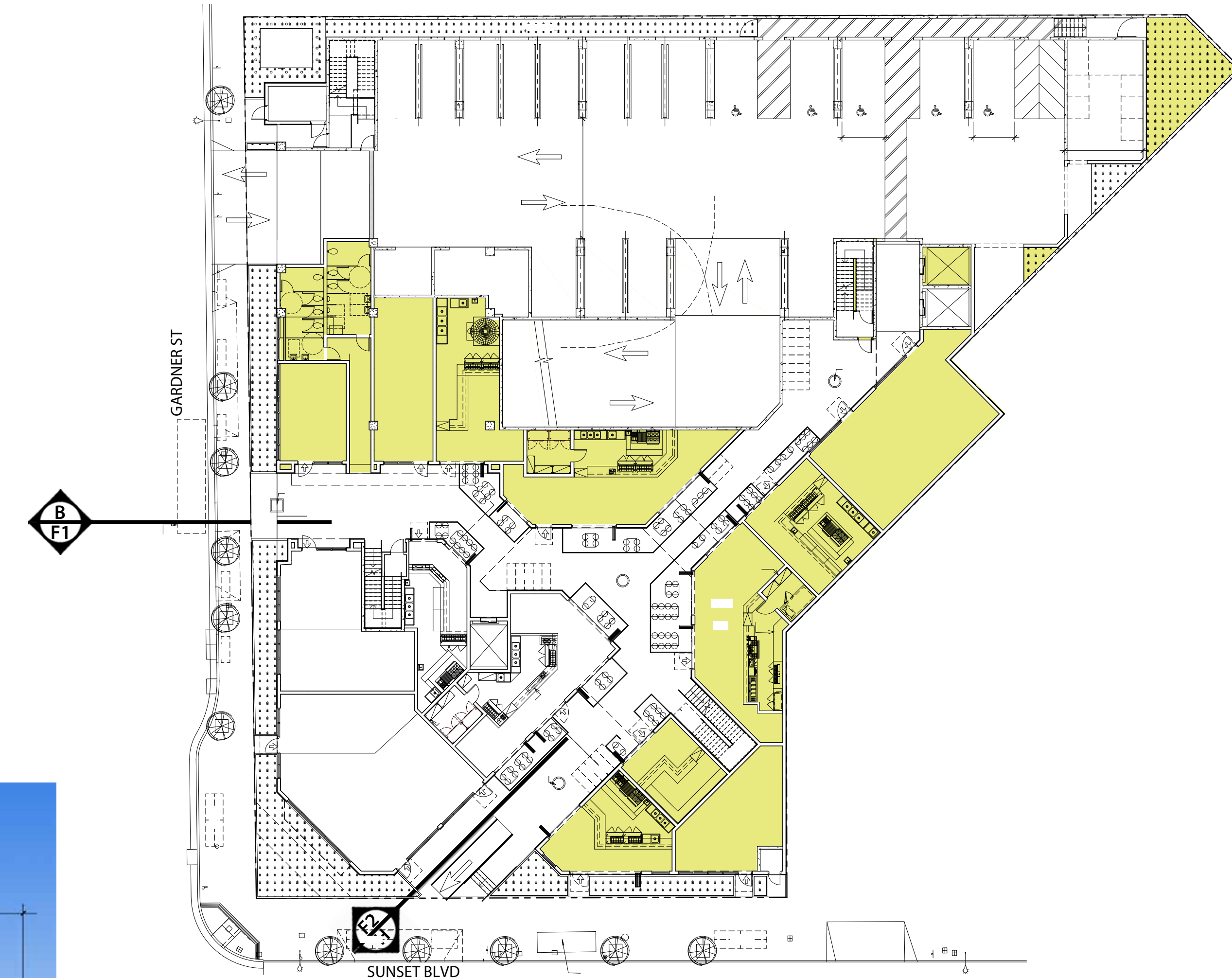
F1 Elevation
1/8"=1'-0"



F2 Elevation
1/8"=1'-0"



H Elevation
1/8"=1'-0"



