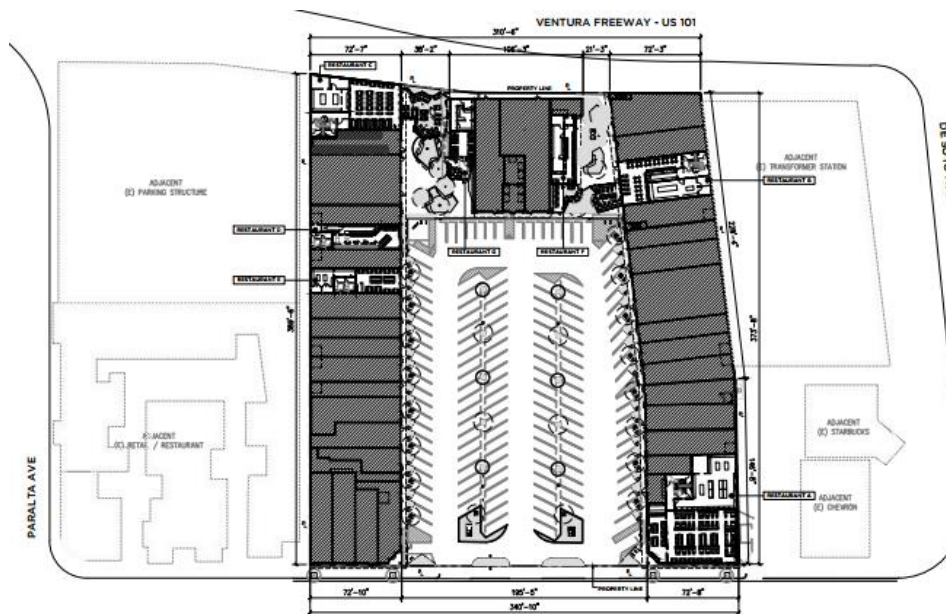


## Planning, Land Use and Mobility Committee

**Case Report:      ZA-2017-3994-MCUP  
                          ENV-2017-3995-EAF  
                          20929 Ventura Blvd, Suites 1,17,22,26,27,33,35  
                          Woodland Hills, CA 91367**



**PLUM Hearings:      January 18, 2018(first presentation)**

**Case No:              ZA-2017-3994-MCUP  
                          ENV-2017-3995-EAF**

**Site Location:        20929 Ventura Blvd, Suites 1,17,22,26,27,33,35  
                          Woodland Hills, CA**

**Project:              Discussion (first presentation) and possible action regarding a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three establishments, suites 1, 17, and 27; the sale and dispensing of beer and wine for on-site consumption in conjunction with up to four establishments, suite 22, 26, 33 and 35. Suite 17, 26, 27, and 35 are new, and suites 1, 22, and 33 are existing restaurants. A total of seven**

establishments totaling 17,554 sf (15,349 sf indoor and 2,205 sf outdoor), 569 indoor seats, 172 outdoor seats (all outdoor seating is uncovered), and with hours of operation from 7:00 a.m. to 12:00 a.m. daily.

Applicant: Woodland Owner LLC c/o Atlas Capital Group  
Representative: Noel Hyun/Tracy Chu

Submitted By: Ray Cole, WHWCNC PLUM Committee member

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### **Project Description:**

The approximately 125,535-square-foot subject site (Site) is located at 20929 West Ventura Boulevard, on Lot A, Block 10-65 of Tract PM 1055. The Site is bound by Ventura Boulevard to the South, U.S. Route 101 to the north, and is located between De Soto Avenue and Peralta Avenue in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area, and specifically, is within the Woodland Hills Section of the Ventura/Cahuenga Boulevard Corridor Specific Plan area. The portion of the Site occupied by existing commercial buildings is zoned C4-1LD, and the remaining of the Site, which is currently developed with a parking lot, is zoned P-1LD. The General Plan land-use designation of this Site is General Commercial. Currently, the Site is developed with a shopping center consisting of three multi-story commercial buildings totaling approximately 68,586 square feet.

On May 26, 2017, Ventura/Cahuenga Boulevard Corridor Specific Plan Project Permit Compliance Review was approved to allow change of use for nine (9) of the 38 tenant suites and the partial demolition of the North and West buildings. The approval requires that 147 automobile parking spaces and 144 bicycle parking spaces be maintained on-site. This change-of-use approval allows restaurants in several suites if the combined area changing from retail to restaurant does not exceed 5,246 square feet ("sf"), which allows a combined maximum indoor restaurant area of 18,849 sf throughout the shopping center.

