

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 1245 W. Wilshire Blvd. Unit/Space Number: 100

Legal Description² (Lot, Block, Tract): FR B, PM 3619

Assessor Parcel Number: 5143-017-041 Total Lot Area: 56,043.8 (sq ft)

2. PROJECT DESCRIPTION

Present Use: Vacant Space

Proposed Use: Restaurant with beer and wine.

Project Name (if applicable): Off Wilshire Grill

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

Permit to serve beer and wine for on-site consumption (ABC Type 41 License) at a new 4,028 sq ft restaurant with 41 seats interior seats and 24 seat on a 855 sf patio and hours of operation from 7 am - 9 pm daily in a CW zone.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input checked="" type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|---|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____ square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input checked="" type="checkbox"/> Change of use and/or hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units: Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Planning Case Referral Form to BOE? (if required)

☐ YES

☒ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☒ NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10?

☐ YES

☒ NO

Authorizing Code Section: 12.24 M

Code Section from which relief is requested (if any): _____

Action Requested: Pursuant to LAMC SEC 12.24 M a permit to allow the sales of beer and wine or on-site consumption at a new 4,028 sq ft restaurant with 41 interior seats and 24 outdoors seat on a 855 sf patio and hours of operation from 7 am - 9 pm daily in a CW zone.

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: ☐ YES ☒ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☐ NO

If YES, list all case number(s): _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☒ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Good Samaritan Medical Office Building, Inc

Company/Firm: Attn: Sharon Johnson

Address: 12401 WASHINGTON BLVD **Unit/Space Number:** 101

City: Whittier **State:** CA **Zip Code:** 90602

Telephone: 562.698-0811 **E-mail:** Sharon.Johnson@pihhealth.org

Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

PROPERTY OWNER OF RECORD ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): PIH Health Good Samaritan Hospital

Address: 12401 WASHINGTON BLVD 90602 **Unit/Space Number:**

City: Whittier **State:** CA **Zip Code:** 90602

Telephone: 562.698.0811 **E-mail:** Brent.Melton@pihhealth.org

AGENT / REPRESENTATIVE NAME: Steve Rawlings

Company/Firm: Rawlings Consulting

Address: 26023 Jefferson Ave **Unit/Space Number:** Ste D

City: Murrieta **State:** CA **Zip Code:** 92562

Telephone: 951-667-5152 **E-mail:** ser@rawlingspm.com

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature: _____

Date: _____

Print Name: James R. West, President and CEO _____

Signature: _____

Date: 9/26/2025

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

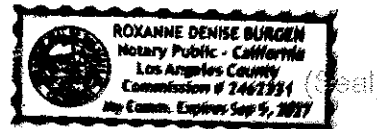
On September 26, 2025 before me, Roxanne Burgen
(Insert Name of Notary Public and Title)

personally appeared James West, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

R Burgen
Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

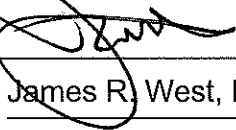
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:



Date:

9/26/2025

Print Name:

James R. West, President and CEO

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

Findings
Off Wilshire Grill
1245 W. Wilshire Blvd., Suite 100
October 7, 2025

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region. The proposed location will be desirable to the public convenience or welfare.

The proposed Off Wilshire Grill will provide a high-quality dining option for hospital staff, patients, visitors, and nearby residents seeking a comfortable and convenient place to dine. The restaurant will enhance the built environment by activating an existing ground-floor space within Good Samaritan Hospital and improving the pedestrian experience along Wilshire Boulevard. By offering both indoor and outdoor seating, the project contributes to a more vibrant and inviting atmosphere. The ability to serve beer and wine with meals is a standard amenity for full-service restaurants and will enhance the dining experience for patrons without changing the restaurant's family-friendly character. This service will be desirable to the public convenience and welfare by supporting the hospital community and providing a local gathering place for relaxation and socialization in a professional and well-managed setting.

