

The Variel

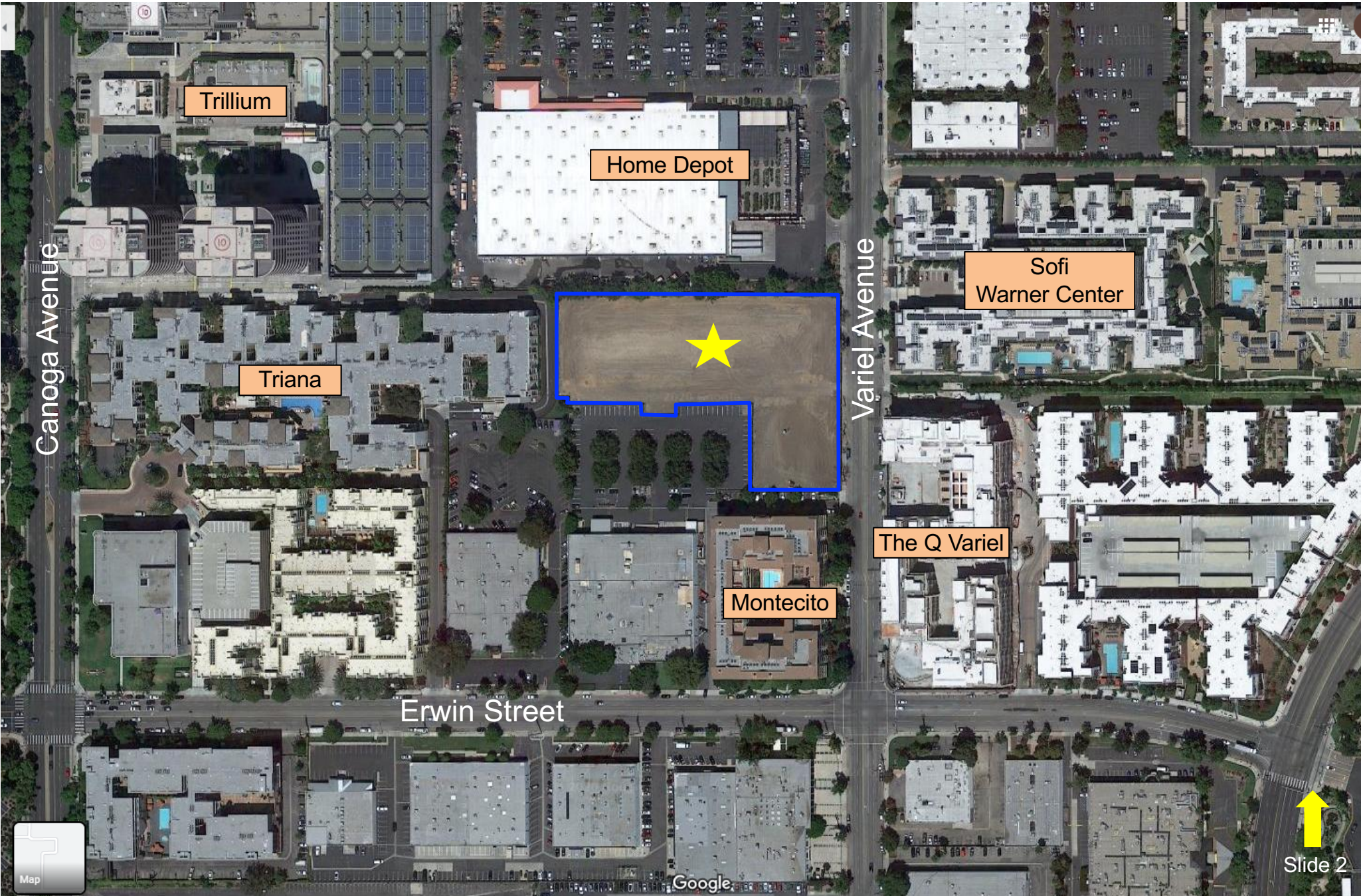
Conditional Use for Alcohol (CUB)