Key Plan

FINISH LEGEND

Manufacturer/Finish & Color

1. Stucco:	Manufacturer: Highland Stucco Finish: Smooth Steel Trowel Paint: DE 6380 Clouded Vision By: Dunn Edwards	10. Metal Canopy	Manufacturer: By General Contractor Finish: Painted Steel Color: DEA 187 Black - Semi Gloss By: Dunn Edwards
2. Storefront:	Manufacturer: LaCantna Folding Doors Finish: Aluminum Color: Shadow Black Glazing: 1" Clear	11. Ver. Metal Fins	Manufacturer: By General Contractor Finish: Painted Aluminum Color: DE6367 Covered in Platinum Semi Gloss By: Dunn Edwards
3. Storefront:	Manufacturer: Arcadia Storefront Finish: AB-8Black Manufacturer: PPG 1"Clear Float Glass a. Spandrel Glass	12. Metal Railing	Manufacturer: By General Contractor Finish: Painted Steel Color: DEA187 Black- Semi Gloss By: Dunn Edwards
4. Coping	Manufacturer: By General Contractor Color: Match adjacent wall color By: Dunn Edwards	13. Doors	Match Adjacent Color
5. Vertical Wood Slats	Manufacturer: By General Contractor Model: Vertical Wood Slats Color: Natural Finish	14. Conc. Paving	Manufacturer: By: General Contractor Finish: Acid Wash Finish, Saw Cut Lines. Color: Natural Grey
6. Brick Masonry	Manufacturer: General Shales Model: Thin Brick Modular Color: Dunbary Grout: Natural Cement Grey, Concave Joint	15. Wall Sconce	Manufacturer: Hess Lighting Model: Village LED Color: Matte Black
7. Split Face CMU	Manufacturer: Angelus Block Model: Split Face Warm Grey Grout: Customs #382 Bone, Concave Joint	16. Wall Sconce	Manufacturer: Bega Model: 33 224 LED Color: Black
8. Precision CMU	Manufacturer: Angelus Block Model: Precision Warm Grey Grout: Customs #382 Bone, Concave Joint	17.Trash Receptacles	Manufacturer: Victor Stanley Model: SDC 36 Color: Black
9. Stone Veneer	Manufacturer: El Dorado Stone Model: Longitude 24, 12"x24" Color: Silent Grey Grout: Customs 165 Delorean Grey	18. Bike Racks	Manufacturer: Victor Stanley Model: BRB5-103 Color: Black

