

VICINITY MAP

DRAWING LIST

- A101 TITLE PAGE / PLOT PLAN
- A102 FLOOR PLAN/ELEVATIONS

DESCRIPTION:

-A Zoning Administrators Adjustment for an encroachment into the Building Line established by Ordinance - No. 98921 for Full Restaurant Food Service in a new open 476 Sq. Ft. front yard patio area between the Building Line and Property Line within the C2 Zone.

-Increase in seating capacity, from (E) 43 Indoor seats to 74 Proposed, and 20 outdoor uncovered patio seats, with no change of existing floor space, change of use or change of parking pursuant to certificated of occupancy VN 93797/86, Issued 6/10/1986

PROJECT INFORMATION

SITE ADDRESS	10929 - 10925 W BURBANK BLVD
ZIP CODE	91601
ASSESOR PARCEL #	2415006001
TRACT	TR 7187
BLOCK	NONE
LOT	72 - 73
LOT AREA	2601.4 SQFT - 2501.3 SQFT
ZONING	C2-1
SCOPE OF WORK	



PULGARCITO QUERIDO
 10929 W BURBANK BLVD, NORTH
 HOLLYWOOD CA 91601

ROOM NAME	AREA	LEAD FACTOR	#OCC. LOAD
DINING AREA	1404 SF	15 NET	93
OUTDOOR PATIO	476 SF	15 NET	31
KITCHEN & SERVING STORAGE FOOD PREPARATION	1329 SF	COMMERCIAL KITCHEN 200 GROSS	6
RESTROOMS CASHIER / DISPLAY HALLWAY	192 SF	100 GROSS	1

TOTAL OCCUPANT LOAD: 151 OCCUPANTS
 TOTAL BUILDING SQFT: 5102.1 SQFT

PARKING

-TOTAL PARKING PROVIDED : 4 STANDARD & 1 HC PARKING

SEAT TABULATION

- (E) INDOOR SEATING TO REMAIN: 43
- (P) INDOOR SEATING : 31
- (E) OUTDOOR SEATING TO REMAIN : 20
- TOTAL SEATING : 94
- ALL OUTDOOR SEATING ARE WITHIN PRIVATE PROPERTY

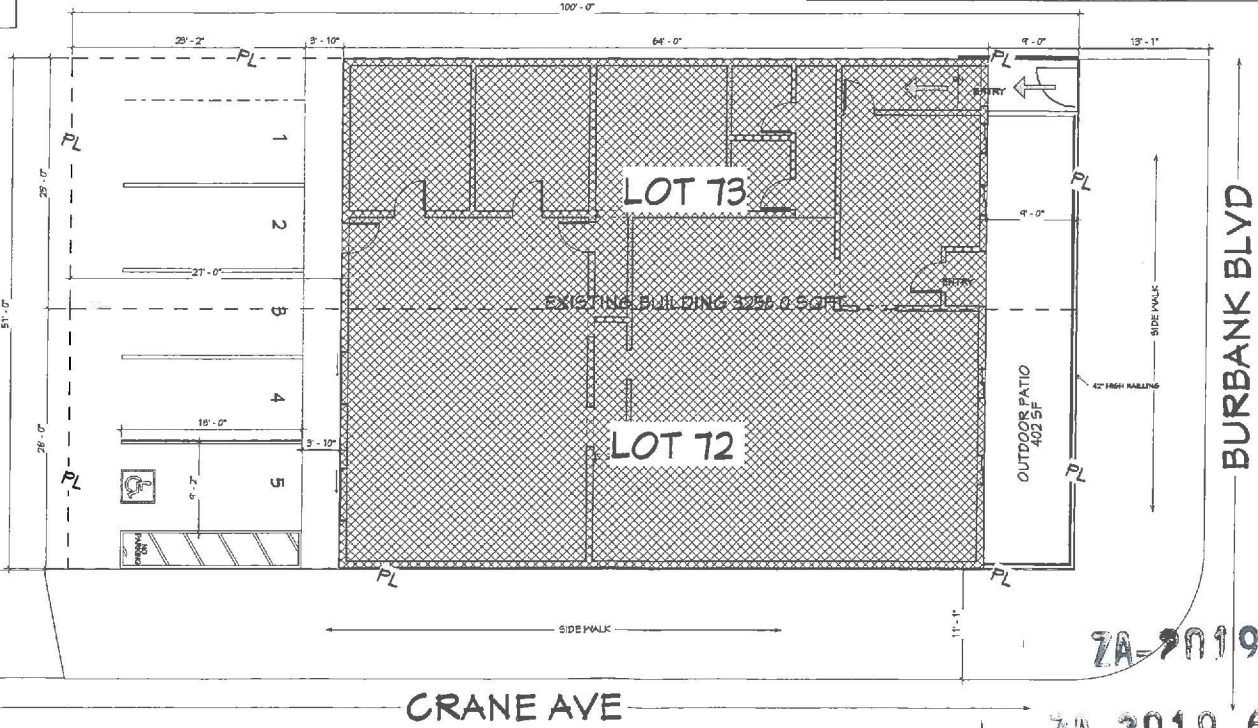


EXHIBIT "A"
 Page No. 1 of 2
 Case No. ZA-2019-66117ZAA

EXHIBIT "A"
 Page No. 1 of 2
 Case No. ZA 2019-66117ZAA

FEB 2 2021

ZA-2019-66117

ZA-2019-66111

1 PLOT PLAN
 3/16" = 1'-0"

No.	Revision	Description	Date
1			

OWNER : BRANDON
 ARTURO JIMENEZ

PULGARCITO QUERIDO

TITLE / SITE PLAN

Prepared by: 15-019
 Date: 2.10.21
 Drawn by: Author
 Checked by: Checker

A101

Scale: 3/16" = 1'-0"