2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The restaurant is located within the existing Good Samaritan Hospital building, ensuring that no physical expansion or new construction will impact adjacent properties. The size and scale of the restaurant are appropriate to the hospital environment and consistent with surrounding commercial and institutional uses along Wilshire Boulevard. The proposed hours of operation, from 7:00 a.m. to 9:00 p.m. daily, are moderate and will not generate late-night noise or disturbances. Alcohol service will be incidental to food service and restricted to seated dining areas, both indoors and on the patio. Strict management oversight, compliance with ABC regulations, and adherence to any City-imposed conditions will ensure the operation does not negatively affect public health, safety, or welfare.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The project is consistent with the objectives of the Los Angeles General Plan and the Central City West Specific Plan, which encourage mixed-use, pedestrian-oriented development and the enhancement of community-serving commercial uses. The restaurant supports the General Plan's goals of promoting economic vitality, improving access to neighborhood services, and fostering a high-quality urban environment. By operating within the hospital, Off Wilshire Grill contributes to the area's role as a regional health and employment center while providing convenient dining options for workers and visitors. The proposed beer and wine service is consistent with similar restaurant uses throughout the area and supports the intent of local plans to create a safe, active, and attractive urban setting.

4. *The proposed use will not adversely affect the welfare of the pertinent community.*

Off Wilshire Grill will operate as a full-service restaurant with beer and wine service that is secondary to food sales. The restaurant will contribute positively to the hospital community and surrounding neighborhood by providing a safe, well-managed, and comfortable dining environment. The project's design and operational standards ensure that noise, traffic, and activity levels remain compatible with the surrounding institutional and commercial uses. Given its integration within Good Samaritan Hospital and its moderate hours, the restaurant will not adversely affect the welfare of the community and will instead enhance the overall convenience and livability of the area.

5. *The granting of such application will not result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, giving consideration to applicable State laws and to the CA ABC Guidelines for undue concentration; and also giving consideration to the number and proximity of such establishments within a one thousand feet radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.*

The proposed beer and wine service is incidental to the restaurant's food operations and will not contribute to an undue concentration of alcohol outlets in the area. The restaurant is located within a hospital setting and will primarily serve hospital employees, patients, and visitors rather than the general public seeking alcohol. Establishments with alcohol service in the area are primarily restaurants with similar operational characteristics, not bars or nightclubs. There is no record of nuisance or revocation actions for nearby licensed establishments. The restaurant's responsible beverage service training, limited hours, and controlled environment ensure that the project will not contribute to alcohol-related crime or public safety issues. The proposed license therefore complies with ABC's standards for location and concentration.

6. *The proposed use will not detrimentally affect nearby by residentially zoned communities in the area after giving consideration to the distance of the proposed use from the following: residential buildings, churches, schools, hospital, public playgrounds, and other similar uses; and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.*

The project is located within Good Samaritan Hospital, a major institutional facility along Wilshire Boulevard in a predominantly commercial and medical services corridor. The nearest residential areas are buffered by intervening hospital buildings, parking facilities, and other commercial properties, providing adequate separation from sensitive uses. The restaurant's operation will be limited to normal business hours (7:00 a.m. to 9:00 p.m.) and will not generate excessive noise, late-night activity, or nuisances. Alcohol service will be carefully managed and limited to patrons dining on-site. Given the controlled, professional setting and hospital context, the proposed use will not detrimentally affect nearby residential or sensitive uses.

