

# ZONE VARIANCE

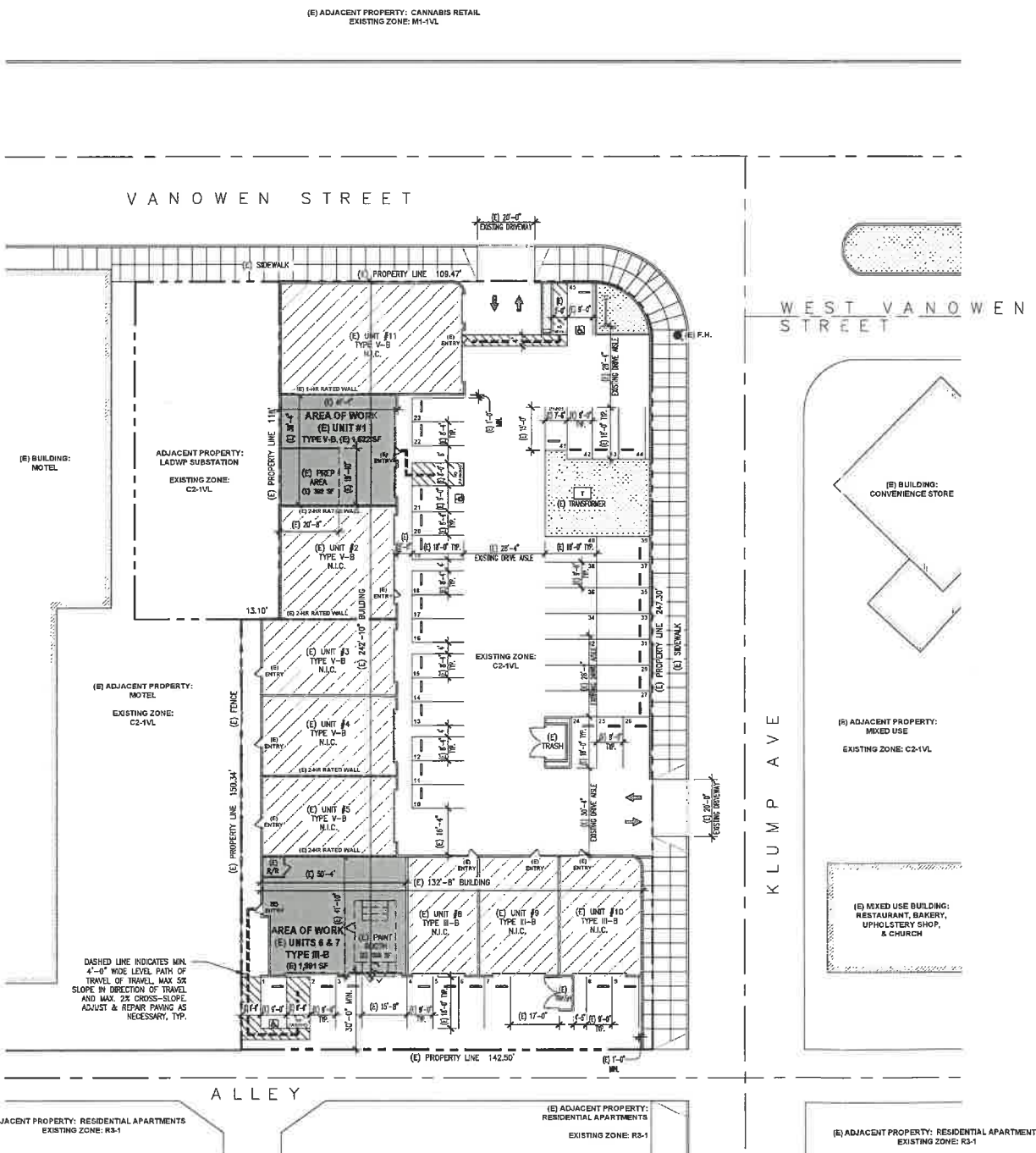
## EXISTING PAINT BOOTH & PREP AREA - UNITS #1 & 6/7

11232 W. VANOWEN STREET, UNITS #1 & 6/7, NORTH HOLLYWOOD, CA 91605

**EXHIBIT "A"**

Page No. 1 of 1  
 Case No. **ZA-2024-3745-ZV**

*Sharon M. Sogun*



NOTE: THIS PLAN WAS DEVELOPED FROM HISTORICAL DATA AND PARTIAL FIELD MEASUREMENTS. WE STRONGLY RECOMMEND THAT ALL CONDITIONS AND DIMENSIONS BE FIELD VERIFIED PRIOR TO ANY DESIGN, ORDERING OF MATERIALS, OR CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONFLICTS.