With this Master Conditional Use Permit application pursuant to LAMC Section 12.24-W.1, the Applicant proposes to allow the sale of a full-line of alcoholic beverages for on-site consumption in conjunction with a bona fide public eating place in up to three (3) restaurants (suites 01, 17, and 27) and the sale of beer and wine for on-site consumption in conjunction with a bona fide public eating place in up to four (4) restaurants (suites 22, 26, 33 and 35).

In summary, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three establishments, suites 1, 17, and 27; the sale and dispensing of beer and wine for on-site

consumption in conjunction with up to four establishments, suite 22, 26, 33 and 35. Suite 17, 26, 27, and 35 are new, and suites 1, 22, and 33 are existing restaurants. A total of seven establishments totaling 17,554 sf (15,349 sf indoor and 2,205 sf outdoor), 569 indoor seats, 172 outdoor seats (all outdoor seating is uncovered), and with hours of operation from 7:00 a.m. to 12:00 a.m. daily.

## **Applicant's Submitted Findings:**

### **I. MASTER CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES**

Pursuant to LAMC Section 12.24-W.1, the Applicant seeks a Conditional Use Permit to allow the sale and dispensing of alcoholic beverages in the City's C4-1LD zone.

#### **A. THAT 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 existing shopping center was constructed in 1971 on the north side of Ventura Boulevard between Peralta Avenue and De Soto Avenue on an approximately 125,535-square-foot parcel. The shopping center has been in continuous use since its construction. On May 26, 2017, it was granted a Ventura/Cahuenga Boulevard Corridor Specific Plan Project Permit Compliance Review to allow change of use for nine (9) of the 38 tenant suites, resulting in less than 5,246 square feet of existing retail suites shifting to accommodate restaurant uses. The Applicant is now requesting to allow seven (7) of the 38 tenant suites that are designated for restaurant use to provide on-site consumption of alcoholic beverages to patrons. Specifically, this request would allow the on-sale of a full-line of alcoholic beverages in conjunction with a bona fide public eating place in suites 01, 17, and 27, and it would allow the on-sale of beer and wine in conjunction with a bona fide public eating place in suites 22, 26, 33 and 37. As the ability to order alcoholic beverages to compliment a meal is often expected at restaurants, this request, if granted, can only increase the chance of success of the restaurant suites, thereby contribute to the vitality of the shopping center and enhance the built environment.

The Site is surrounded by restaurants and retail stores as it is a part of the Ventura/Cahuenga Boulevard Corridor that consists predominantly of commercial uses. Across Ventura Boulevard, behind a row of restaurants, banks, and retail stores, nests a community of residential homes. The residential homes are approximately 240 feet away from the subject site. To the southeast of the site, at the southeast corner of Serrania Avenue and Ventura Boulevard, approximately 260 feet away from the subject site, is a multi-family residential complex, a church, and a school. The proposed use is compatible with the commercial nature of the vicinity and would not negatively affect the residences and the church and school in the vicinity as the proposed restaurants with complementary on-site alcohol service is of similar nature as the existing commercial uses in the vicinity.

Further, the Site is located in the Community Commercial zone as designated by the Ventura/Cahuenga Boulevard Corridor Specific Plan, which is a designation where the specific plan expects uses that complement the surrounding neighborhood to be located. Increasing dining options within an existing shopping center would offer nearby residents additional dining options and complement uses in the surrounding neighborhood.

The Community Plan identifies the desire to "promote the character, economic viability, and quality of existing and new commercial development through design guidelines," and while the existing shopping center would not be demolished and rebuilt, improvements have been proposed to the site to rehabilitate the shopping center and attract new uses. The Project fulfills the objective by undergoing a change of use to reconfigure the shopping center uses and to add restaurants with on-site alcohol service to its tenant mix. The restaurants will complement the other uses within the shopping center and contribute to the economic viability of the shopping center, improve the quality of the existing commercial development.

The Applicant proposes to refresh the façade of the existing building and enhance the community while preserving the characteristics of the existing building. The introduction of new dining and retail options in this building would greatly enhance the built environment and contribute to the revitalization of the area.