FLOOR PLAN
OFF WILSHIRE GRILL
1245 WILSHIRE BLVD.
LOS ANGELES, CA

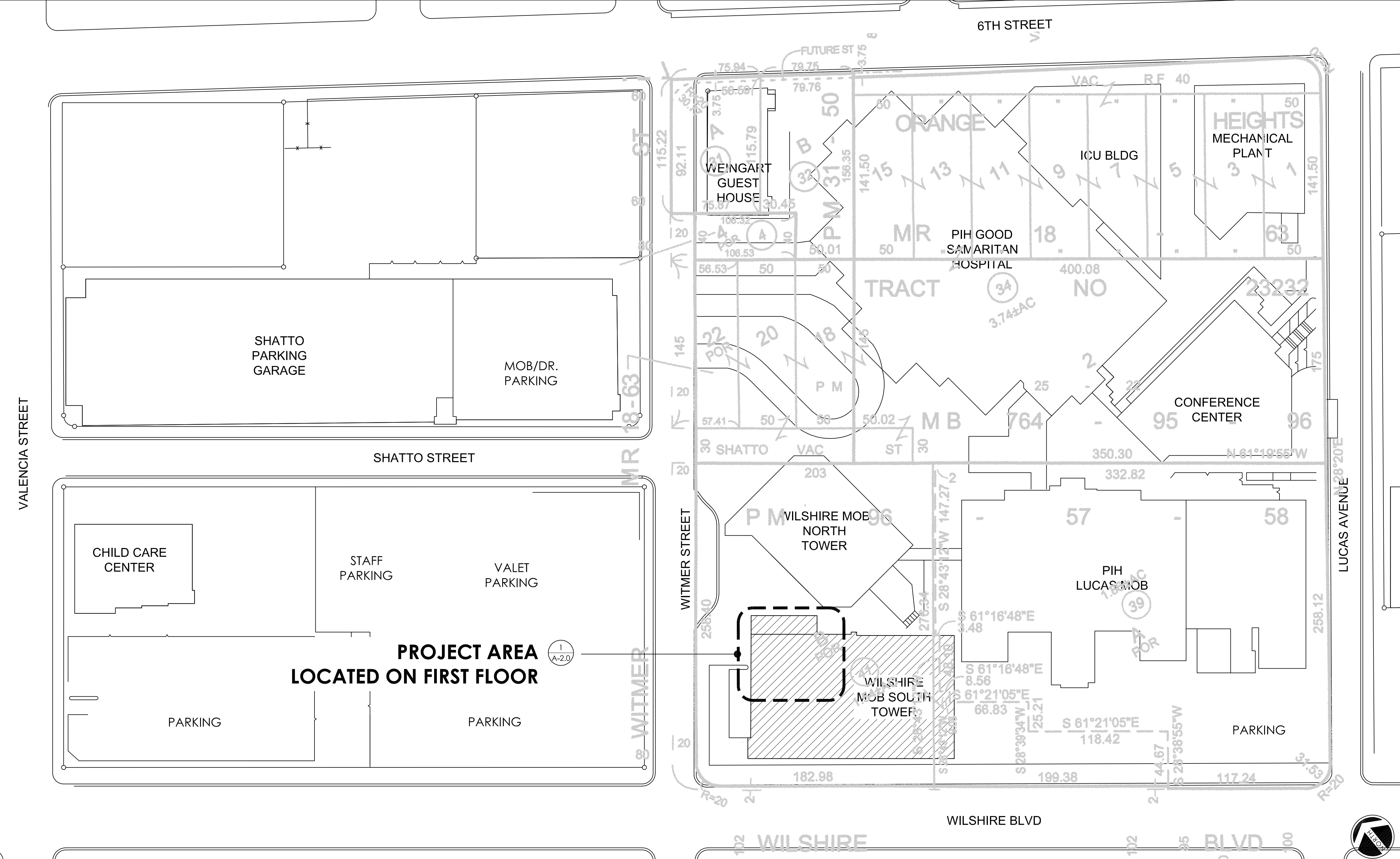
INTERIOR SEATS - 41
OUTDOOR SEATS - 24
TOTAL SEATS - 63