Case No. ZA-2020-4646-CUB

* * *

WHWCNC PLUM Committee
November 5, 2020

6233-6279 Variel Avenue



Trillium

Home Depot

Triana

Sofi Warner Center

The Q Variel

Montecito

Canoga Avenue

Variel Avenue

Erwin Street

Map

Google

Slide 2

The Variel Senior Living

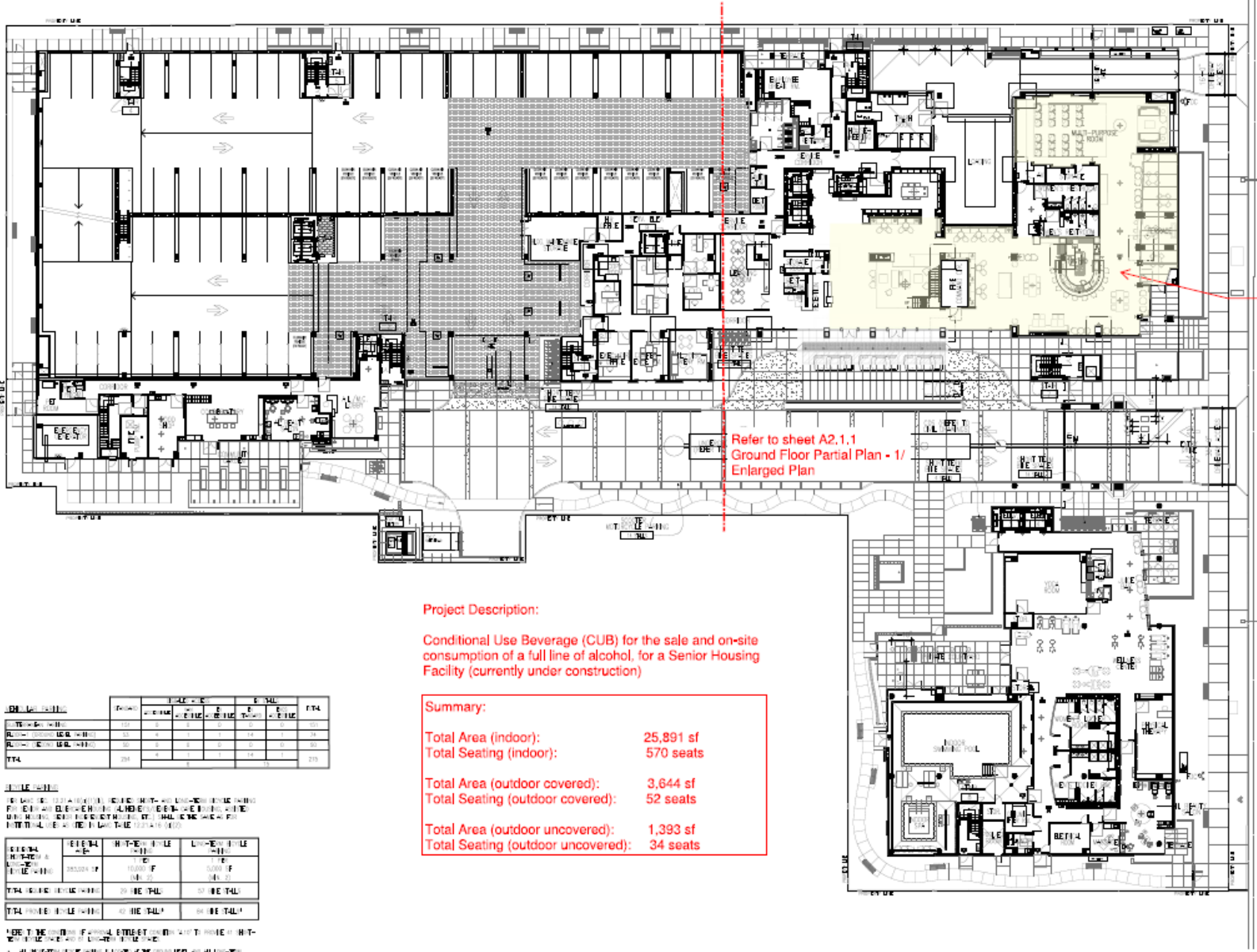


Alcohol CUB Application
 [05.18.20]