The Project would provide increased opportunities for quality dining experience and may serve as a central meeting point for the neighborhood. The Project would not remove any residential uses and would bring in a use that is currently permitted the zone. The location is suitable for restaurant uses since they would be accessible by both visitors and residents alike. The Ventura/Cahuenga Corridor is also well-traveled by cars and buses and the location of the building makes it a convenient dining location. As such, the operation of the restaurants would provide those living in the area with convenient and welcoming dining options with an expanded menu and outdoor dining options.

**B. THAT 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 Project is situated in an existing multi-story, multi-building shopping center built in 1971. The size, height, and bulk of the building would not be substantially altered and the project is compliant with the site's zoning regulations. All outdoor seating would be provided within the shopping center and would not be adjacent to the public right-of-way or impede pedestrian traffic.

Further, the Applicant is proposing to rehabilitate the existing façade. The renewing of the façade would positively affect the adjacent properties by bringing a fresher appearance to

the neighborhood, and by extension, demonstrating that the property is well cared for, and thereby promote public welfare and safety.

The Applicant is not requesting live entertainment or dancing at this time. The restaurants would provide intimate dining settings, and the service of alcoholic beverages would be incidental to the overall restaurant operations. These restaurants would provide additional options and contribute to the vibrancy of the shopping center, be closely monitored, and would not degrade adjacent properties.

The Site is bounded to the south by Ventura Boulevard, which is a major thoroughfare, and it is surrounded on all sides by similarly zoned C4 properties. The Ventura/Cahuenga Boulevard Corridor Specific Plan designated this site as Community Commercial, which is specifically encouraging neighborhood oriented uses to be located on site. The Site is developed with a shopping center that includes many uses serving the community, such as boutique retail and restaurant uses, and there are other similar commercial spaces located in the immediate vicinity of the Ventura/Cahuenga Boulevard Corridor. The project is in line with the community's commercial vibe and therefore helps to further the goals of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan.

Approval of the proposed Master Conditional Use Permit for Alcohol (CUB) for the Project would not adversely affect the community's welfare, as restaurants are a commonly expected use in shopping centers and commercial corridors. The establishments serving alcohol would be carefully controlled and monitored, and the alcohol sale would remain secondary to the restaurant use and would not become a stand-alone use. The restaurants would be compatible with immediately surrounding uses, which have successfully executed these same uses. The proposed Project would provide a place for residents and visitors to eat, drink, socialize, and shop and the sale of alcoholic beverages is a normal part of restaurant operation and is an expected amenity.

Additionally, the Conditions of Approval would ensure that the establishment would not adversely affect or further degrade the surrounding neighborhood, or the public health, welfare, and safety. Approval of the CUBs would contribute to the success and vitality of the commercial development and help to invigorate the site and vicinity. Since the alcohol sales would be carefully controlled and monitored, permitting alcohol sales on Site would not be detrimental to the development of the community. The Project would result in a positive contribution to the economic welfare of the community by generating additional sales tax revenue, creating business licenses and other fees, and providing additional employment opportunities for local residents.

**C. THAT THE PROJECT SUBSTANTIALLY CONFORMS WITH THE PURPOSE, INTENT, AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN**

The subject site is zoned C4-1LD and P-1LD with a corresponding General Plan Land Use designation of General Commercial. The Project through the maintenance of existing retail uses and the addition of new dining experiences located along the Ventura/Cahuenga Boulevard Corridor aligns with the following vision of the Framework Element:

*Goal 3H Lower-intensity highway-oriented and local commercial nodes that accommodate commercial needs outside centers and districts.*

*Obj. 3.12 Generally, maintain the uses, density, and character of existing low-intensity commercial districts whose functions serve surrounding neighborhoods and/or are precluded from intensification due to their physical characteristics.*

The developments on-site are contained within the shopping center. All outdoor dining areas are located away from the public right-of-way. The retail and restaurant uses are low intensity and supported by ample parking spaces between the three commercial buildings within the shopping center. The design of the shopping center and the uses contained within meet the intent and the purpose of the above General Plan's goal and objective.