GOOD SAMARITAN MOB OFF WILSHIRE GRILLE

1245 WILSHIRE BLVD
LOS ANGELES, CA 90017

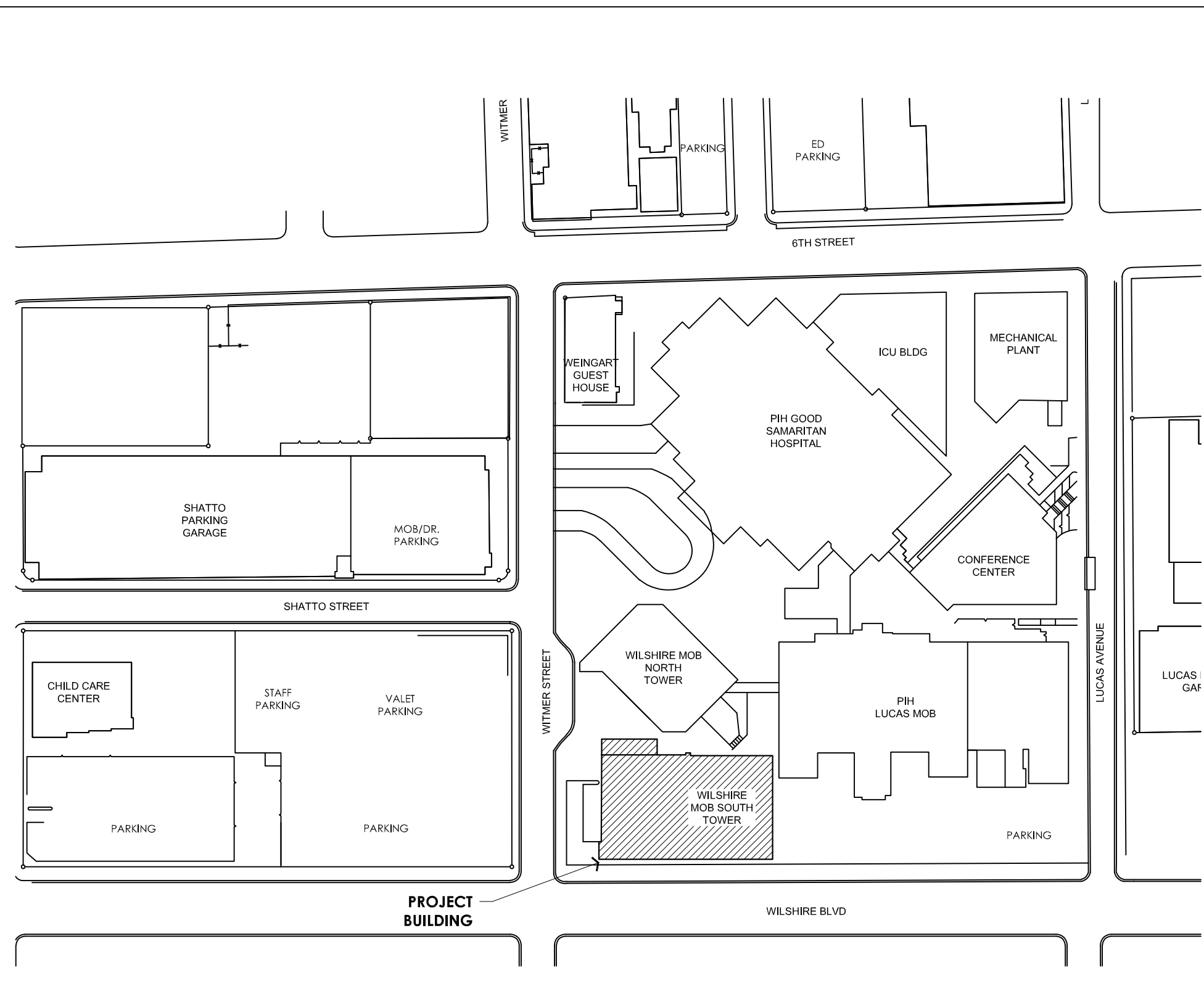
PROJECT LOCATION



VICINITY MAP



BUILDING LOCATION MAP



ABBREVIATIONS

ACCOUS.	ACOUSTIC	I.D.	OF BUILDING OFFICIALS
A.C.	ASPHALT CONCRETE	I.E.	INSIDE DIAMETER
A/C	AIR CONDITIONING	I.E.	INVERT ELEVATION
A.D.	AREA DRAIN	ILLUM.	ILLUMINATION
ADJ.	ADJUSTABLE	INCL.	INCLUDED
A.F.F.	ABOVE FINISH FLOOR	INSUL.	INSULATION
AGGR.	AGGREGATE	INT.	INTERIOR
A.J.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	INV.	INVERT
	ALTERNATE	JAN.	JANITOR
	ALUM.	JT.	JOINT
ALUM.	ALUMINUM	KIT.	KITCHEN
ANOD.	ANODIZED	LAB.	LABORATORY
APPROX.	APPROXIMATELY	LAM.	LAMINATE
ARCH.	ARCHITECTURAL	LAV.	LAVATORY
ASPH.	ASPHALT	LOCKER	LOCKER
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	LT.	LIGHT
AUTO.	AUTOMATIC	MACH.	MACHINE
	BOARD	MAX.	MAXIMUM
BITUM.	BITUMINOUS	M.B.	MACHINE BOLT
BLDG.	BUILDING	MECH.	MECHANICAL
BLOCK.	BLOCK	MED.	MEDICINE
BLKG.	BLOCKING	MEMB.	MEMBRANE
BOIT.	BOITOM	MEZ.	MEZZANINE
B.T.U.	BRITISH THERMAL UNIT	MFR.	MANUFACTURER
CAB.	CABINET	MIN.	MINIMUM
C.B.	CATCH BASIN	MIR.	MIRROR
C.D.	CONDENSATE DRAIN	MISC.	MISCELLANEOUS
CEM.	CEMENT	M.O.	MASONRY OPENING
CER.	CERAMIC	M.S.	MACHINE SCREW
C.F.M.	CUBIC FEET PER MINUTE	MTD.	MOUNTED
	CAST IRON	[N]	NEW
CLG.	CENTER LINE	N.	NORTH
CLOS.	CLOSET	N.E.C.	NATIONAL ELECTRIC CODE
CLR.	CLEAR	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
CNTR.	COUNTER	N.J.C.	NOT IN CONTRACT
COL.	COLUMN	NO. OR #	NUMBER
COMPO.	COMPOSITION	NOM.	NOMINAL
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONN.	CONNECTION	O/	OVER
CONSTR.	CONSTRUCTION	O.A.	OVERALL
CONT.	CONTINUOUS	O.C.	ON CENTER
C.O.	CLEAN OUT	O.S.D.	OUTSIDE DIAMETER
CORR.	CORRIDOR	OPNG.	OPENING
	CLINIC SINK	OPP.	OPPOSITE
CTR.	CENTER	O.P.D.	OVERFLOW DRAIN
CTSK.	COUNTER SINK	P.G.	PAINT GRADE
C.W.	COLD WATER	P.L.	PROPERTY LINE
DBL.	DOUBLE	PLAS.	PLASTER
DEMO.	DEMOLITION	PLWD.	PLYWOOD
DEPT.	DEPARTMENT	P.O.C.	POINT OF CONNECTION
	DOCK	PR.	PAIR
	DOWNSPOUT	PRCST.	PRECAST
DIA.	DIAGONAL	P.S.F.	POUNDS PER SQUARE FOOT
DIAG.	DIMENSION	P.S.I.	POUNDS PER SQUARE INCH
DISP.	DISPENSER	PT.	POINT
DIV.	DIVISION	P.V.C.	POLYVINYL CHLORIDE
	DOWN	Q.T.	QUARRY TILE
DN.	DOWN	R.	RISER