Conditional Use Beverage (CUB) for the sale and on-site consumption of a full line of alcohol, for a Senior Housing Facility (currently under construction)

6233 Variel Avenue
 Residential Care Facility for the Elderly
 6233 - 6279 Variel Avenue
 Woodland Hills, California

SBLP Warner Center, LLC
 4514 Cole Avenue, Suite 1500
 Dallas, TX 75205



Shaded area indicates areas where Alcohol will be served. Refer to enlarged plan A2.1.1 for more details.

Refer to sheet A2.1.1
 Ground Floor Partial Plan - 1/
 Enlarged Plan

Project Description:
 Conditional Use Beverage (CUB) for the sale and on-site consumption of a full line of alcohol, for a Senior Housing Facility (currently under construction)

Summary:

Total Area (indoor):	25,891 sf
Total Seating (indoor):	570 seats
Total Area (outdoor covered):	3,644 sf
Total Seating (outdoor covered):	52 seats
Total Area (outdoor uncovered):	1,393 sf
Total Seating (outdoor uncovered):	34 seats

USE	AREA (SF)	SEATING
INDOOR	25,891	570
OUTDOOR COVERED	3,644	52
OUTDOOR UNCOVERED	1,393	34
TOTAL	30,928	656

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INDOOR	25,891	570
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TOTAL	30,928	656

