

Planning, Land Use and Mobility Committee
Case Report
Rib Ranch Barbeque



Rib Ranch Barbeque Restaurant - 4923 Topanga Canyon Boulevard

PLUM Meetings: September 3, 2020
September 17, 2020
October 15, 2020
November 5, 2020

Case Nos: ZA-2020-1639-CU-ZV
ENV-2020-1640-CE

Site Location: 4923 Topanga Canyon, 91364, at the southwest corner of Providencia Street

Project: The applicant is requesting renewal of their conditional use permit for sale of beer and wine for on-site consumption and proposing to change the use designation of a portion of the building from retail to restaurant, expansion of the prep. room and addition of a new storage and refrigeration area,. The applicant is also seeking variances for insufficient on-site parking and vehicles backing on to a public street.

Applicant/Owner The Michael and Jeri Ignelzi Family Trust

4923 Topanga Canyon Blvd.
Woodland Hills, CA 91364
Phone: 818-884-7776
E-mail: ribranchbbq@gmail.com

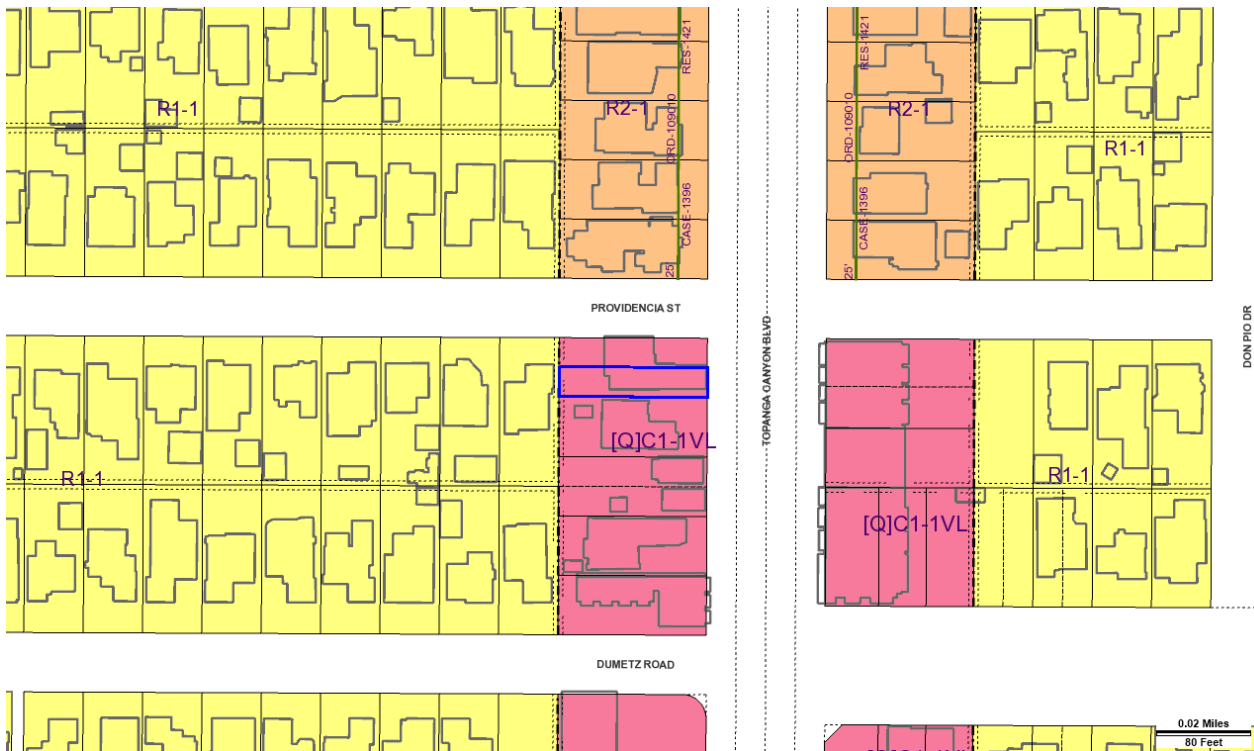
Applicant's Representative Gregory C. Taylor
The Taylor Group
4343 Natoma Avenue
Woodland Hills, CA 91364
Phone: 818-716-5770
E-mail: greg@taylorgroupluc.com