DWG.	DRAWING	R.A.R.	RETURN AIR REGISTER
DWR.	DRAWER	RAD.	RADIUS
	EXISTING	R.D.	ROUND
	EACH	R.D.	ROOF DRAIN
E.A.R.	EXHAUST AIR REGISTER	REF.	REFERENCE
EA.	EXPANSION JOINT	REF.	REFLECTED CEILING PLAN
ELEV.	ELEVATOR	REFR.	REFRIGERATOR
ELEC.	ELECTRICAL	REINFORC(ING)_ED	REGISTERED
EMERG.	EMERGENCY	REV.	REVISION
ENCL.	ENCLOSURE	RM.	ROOM
ENT.	ENTRANCE	R.O.	ROUGH OPENING
	ELECTRICAL PANELBOARD	RWD.	REDWOOD
EQUIP.	EQUIPMENT	S.A.R.	SUPPLY AIR REGISTER
E.P.	EQUAL	SC.	SCALE
ETC.	ETCETERA	S.C.	SOLID CORE
E.W.C.	ELECTRIC WATER COOLER	SCHED.	SCHEDULE
E.W.W.M.	ELECTRIC WELDED WIRE MESH	SECT.	SECTION
EXH.	EXHAUST	S.F.	SQUARE FOOT
EXIST.	EXISTING	SHWR.	SHOWER
EXP.	EXPANSION	SHT.	SHEET
E.W.	EACH WAY	SHTG.	SHEATHING
	FIRE DAMPER	SIM.	SIMILAR
	FIRE EXTINGUISHER	SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION
F.E.C.	FIRE EXTINGUISHER CABINET	SQ.	SQUARE
FEM.	FEMININE	STD.	STANDARD
	FINISH FLOOR	S.S.	STAINLESS STEEL
	FIRE HYDRANT	STL.	STEEL
F.F.C.	FIRE HOSE CABINET	STOR.	STORAGE
F.H.	FINISH	STRUCT.	STRUCTURAL
FN. GR.	FINISH GRADE	SUSP.	SUSPENDED
FIX. GL.	FIXED GLASS		
	FLOOR JOIST	T.	TOILET OR THREAD
FL. DR.	FLOOR DRAIN	T.C.	TOP OF CURB
FLASH.	FLASHING	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TEMP.	TEMPERED
F.O.C.	FACE OF CONCRETE	T & G	TONGUE & GROOVE
F.O.F._FF	FACE OF FINISH	THK.	THICK
F.O.M.	FACE OF MASONRY	THRESH.	THRESHOLD
F.O.S._FS	FACE OF STUD	TILT.	TOILET
FOUND.	FOUNDATION	T.O.P.	TOP OF PARAPET
FRF.	FRP	T.P.	TOP OF PAVEMENT
	FIREPROOFING	T.V.	TELEVISION
	FIREPROOF SINK	T.W.	TOP OF WALL
	FEET	TYP.	TYPICAL
FTG.	FOOTING	U.M.C.	UNIFORM MECHANICAL CODE
FURR.	FURRING	UNF.	UNFINISHED
	FUTURE	UNL.	UNLESS NOTED OTHERWISE
	GALV.	U.P.C.	UNIFORM PLUMBING CODE
G.B.	GALVANIZED	UR.	URINAL
G.D.	GRAB BAR		
	GARBAGE DISPOSAL	V.B.	VACUUM BREAKER
	GLASS	V.C.T.	VINYL COMPOSITION TILE
GRND.	GRADE	VERT.	VERTICAL
GYP.	GROUND	V.T.R.	VENT THRU ROOF
	GYPSUM	W.C.C.	VINYL WALL COVERING
	HOSE BIB		
H.C.	HOLLOW CORE	W/	WITH
HDR.	HEADER	W/D	WASHER / DRYER
HDWD.	HARDWOOD	W.C.	WATER CLOSET
HDWR.	HARDWARE	WD.	WOOD
H.M.	HOLLOW METAL	W.H.	WATER HEATER
HORZ.	HORIZONTAL	W/O	WITHOUT
	HORSE POWER	WP.	WATERPROOF
	HOUR	W.R.	WATER RESISTANT
H.P.	HEIGHT	W.S.P.	WET STAND PIPE
HTR.	HEATER		
H.W.	HOT WATER		