- ALL SEATING SHALL BE PROVIDED WITH APPROPRIATE SEATING CHAIRS AND TABLES.
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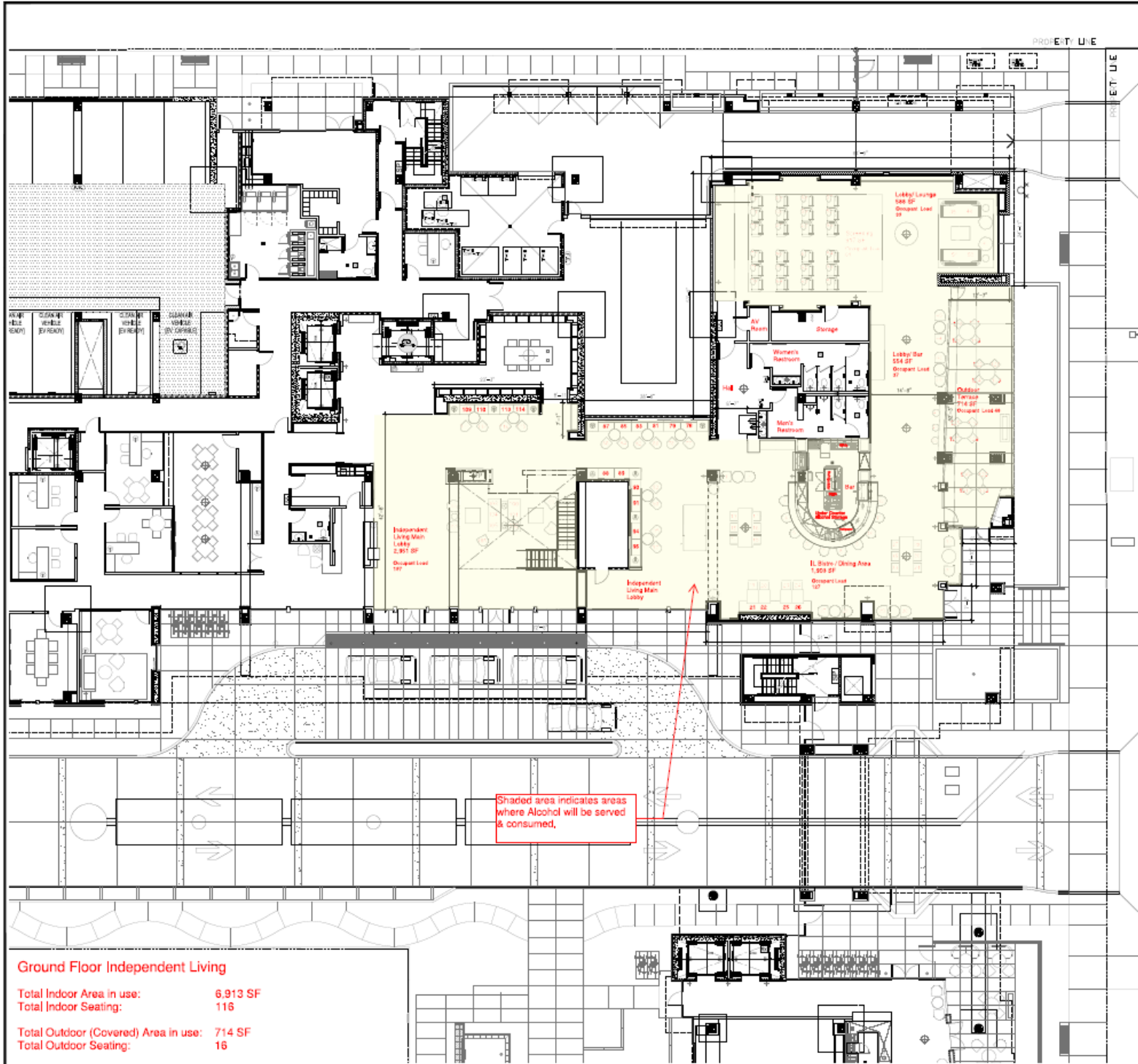
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NO.	DESCRIPTION	AREA (SF)	SEATING
1	INDOOR	25,891	570
2	OUTDOOR COVERED	3,644	52
3	OUTDOOR UNCOVERED	1,393	34
TOTAL	30,928	656	



NO.	DESCRIPTION	AREA (SF)	SEATING
1	INDOOR	25,891	570
2	OUTDOOR COVERED	3,644	52
3	OUTDOOR UNCOVERED	1,393	34
TOTAL	30,928	656	

GROUND FLOOR PLAN



Ground Floor Independent Living

Total Indoor Area in use: 6,913 SF
 Total Indoor Seating: 116

Total Outdoor (Covered) Area in use: 714 SF
 Total Outdoor Seating: 16

Shaded area indicates areas where Alcohol will be served & consumed.

PROJECT U.I.E
 PROJECT U.I.E

INDOT
 VAN TILBURG, BARTNARD & SODERBERG, AIA
 ARCHITECTS

Alcohol CUB Application [05.18.20]

Conditional Use Beverage (CUB) for the sale and on-site consumption of a full line of alcohol, for a Senior Housing Facility (formerly under administration)