City Planner: Lizzi Beduya
Phone: 818-374-5049
E-Mail: lizzi.beduya@lacity.org

Submitted By: Henry Rice, WHWCNC PLUM Case Leader

PROJECT DESCRIPTION

The project is located at 4923 Topanga Canyon Blvd. on the southwest corner of Topanga Canyon Boulevard and Providencia Street in Woodland Hills.



Rib Ranch Barbeque Restaurant Location and Surrounding Properties

The business is a restaurant known as Rib Ranch Barbeque located on two commercial zoned lots totaling approximately 6271 sqft. in the outer corridor of the Mulholland Scenic Parkway. The applicant is requesting a renewal of their existing CUB to continue on-site serving of beer and wine, and an increase in operating hours to serve breakfast daily. The applicant also proposes to change the designation of a portion of the interior of the building from retail to restaurant use, enlarging the prep. room and adding a new storage and refrigeration area on the back of the building. In addition, the applicant is requesting variances to cover existing conditions of insufficient on-site parking spaces and vehicles backing out of the parking area on to Providencia Street.

OVERVIEW AND ANALYSIS

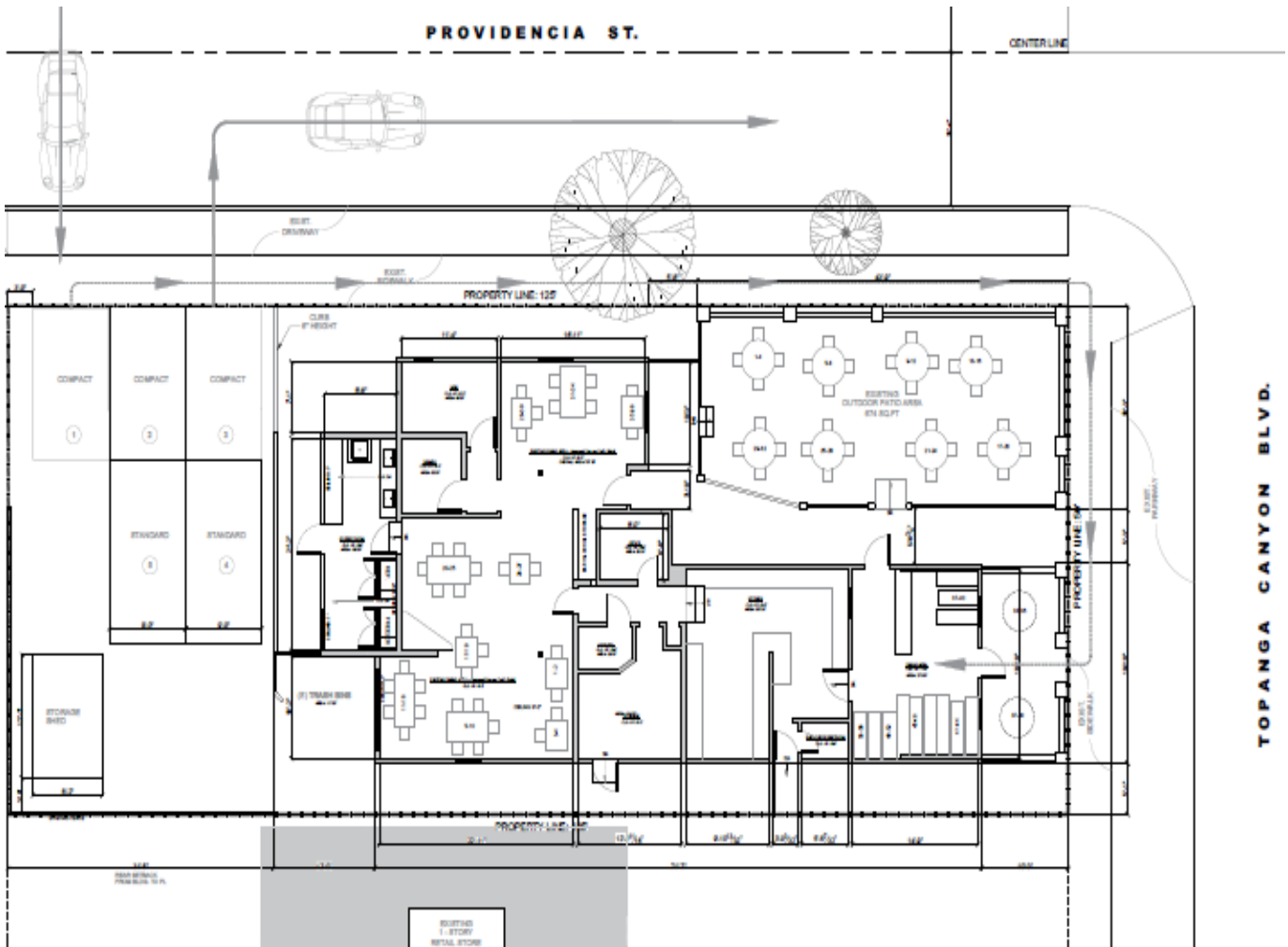
CUB Renewal

The restaurant has been authorized to serve beer and wine for on-site consumption in accordance with approved CUBs for at least 10 years. The applicant is requesting to renew the existing CUB and to extend the operating hours to 8:00 am. to 11:30 am. daily for breakfast. The surrounding neighborhood is zoned R1-1 and R2-1. The only residence that adjoins the restaurant is a single story residence to the west that is separated from the restaurant by a parking lot and 11-foot tall hedge. The remaining adjoining properties are retail establishments.

There is only one school, Woodland Hill Elementary School, located approximately 1000 feet northwest of the site. There are no churches, hospitals, or parks located within 1000 feet of the site. Within a 600 ft. radius of the site the only alcohol license is held by Empire Liquor which is a Type 21 for off-site alcohol consumption