LEGAL DESCRIPTION

BEING A PORTION OF PARCEL A AND ALL OF PARCEL B, IN THE CITY OF LOS ANGELES, AS SHOWN ON PARCEL MAP L.A. HD 18419, FILED IN BOOK 76 PAGES 57 AND 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

APN: 5143017-037

BUILDING INFORMATION

ADDRESS:	1245 WILSHIRE BLVD LOS ANGELES, CA 90017
(E) OCCUPANCY:	8 (AREA OF WORK)
CONSTRUCTION TYPE:	I-A, FULLY FIRE SPRINKLERED
NUMBER OF STORIES:	9
AREA OF PROJECT.:	370 SF - 1ST FLOOR

SCOPE OF WORK

1. LIMITED INTERIOR RENOVATION OF EXISTING CAFES FRONT OF HOUSE.
2. PROVIDE POWER FOR NEW EQUIPMENT.
3. PROVIDE NEW PLUMBING CONNECTIONS TO NEW EQUIPMENT.
4. PROVIDE NEW WALL PAINT AND NEW CABINERY.
5. ADD NEW TVS.

OWNER

PIH HEALTH

PROJECT TEAM

ARCHITECT GMA ARCHITECTS, INC. 321 N. RAMPART ST. SUITE 101 ORANGE, CA 92668 (714) 937-1985, EXT. 222 CONTACT: CONNEY WONG/MELERT EMAIL: CONNEY@GMAARCH.COM	ELECTRICAL & PLUMBING ENGINEER TREK CONSULTING INC. 321 RAMPART STREET SUITE 203 ORANGE, CA 92668 (714) 789-9700, EXT. 223 CONTACT: USMAN QAMAR EMAIL: USMAN@TREKCONSULTINGINC.COM
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APPLICABLE CODES

THE FOLLOWING CODES AND STANDARDS ARE APPLICABLE TO THE DESIGN AND CONSTRUCTION OF THE ADVANCED HEALTH SCIENCES PAVILION AT CEDARS-SINAI MEDICAL CENTER:

- A. 2023 LOS ANGELES BUILDING CODE (LABC)
- B. 2023 LOS ANGELES FIRE CODE (LAFIC)
- C. 2023 LOS ANGELES ELECTRICAL CODE (LAPC)
- D. 2023 LOS ANGELES PLUMBING CODE (LAPC)
- E. 2023 LOS ANGELES MECHANICAL CODE (LAMC)

THE LOS ANGELES BUILDING CODE ADOPTS THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), WITH CITY OF LOS ANGELES AMENDMENTS. THE 2022 CALIFORNIA BUILDING CODE ADOPTS THE 2021 INTERNATIONAL BUILDING CODE (IBC), WITH STATE OF CALIFORNIA AMENDMENTS.

THE LOS ANGELES ELECTRICAL CODE ADOPTS THE 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC), WITH CITY OF LOS ANGELES AMENDMENTS. THE 2022 CALIFORNIA ELECTRICAL CODE ADOPTS BY REFERENCE THE 2020 NATIONAL ELECTRICAL CODE (NEC), WITH STATE OF CALIFORNIA AMENDMENTS.