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 Dallas, TX 75205



KEY PLAN

LEVEL	DESCRIPTION	AREA
1	GROUND FLOOR	6,913 SF
2	MECHANICAL	1,200 SF
3	ROOF	1,500 SF
4	MECHANICAL	1,200 SF
5	ROOF	1,500 SF
6	MECHANICAL	1,200 SF
7	ROOF	1,500 SF
8	MECHANICAL	1,200 SF
9	ROOF	1,500 SF
10	MECHANICAL	1,200 SF
11	ROOF	1,500 SF
12	MECHANICAL	1,200 SF
13	ROOF	1,500 SF
14	MECHANICAL	1,200 SF
15	ROOF	1,500 SF
16	MECHANICAL	1,200 SF
17	ROOF	1,500 SF
18	MECHANICAL	1,200 SF
19	ROOF	1,500 SF
20	MECHANICAL	1,200 SF
21	ROOF	1,500 SF
22	MECHANICAL	1,200 SF
23	ROOF	1,500 SF
24	MECHANICAL	1,200 SF
25	ROOF	1,500 SF
26	MECHANICAL	1,200 SF
27	ROOF	1,500 SF
28	MECHANICAL	1,200 SF
29	ROOF	1,500 SF
30	MECHANICAL	1,200 SF
31	ROOF	1,500 SF
32	MECHANICAL	1,200 SF
33	ROOF	1,500 SF
34	MECHANICAL	1,200 SF
35	ROOF	1,500 SF
36	MECHANICAL	1,200 SF
37	ROOF	1,500 SF
38	MECHANICAL	1,200 SF
39	ROOF	1,500 SF
40	MECHANICAL	1,200 SF
41	ROOF	1,500 SF
42	MECHANICAL	1,200 SF
43	ROOF	1,500 SF
44	MECHANICAL	1,200 SF
45	ROOF	1,500 SF
46	MECHANICAL	1,200 SF
47	ROOF	1,500 SF
48	MECHANICAL	1,200 SF
49	ROOF	1,500 SF
50	MECHANICAL	1,200 SF

SCALE: 1/8" = 1'-0"