The proposed Project is located in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan and conforms with the following Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan objectives, goals, and policies:

*Goal 2 An economically vital commercial sector offering a diversity of goods and services to meet the needs of the community plan area. This means that commercial land use policies must support maximum efficiency and accessibility of commercial development while preserving the historic commercial and cultural character of the district.*

*Obj. 2-1 Conserve and strengthen viable commercial development and encourage recycling of obsolete commercial development.*

*Policies 2-1.1 Locate new commercial development in areas currently designated for such development*

*Obj. 2-2 Enhance the appearance of commercial districts*

*Policies 2-2.3 Preserve community character, scale and architectural diversity.*

*Policies 2-2.4 Improve safety and aesthetics of parking areas in commercial areas.*

The Community Plan encourages the reuse of obsolete commercial developments and supporting maximum efficiency and accessibility of commercial developments while preserving the historic commercial and cultural character of the district. The existing



shopping center will be renovated as a part of the Ventura/Cahuenga Boulevard Corridor Specific Plan Project Permit Compliance Review approval, and the current requested Master Conditional Use Permit for Alcohol would further allow the revitalization of this shopping center.

The request to serve and sell alcohol at the Site will be consistent with these objectives and policies through the continuation of a mix of retail and restaurant uses that would attract a variety of consumers and tenants, actively promoting the area as a key economic center of the community. Alcohol sales would be a vital component of the Project's success and its ability to economically enhance the region. Alcohol service incidental to food sales is a common amenity in many sit-down restaurants in the area and in the City. The Framework Element of the General Plan also encourages development of community centers. The availability of alcohol for on-site consumption provides another option for a wide range of activities on site and as an option for leisure to cultivate community activity and to create an enjoyable experience for residents.

As a part of the renovation efforts, the Applicant would renovate the parking lot and add 22 new trees per the Ventura/Cahuenga Boulevard Corridor Specific Plan Project Permit Compliance Review approval. Further, the Applicant would maintain landscape in good, healthy condition and perform daily maintenance, remove trash, and replace dead plant materials as to maintain the aesthetics of the parking lot area. The parking lot area will be lit and monitored to promote safety.

Overall, the Project supports an identity for the community, creates a safe and aesthetically pleasing environment, and promotes the welfare of the local residents.

**D. EXPLAIN HOW THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE WELFARE OF THE PERTINENT COMMUNITY**

The Applicant seeks a Master CUB for the Site in order to serve alcoholic beverages on-site in seven (7) restaurants. The establishments serving alcoholic beverages would be part of a controlled and monitored development and would be an added amenity to the community. It would offer family-friendly and intimate dining experience with both indoor and outdoor seating. The CUBs would be subject to additional establishment-specific conditions that would address and assure the safety and welfare of the community would not be effected.

The area surrounding the Site is comprised of a mix of commercial and residential buildings. The request for on-site alcohol sales would be compatible with the surrounding uses by providing a place for residents, visitors, and shoppers to eat, drink, socialize, and shop, and contributing to the continued vitality of the neighborhood. Alcoholic beverage service in restaurants is an expected amenity for many patrons and approval of this grant would increase the available options for desirable dining and leisure experiences for patrons. The establishments would also benefit the City through the generation of additional sales tax revenue, fees, and employment opportunities.

Lastly, the Applicant would ensure that noise is kept within Code standards and the outdoor eating areas throughout the building would be located away from Ventura Boulevard, towards the interior of the shopping center near U.S. Route 101. The noise from the outdoor eating areas are located sufficiently away from residential uses (a minimum of 240 feet away) that they are not expected to become a nuisance to the residential uses in the vicinity. Further, the outdoor eating areas would be operated in a manner that does not exceed LAMC noise limits and they would be closely monitored to sure the safety and welfare of the community are preserved.

**E. EXPLAIN HOW THE APPROVAL OF THE APPLICATION WILL NOT RESULT IN OR CONTRIBUTE TO AN UNDUE CONCENTRATION OF SUCH ESTABLISHMENTS.**

The existing multi-story, multi-building shopping center consists of approximately 68,586 square feet of retail and restaurant uses. The Applicant seeks a Master CUB for the Site to serve alcoholic beverages for on-site consumption at seven (7) restaurants.

The Site is located in Census Tract No. 1375.02, which, according to the State of California Department of Alcoholic Beverage Control licensing criteria, has been allocated 4 on-sale and 2 off-sale licenses. Currently, 27 on-sale and 8 off-sale licenses are active in this tract.

Although we are requesting additional alcohol licenses in a Census Tract with more alcohol licenses than currently allocated, it would not be unusual for the a project that consists of the renovation of an existing shopping center and the addition of more restaurant suites to require the accommodation of incidental on-site alcohol sales within restaurants to serve patrons who may reside or work in neighboring areas. Overconcentration can be undue when the addition of licenses negatively impact a neighborhood; overconcentration is not undue when it benefits public convenience and the general welfare of the community. The alcohol sales in these restaurants would be incidental to food service, and the restaurants would be neighborhood-serving and visitor-friendly venues. The project would update the existing shopping center, rehabilitate the existing buildings, and bring in exciting dining options to the neighborhood.