THE LOS ANGELES PLUMBING CODE ADOPTS THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC), WITH CITY OF LOS ANGELES AMENDMENTS. THE 2022 CALIFORNIA PLUMBING CODE ADOPTS THE 2021 UNIFORM PLUMBING CODE (UPC), WITH STATE OF CALIFORNIA AMENDMENTS.

THE LOS ANGELES MECHANICAL CODE ADOPTS THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC), WITH CITY OF LOS ANGELES AMENDMENTS. THE 2022 CALIFORNIA MECHANICAL CODE ADOPTS THE 2021 UNIFORM MECHANICAL CODE (UMC), WITH STATE OF CALIFORNIA AMENDMENTS.

INDEX OF DRAWINGS

DWG.NO.	DRAWING TITLE	ISSUE DATE	LAST REV.
ARCHITECTURAL			
T-1.0	TITLE SHEET, BUILDING DATA, OVERALL SITE PLAN	12/30/2024	04/24/25
A-1.0	FIRST FLOOR - EGRESS AND ACCESS PLAN	12/30/2024	
XA-2.0	DEMO FLOOR PLAN	04/24/2025	
A-2.0	PROPOSED ENLARGED FLOOR PLAN	12/30/2024	04/01/25
A-3.0	REFLECTED CEILING PLAN	12/30/2024	
A-4.0	INTERIOR ELEVATIONS & DETAILS	12/30/2024	04/01/25

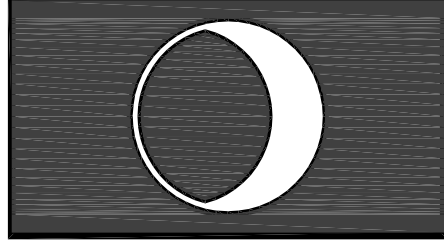
FOOD SERVICE

K-2.0	(FS) EQUIPMENT FLOOR PLAN	12/16/2024	04/01/25
K-3.0	(FS) EQUIPMENT ELECTRICAL PLAN	12/16/2024	04/01/25
K-4.0	(FS) EQUIPMENT PLUMBING & DRAIN PLAN	12/16/2024	04/01/25
K-5.0	(FS) ELEVATIONS & SECTIONS	04/01/2025	
K-6.1	(FS) EXISTING HOOD DETAILS	04/01/2025	
K-6.2	(FS) EXISTING HOOD DETAILS	04/01/2025	
K-6.3	(FS) EXISTING HOOD DETAILS	04/01/2025	

SYMBOLS

DETAIL REFERENCE		DETAIL NUMBER SHEET NUMBER
SECTION REFERENCE		SECTION LETTER SHEET NUMBER
ELEVATION REFERENCE		ELEVATION LETTER SHEET NUMBER
ROOM REFERENCE		ROOM NAME ROOM NUMBER REFERENCE TO ADDITIONAL INFORMATION WHEN SHOWN (ENLARGED FLOOR PLAN, CEILING PLAN OR INTERIOR ELEVATION)
DOOR REFERENCE		DOOR NUMBER IS SAME AS ROOM NUMBER (ONLY EXTERIOR DOORS, CROSS CORRIDOR DOORS & MULTIPLE DOORS ARE LABELED FOR CLARITY)
WINDOW REFERENCE		WINDOW TYPE
KEYNOTE REFERENCE		KEYNOTE NUMBER
EQUIPMENT REFERENCE		EQUIPMENT LETTER

DIMENSION REFERENCE		DIMENSIONS ENCLOSED BY PARENTHESES INDICATE EXISTING MEASUREMENTS ARROW DIMENSIONS INDICATE FACE OF FINISH
REVISION REFERENCE		REVISION NUMBER



GREGG MAEDO
+ ASSOCIATES INC.