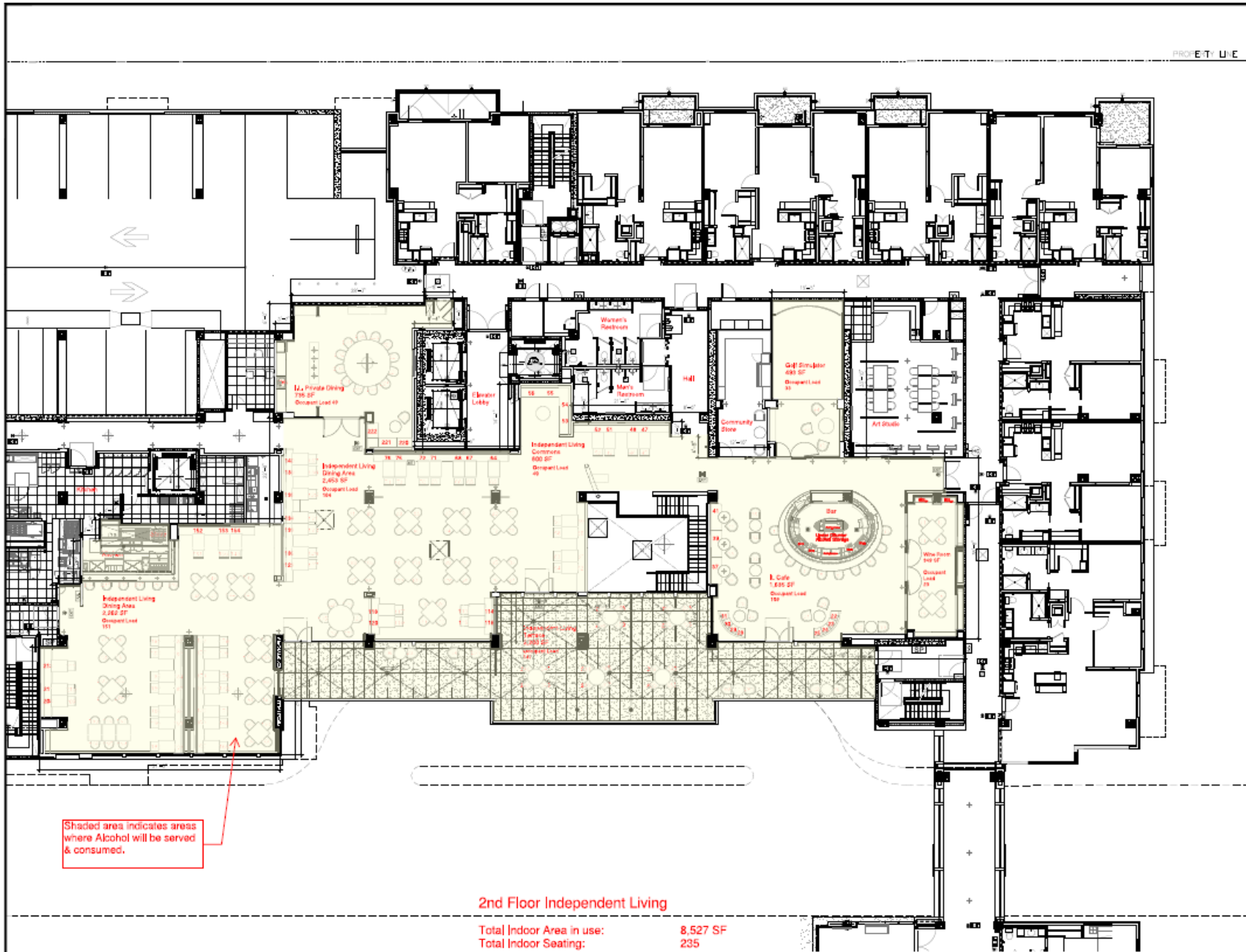
PROJECT: 17033 - TC 0307-19

DATE: 05.18.20

Ground Floor Partial Plan-1 / Enlarged Plan

Slide 5

A2.1.1



Shaded area indicates areas where Alcohol will be served & consumed.

2nd Floor Independent Living

Total Indoor Area in use: 8,527 SF
 Total Indoor Seating: 235

Total Outdoor (Covered) Area in use: 2,200 SF
 Total Outdoor Seating: 28

PROJECT U/E

PROJECT U/E

VAN TILBURG, PANTANO & SODERBERGH, AIA
 ARCHITECTS

Alcohol CUB Application [05.18.20]