Due to the size, scope, and mode of operations, the proposed use is not anticipated to result in any negative activities or contribute to the area's crime rate. The shopping center would be active, safe and well illuminated. With no live entertainment or dancing proposed, noise would be kept within Code standards and the Applicant would ensure the restaurants remain as positive additions to the surrounding neighborhood. The conditions of grant and conditions imposed by ABC would address any possible noise, safety, and security concerns.

However, the ABC has discretion to approve an application if there is evidence that normal operations would not be contrary to the public welfare and would not interfere with the



quiet enjoyment of property by residents. Based on the licensing statistics above, it can be reasonably assured that the welfare of the community would not be adversely impacted and that the sale of alcoholic beverages would be consistent with the area's character.

Thus, the granting of the application would not result in an undue concentration of premises for the sale or dispensing of alcoholic beverages in the area of the City involved.

**F. EXPLAIN HOW THE APPROVAL OF THE APPLICATION WILL NOT DETRIMENTALLY AFFECT NEARBY RESIDENTIAL ZONES OR USES.**

The proposed use would not detrimentally affect nearby residentially zoned properties. The proposed project would be located in the Community Commercial area of the Ventura/Cahuenga Boulevard Corridor Specific Plan, which allows restaurant and retail uses. The nearest residential use and the nearest residential zone are over 240 feet away from the Site, and is located across the Ventura Boulevard. The residential uses and residentially zoned properties are sufficiently buffered from the subject site that they are unlikely to be impacted by the proposed restaurant uses within the existing shopping center. The sale of alcoholic beverages would be incidental to primary operations of the restaurants, and these restaurants with incidental on-site alcoholic beverage service would be closely monitored and controlled as to not become a nuisance to the neighboring residences. As such, no detrimental effect is expected from the proposed project.

**Proposed PLUM Motion:**

Having held one public meeting for the application concerning ZA-2017-3994-MCUP for a total of seven establishments totaling 17,554 sf, 569 indoor seats, 172 outdoor seats, and with hours of operation from 7:00 a.m. to 12:00 a.m. daily, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant is seeking a Conditional-Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three food service establishments; the sale and dispensing of beer and wine for on-site consumption in conjunction with up to four food service establishments for a total of seven establishments totaling 17,554 sf, 569 indoor seats, 172 outdoor seats and with hours of operation from 7:00 a.m. to 12:00 a.m. daily;

WHEREAS, the Hours of Operation will be 7:00 a.m. to 12:00 a.m. daily;

WHEREAS, no alcohol shall be permitted to be removed from the individual establishments;

WHEREAS, the applicant has agreed to implement suggested improvements and modifications and conditions (see below) to the submitted application; and

WHEREAS, the applicant meets all ABC requirements for alcohol service within the restaurant;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council support APPROVAL of the application plans for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to three establishments, suites 1, 17, and 27; the sale and dispensing of beer and wine for on-site consumption in conjunction with up to four establishments, suite 22, 26, 33 and 35. A total of seven establishments totaling 17,554 sf (15,349 sf indoor and 2,205 sf outdoor), 569 indoor seats, 172 outdoor seats (all outdoor seating are uncovered), and with hours of operation from 7:00 a.m. to 12:00 a.m. daily.

CONDITIONS:

1. Conditions 1-16 &19 specified in the Letter dated May 3, 2017 from Captain Maureen E. Ryan to the Los Angeles City Planning Department be followed.
2. Applicant has agreed that no alcohol shall be permitted to be removed from the premises of each establishment.
3. If any gates are provided for outdoor seating, add “exit only” signs to the gates.
4. Remove beverage glasses from the patio as soon as patrons leave
5. The outdoor patio area is legally fenced off from public access and the pedestrian right of way
6. Have the appropriate amount of seating based on restaurant capacity and need.

The PLUM Committee recommends that the City of Los Angeles Planning Department and Council District 3 Councilman Bob Blumenfield be notified by the Woodland Hills – Warner Center Neighborhood Council Board of its findings and subsequent recommendations.

Second: Lauren

<b>Vote:</b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>
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