321 NORTH RAMPART STREET
SUITE 101
ORANGE, CA 92668
P: 714.937.1985 F: 714.937.1989

CONSULTANT:

CLIENT



8600 SAM FURR ROAD, STE. 100
HUNTERSVILLE, NC 28037

FACILITY:

**PIH HEALTH
GOOD SAMARITAN
MOB**
1245 WILSHIRE BLVD
LOS ANGELES, CA 90017

PROJECT:

**OFF WILSHIRE
GRILLE**

LADBS PLANCHCK #: 824LA38543

APPROVAL:

SHEET TITLE:

SITE PLAN

ALL MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NUMBER: 24022

DRAWN BY: SY

ISSUE RECORD:
NUMBER DATE DESCRIPTION

12/30/2024 PLANCHCK SET

3/7/2025 HEALTH DEPT RESUBMITTAL

SHEET NUMBER:

PHOTO EXHIBIT: 1245 WILSHIRE BLVD

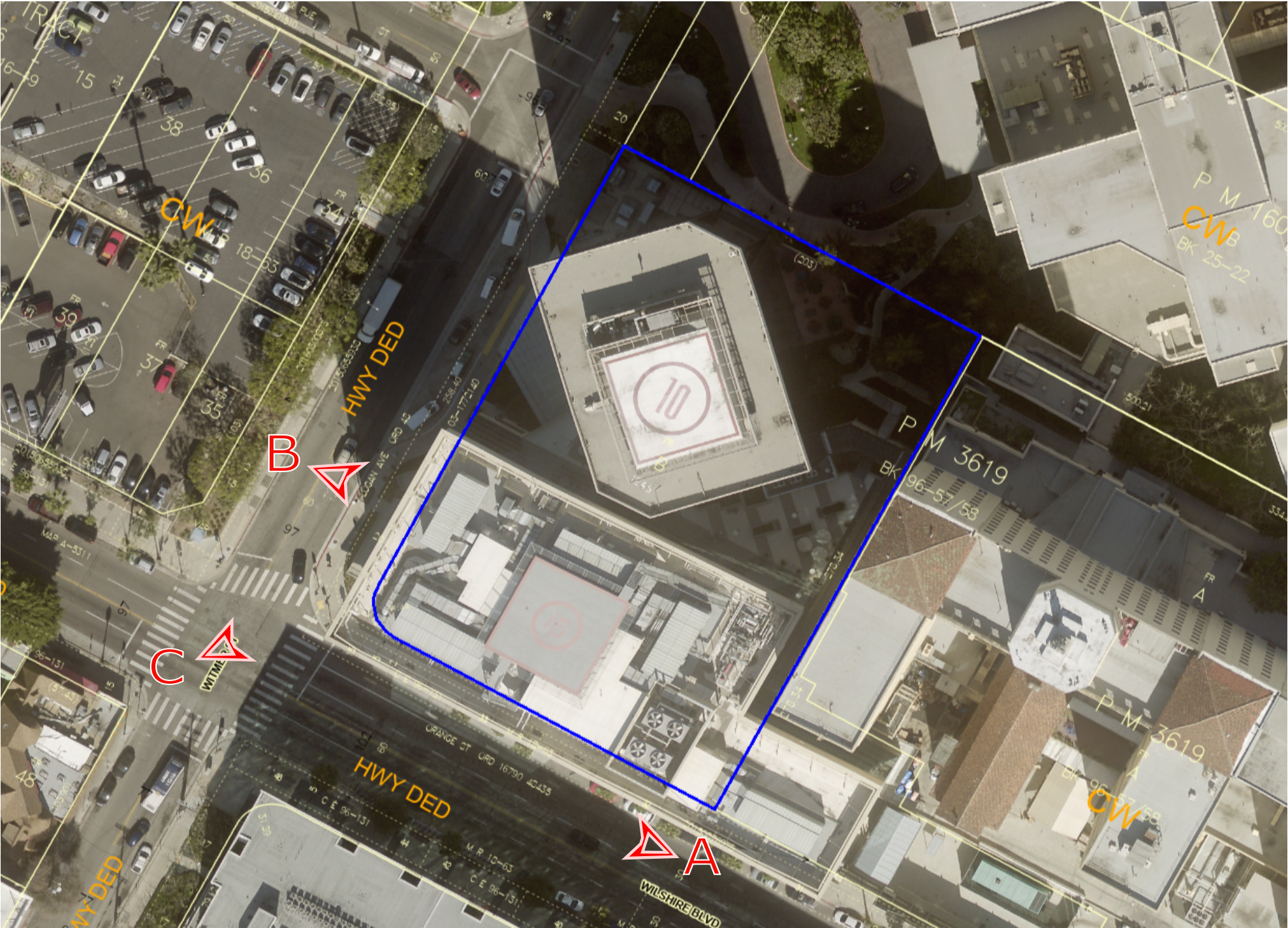


PHOTO EXHIBIT: 1245 WILSHIRE BLVD

A



B



PHOTO EXHIBIT: 1245 WILSHIRE BLVD

C