0 5 10 15 25 50 feet

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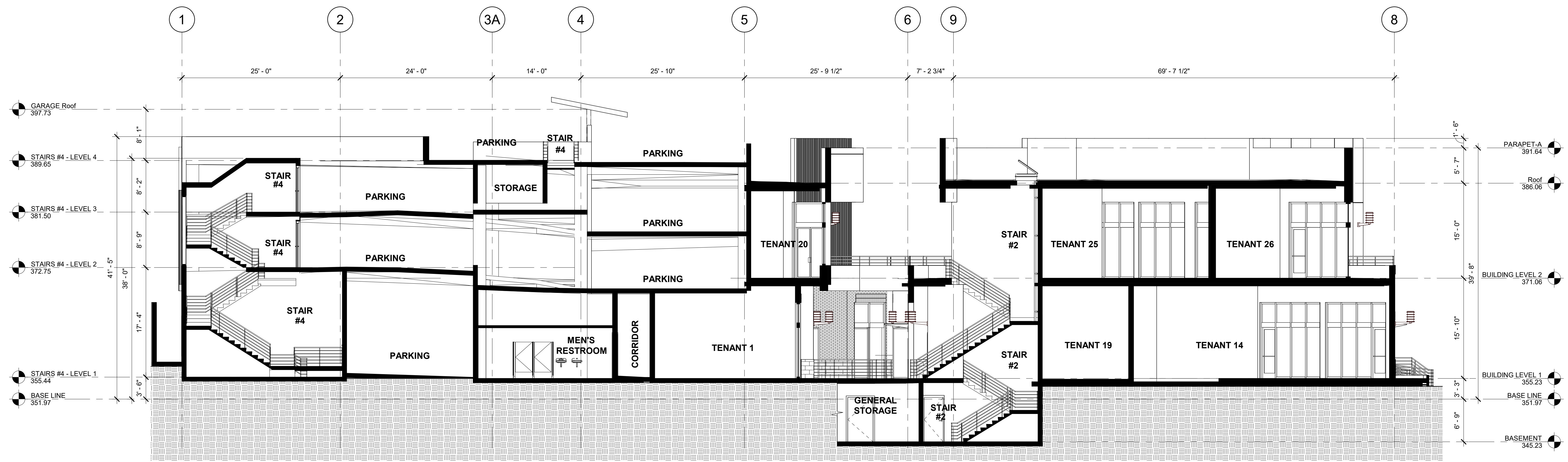
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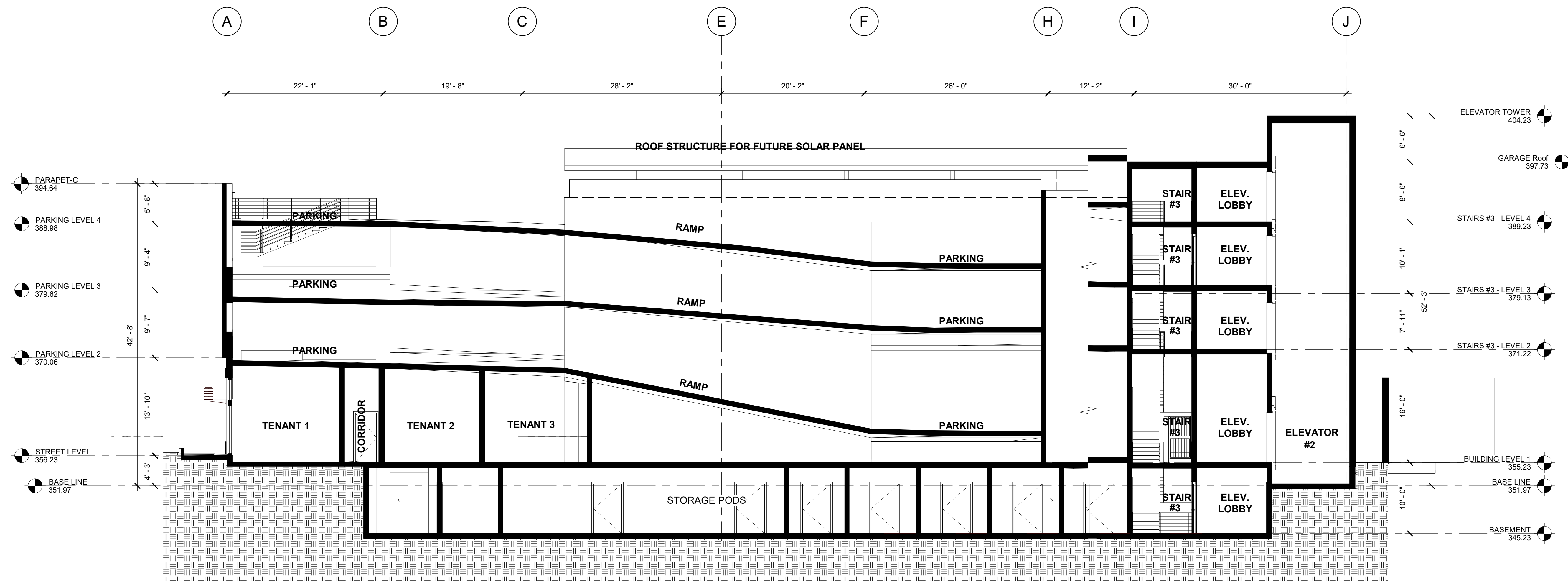
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A203



BUILDING SECTION A-A

1/8" = 1'-0"



BUILDING SECTION B-B

1/8" = 1'-0"