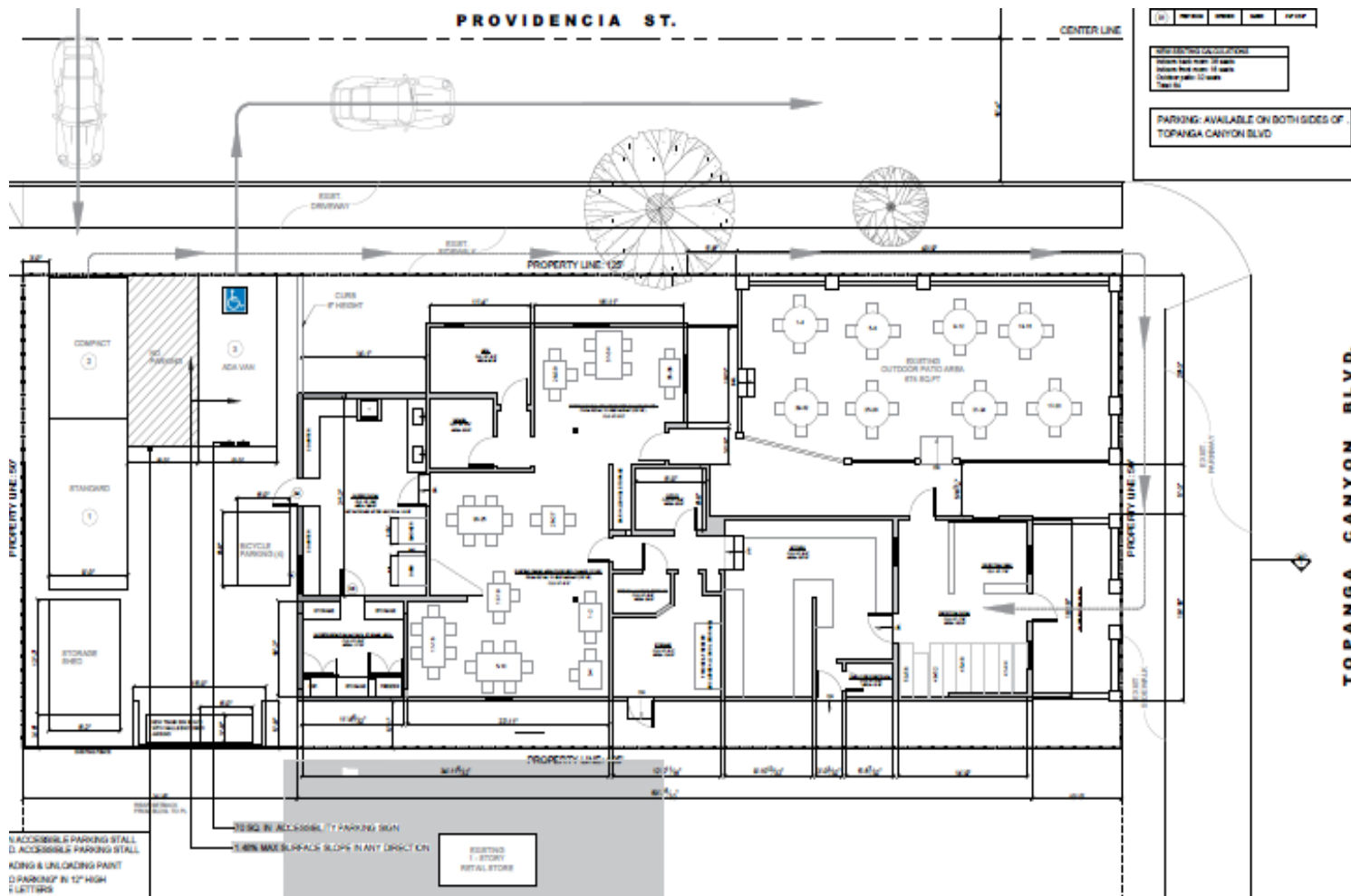
Facility and Use Designation Changes

The Rib Ranch Barbeque restaurant has been operating as a restaurant at the same location on the southwestern corner of Topanga Canyon Blvd and Providencia St. for over 40 years. The rear 757 sqft. dining area of the restaurant for the past 30 years had previously been used for retail purposes, and the designation has not been changed to restaurant use as part of the family restaurant. Currently, in addition to 52 interior seats, there is a 674 sqft. patio with



Rib Ranch Existing Floor and Parking Plan

32 seats along Providencia St. Another 180 sqft. patio area has been converted to a waiting area, with seats removed, along Topanga Canyon Blvd. The applicant is proposing to change the entire building designation to restaurant use and enlarge the 180 sqft. prep. room which is not presently covered by a C of O, and add storage and refrigeration area. This change will add 180 sqft plus 251.7 sqft. of restaurant use space to the back of the building (west elevation). Even though the floor area designated as restaurant use will increase, the rear dining area interior seating capacity will remain the same, and the seating capacity of the patio along Providencia Street will remain unchanged. Four seats will be eliminated from the front dining area with 16 seats remaining. The remaining portion of the front dining area will be converted to a reception area with the northwestern corner being dedicated to a reception desk replacing the 4 removed seats.



Rib Ranch Proposed Floor and Parking Plan

Area	Existing	Proposed
Rear interior dining	757 sqft. <i>retail</i> designation with 36 seats	757 sqft. <i>restaurant</i> designation with 36 seats
Front interior dining	20 seats Exclusive for dining	16 seats dining and reception area
Front patio	Front 180 sqft. patio with 8 seats	Exterior waiting area with limited seats and no dining
Side patio	32 seats	32 seats
Rear prep. room and storage	Total of 180 sqft. not covered by a C of O.	In addition to the existing unapproved 180 sqft., increase size of prep. room and add storage and refrigeration area for a total addition of 251.7 sqft. The resulting additional approved restaurant space will be 180+251.7 = 431.7 sqft.
Interior and exterior dining	Interior plus patios 96 seats	Interior plus one patio 84 seats

Building Area and Seating Changes

Parking and Egress Variances

The lack of sufficient parking spaces due to the limited space on the property has continued to be an issue for some time. The actual approved parking spaces currently are two behind the building.