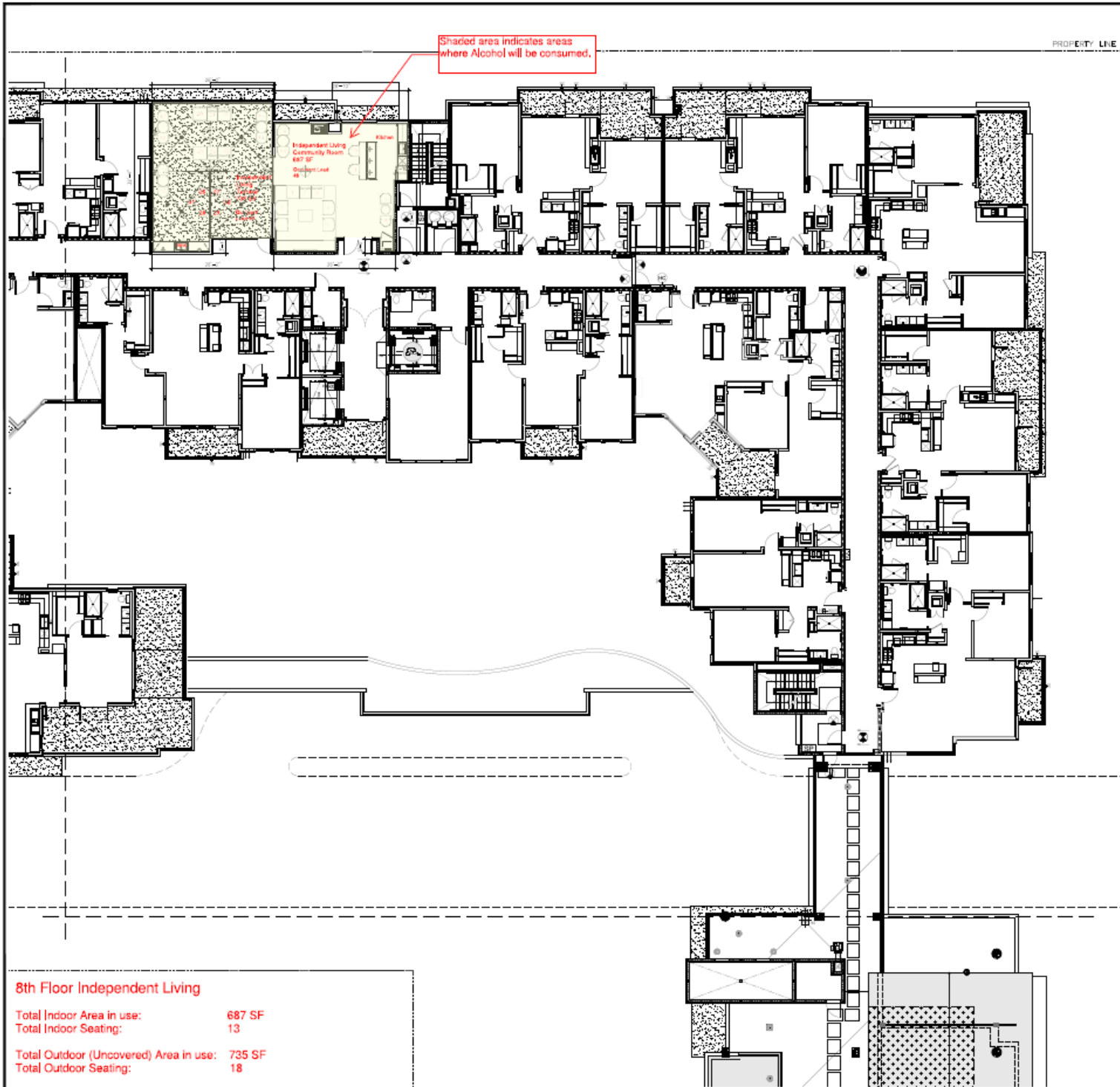
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KEY PLAN

FLOOR	AREA	SEATING	CUB
1	RESTAURANT	150	Y
1	BAR	20	Y
1	LOBBY	0	N
1	CONFERENCE	0	N
1	OFFICE	0	N
1	RECEPTION	0	N
1	STAIR	0	N
1	ELEVATOR	0	N
1	MECHANICAL	0	N
1	UTILITY	0	N
1	STORAGE	0	N
1	LAUNDRY	0	N
1	RECEPTION	0	N
1	STAIR	0	N
1	ELEVATOR	0	N
1	MECHANICAL	0	N
1	UTILITY	0	N
1	STORAGE	0	N
1	LAUNDRY	0	N
1	RECEPTION	0	N
1	STAIR	0	N
1	ELEVATOR	0	N
1	MECHANICAL	0	N
1	UTILITY	0	N
1	STORAGE	0	N
1	LAUNDRY	0	N
1	RECEPTION	0	N
1	STAIR	0	N
1	ELEVATOR	0	N
1	MECHANICAL	0	N
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1	STORAGE	0	N
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1	LAUNDRY	0	N
1	RECEPTION	0	N
1	STAIR	0	N
1	ELEVATOR	0	N
1	MECHANICAL	0	N
1	UTILITY	0	



8th Floor Independent Living

Total Indoor Area in use: 687 SF
 Total Indoor Seating: 13
 Total Outdoor (Uncovered) Area in use: 735 SF
 Total Outdoor Seating: 18

VAN TROTTER, BARTLAND & SODERBERG, AIA
 ARCHITECTS
 4514 CALO AVENUE, SUITE 1500
 DALLAS, TEXAS 75205
 TEL: 214.343.1111
 FAX: 214.343.1112
 WWW.VANBROTTERARCHITECTS.COM

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 [05.18.20]
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KEY PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Eighth Floor
 Partial Plan-1 /
 Enlarged Plan

Thank You