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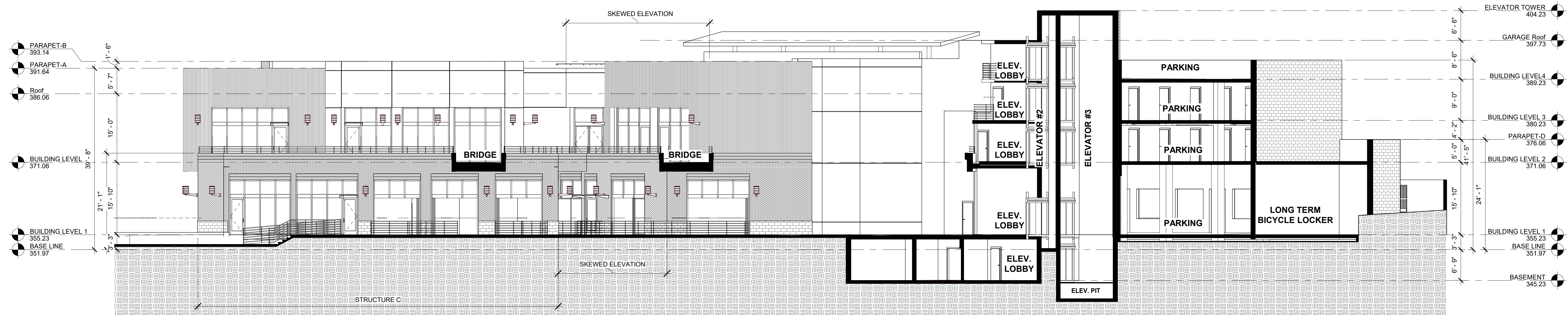
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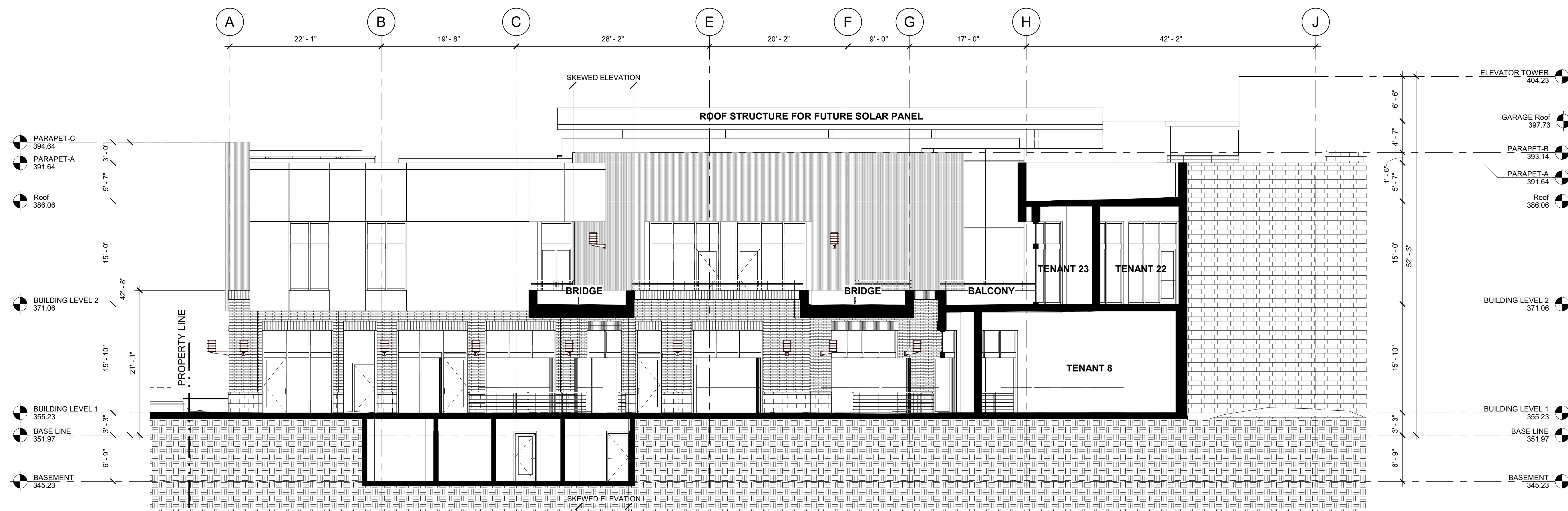
BUILDING SECTIONS

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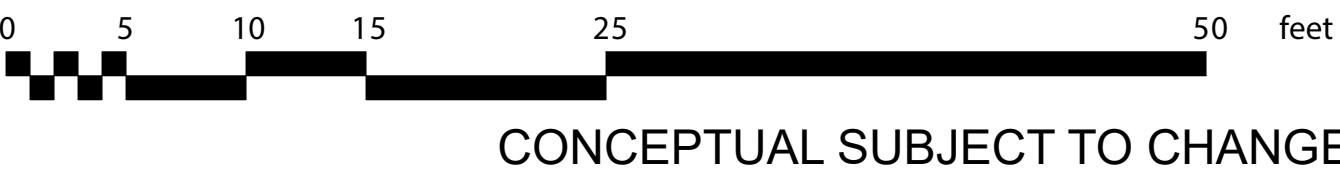
A301



BUILDING SECTION C-C
 3/32" = 1'-0"



BUILDING SECTION D-D
 1/8" = 1'-0"



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