



## Planning, Land Use and Mobility Committee

### Case Report: Master Conditional Use Permit ZA2017-3167-MCUP

PLUM Hearings: November 16, 2017 (First Presentation)

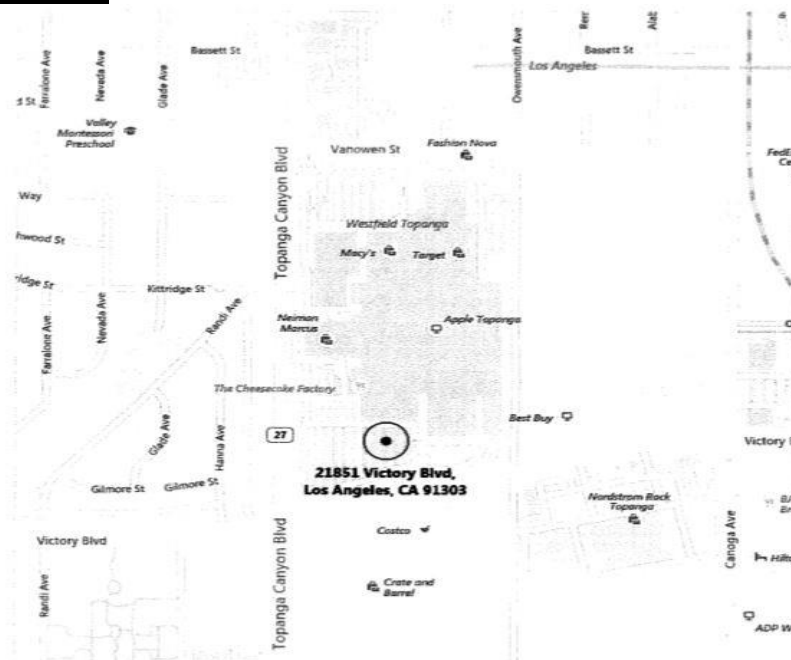
Site Location: 21851 W. Victory Boulevard  
Woodland Hills, CA 91367

Project: Master CUB for sale and service of a full line of alcohol within eight restaurants with up to 3,800 seats; ground level Food Hall with up to 1,600 seats; and one movie theatre including lobby area where food and alcohol can be purchased and served and 9 auditoriums where alcohol can be consumed within an approved addition to Westfield Topanga

Applicant / Representative: Westfield, LLC; Latham & Watkins, LLP / Heather Crossner

Ad-hoc Committee: Lauren Coffman, Co-Chair PLUM Committee

### Overview of Site



## **Westfield Topanga Proposed Alcohol Conditional Use Permit (CUB)**

Westfield seeks a Master Conditional Use Permit (“CUB”) pursuant to Los Angeles Municipal Code Section 12.24.W.1 for the proposed on-site sale and service of a full line of alcohol beverages within: eight restaurants; a ground level Food Hall; and one movie theater at the Westfield Topanga Shopping Center (“Shopping Center”) at 21851 W. Victory Boulevard. The restaurants, Food Hall, and theater are proposed to be located within a new, approximately 215,607 square foot building addition to the Shopping Center (the “Building Addition”) that was approved pursuant to DIR-2015-4556-AC.

The requested CUB is for eight restaurants with up to 3,800 seats, with approximately 2,800 seats indoors and approximately 1,000 seats outdoors (subject to potential minor adjustment between the number of indoor and outdoor seats).

The ground level Food Hall will include a number of food vendors, with communal seating areas providing up to 1,600 seats, with approximately 1,300 seats indoors and approximately 300 seats outdoors (subject to potential minor adjustment between the number of indoor and outdoor seats). The Food Hall area is depicted in the attached Exhibit; this Exhibit depicts one potential configuration of seating and food vendors, however this configuration may change over time provided that the number of seats does not exceed 1,600 indoor and outdoor seats.

Finally, the movie theater is proposed to include a full kitchen serving the lobby area, where the on-site sale and service of alcohol would accompany food service. The CUB is also proposed to allow patrons to purchase alcohol and food within the lobby area, and bring those items into any one of the nine theater auditoriums.