**OWNER**

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**ARCHITECT**

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**PROJECT DESCRIPTION**

THE PD IS A ZONE VARIANCE TO PERMIT THE CONTINUED OPERATION OF TWO SPRAY BOOTHS ON THE SUBJECT PROPERTY, ONE OF WHICH IS TO BE UTILIZE FOR PAINT PREPARATION.

**PROJECT DATA**

**BUILDING AND ZONING CODES**

PLANNING AND ZONING CODE: CITY OF LOS ANGELES  
 LOS ANGELES AMENDMENT BUILDING CODE: 2023 EDITION  
 (BASED ON THE 2022 CALIFORNIA BUILDING CODE)  
 LOS ANGELES AMENDMENT FIRE CODE: 2023 EDITION  
 (BASED ON THE 2022 CALIFORNIA FIRE CODE)

**GENERAL INFO**

EXISTING APN: 2318-007-017  
 LEGAL DESCRIPTION: TRACT: 133151  
 LOT: PRT35  
 ARB: NONE

EXISTING ZONE: C2-1VL

EXISTING OCCUPANCY (SUITE 1): B & F-1  
 AUTO SALES, AUTO REPAIR, AUTO BODY SHOP, & OFFICE

PROPOSED OCCUPANCY (SUITE 1): B & F-1  
 AUTO SALES, AUTO REPAIR, AUTO BODY SHOP, OFFICE, & PREP AREA

EXISTING OCCUPANCY (SUITES 6 & 7): B & F-1  
 AUTO SALES, AUTO REPAIR, AUTO BODY SHOP, OFFICE, & PAINT BOOTH

PROPOSED OCCUPANCY (SUITES 6 & 7): B & F-1  
 AUTO SALES, AUTO REPAIR, AUTO BODY SHOP, OFFICE, & PAINT BOOTH

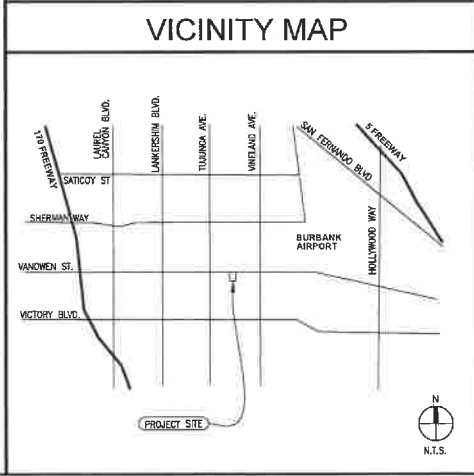
EXISTING TYPE OF CONSTRUCTION: V-B & II-B  
 EXISTING NUMBER OF STORIES: 2-STORY  
 EXISTING BUILDING HEIGHT: 26'-8"  
 EXISTING FIRE SPRINKLERS: NO

**PROJECT STATISTICS**

EXISTING LOT AREA: 36,217 SF  
 EXISTING BUILDING AREA: 15,175 SF (41.8% COVERAGE) - NO CHANGE  
 EXISTING PAVED AREA: 20,070 SF (55.4% COVERAGE) - NO CHANGE  
 EXISTING LANDSCAPE AREA: 971 SF (2.7% COVERAGE) - NO CHANGE  
 EXISTING F.A.R.: 0.42

**PARKING SUMMARY**

EXISTING PARKING STALLS REQUIRED: 45 STALLS (NO CHANGE)  
 EXISTING PARKING STALLS PROVIDED: 41 STANDARD STALLS  
 1 COMPACT STALL  
 3 VAN ACCESSIBLE STALLS  
 1 STD ACCESSIBLE STALL  
 45 TOTAL STALLS (NO CHANGE)



**STRATEGIES GROUP, INC.**  
 architects • planners • development advisors

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**EXISTING PAINT BOOTH & PREP AREA - UNITS #1 & 6/7**  
 11232 W. VANOWEN STREET, UNITS #1 & 6/7  
 NORTH HOLLYWOOD, CA 91605

A PROJECT FOR  
**VANOWEN HOLDINGS, LLC**  
 7111 SANTA MONICA BLVD, SUITE B-511, WEST HOLLYWOOD, CA 90046

**REVISIONS**

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	5/8/24

**TITLE SHEET & SITE / FLOOR PLAN**

DATE	AS SHOWN
SCALE	
PROJECT NO.	
DRAWN BY	
SHEET NO.	<b>A1.1</b>
OF SHEETS	

PLANNING SUBMITTAL 5/8/24

ZA-2024-3745