The proposed CUB will support the Applicant’s ongoing improvements to the Shopping Center and support the Warner Center 2035 Plan’s goals to encourage entertainment uses in the Uptown District that preserve a healthy and safe environment for residents and businesses. The proposed restaurants, Food Hall, and theater will expand and enhance the current dining and entertainment offerings available within Warner Center. The restaurants will be high-quality and family-friendly eateries typically found at other Westfield centers at the Village at Westfield Topanga and other Westfield centers. The request would also allow the movie theater to be consistent with the food and beverage offerings at other higher-end theaters .

The proposed hours of operation for the restaurants and Food Hall are Sunday through Thursday from 6:00 a.m. to 12:00 a.m., and Friday and Saturday from 6:00 a.m. to 1:00 a.m. The theater will operate 9:00 a.m. through 2:00 a.m. daily. The theater’s closing time is approximate and based on the length of the movies.

The existing Shopping Center currently has restaurants offering alcohol sales which have operated for many years at the Shopping Center without adverse impacts on the surrounding neighborhoods. Local residents and workers from nearby offices and commercial areas will benefit from the enriched restaurant and entertainment choices available at the Shopping Center, enhancing the Shopping Center’s status as an attractive destination for retail, dining, and

entertainment. The operation of the restaurants, Food Hall, and theater will be subject to safety and security conditions contained in the approved CUB that will continue to safeguard the public welfare and ensure that there are no adverse impacts to the community. These conditions would regulate hours of operation, noise, security, and other operational aspects of the restaurants and the theater. The new establishments, along with all existing establishments within the Shopping Center, will also continue to be monitored by on-site security, operating on a 24-hour, 365-day basis.

## **PLUM Motion**

WHERE AS, the alcohol serving times will correspond with the proposed hours of operation for the restaurants and Food Hall which are Sunday through Thursday from 6:00 am to 12:00 am and Friday and Saturday from 6:00 am to 1:00 am; The theatre will operate 9:00 am through 2:00 am daily; The theatre's closing time is approximate and based on the length of the movies; AND

WHERE AS, Westfield will have full time security; AND

WHERE AS, there will be a 24 hour hotline for customer input; AND

WHERE AS, Westfield will be responsible for implementing the restrictions of alcohol use by vendor selection; AND

WHERE AS, each vendor who sells alcohol will be responsible for obtaining their ABC permits; AND

WHERE AS, Different types of parking will allow for proximity parking to different vendor locations;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application by Westfield LLC, for the MCUP at their property located at 21851 W. Victory Boulevard, Los Angeles, CA 91303, receive the support of the Board of the Woodland Hills Warner Center Neighborhood Council for the requested actions contingent up-on the following conditions:

Conditions:

1) The Additional Voluntary Commitments presented by Westfield LLC will be part of this approval as follows:

- Will submit to LAPD the name of all proposed restaurant tenants and any tenant history requested, prior to a restaurant utilizing the CUB, for LAPD review;
- A security plan for the area covered by the CUB will be prepared in consultation with, and be approved by, LAPD prior to the beginning of operations;
- Will coordinate with LAPD on a regular basis to review the effectiveness of the security plan, and modify any measures as determined by LAPD;
- A 24 hour hotline number will be established, and Westfield will respond to citizen complaints within 24 hours. The hotline phone number will be posted on all entrances and exits in which patrons have access. A log containing the time, date, and nature of the complaint, and the resolution of the matter will be maintained, and available to LAPD on request;
- Recorded tapes/images from security cameras will be maintained for at least 30 days The tapes will be furnished to LAPD on request;

- 2) Westfield will implement the California State Licensing Regulations of beer and wine tastings;
- 3) Westfield will continuously update the WHWCNC of any changes in original tenants;

The Planning, Land Use and Mobility Committee recommend that the Board of the Woodland Hills-Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings, and its subsequent supporting recommendation to approve this application as presented on November 16, 2017.

Motion: Lauren Coffman  
Second: August Steuer

Vote: Aye 9 Nay 0 Abstain 0