Changing the entire building to be designated as restaurant use and adding 180 sqft of currently unapproved space and new 251.7 sqft. to the building increases the required number of parking spaces without adding any new seats and parking spaces. The applicant is proposing two tandem spaces, an ADA compliant space, and 4 bicycle parking spaces (equivalent to 1 auto space) for total of 4 parking spaces. Based on current code requirements and floor area to be designated as restaurant use, there should be 16 parking spaces. A search for offsite parking space has not yielded any available. The applicant is requesting a variance as the only remaining option. Continued operation with insufficient parking should only increase impact to the neighborhood during the added hours when breakfast is served.

The issue of cars having to back from the parking lot on to Providencia St. has always existed with the parking lot. There is not enough space, considering the current parking lot dimensions and current building footprint, to provide for a backup turning aisle. There is no room for additional parking anywhere on the property. The applicant is requesting a

variance to address this issue. Continued operation with cars backing onto a public street should only increase impact to the community during the added hours when breakfast is served.

PLUM MOTION

As pertaining to Case ZA-2020-1639, having held four public PLUM teleconference meetings for the application to renew the Conditional Use Permit to serve beer and wine on-site, request 2 variances regarding parking issues, change of use of a portion of the interior space from retail to restaurant use, and expand the building at the rear by approximately 5.5 feet to enlarge the prep. area and add a new storage and refrigeration room in an existing bone fide restaurant located at 4923 Topanga Canyon Boulevard. Woodland Hills, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the restaurant has been serving beer and wine for on-site consumption in accordance with approved CUBs for at least 10 years, with no reported related negative incidents; and,

WHEREAS, the applicant has agreed to continue to comply with the conditions stated in the current CUB ZA-2014-2731-CUB, with additional operating hours to include breakfast daily from 8:00 am. to 11:30 am., which can result in some additional traffic and street parking during those times; and,

WHEREAS, the applicant is requesting to reclassify the rear dining room portion of the building from a long existing retail designation to restaurant designation to be consistent with current use. This maintains not only the needed balance between interior restaurant floor area and the floor area of the exterior patio, but also triggers the requirement to provide more on-site parking spaces than are currently available. The restaurant is unlikely to survive without the use designation change; and,

WHEREAS, the applicant is proposing to extend the rear of the building by approximately 5.5 feet adding 251.7 sqft new area to the existing unapproved 180 sqft. to accommodate an enlarged prep. area and a new storage and refrigeration room. An on-site review revealed the need for the additional space for more efficient and safer operation of the restaurant, and that there will be no impact to the parking area; and,

WHEREAS, at the conclusion of the changes to the building and space reclassification, the seating capacity of the interior rear dining area and the remaining patio will be unchanged. However 4 dining spaces will be removed from the interior front dining area which will be converted to a reception area, and the small front patio will be converted to a waiting area with limited seats and no dining; and,

WHEREAS, the applicant plans to make adjustments to the facility for ADA compliance and to add one handicapped parking space for ADA compliance, leaving an additional 2 tandem spaces plus 4 bicycle spaces (equal to 1 auto space); and,

WHEREAS, the applicant, unable to find suitable alternatives to long existing insufficient on-site parking spaces and alternatives to vehicles backing from the parking lot on to a public street, is requesting variances for those items; and,

WHEREAS, the applicant has agreed to continue conducting all barbeque cooking activities inside the facility and to add a scrubber to the exhaust to minimize the amount of contaminants exiting to the outside; and,

WHEREAS, applicant surveys of surrounding neighbors confirmed, by signed letters, support for the planned changes to the facility and restaurant operation.

THEREFORE, IT IS HEREBY RESOLVED, that for the findings and conditions stated herein:

The PLUM Committee **supports** renewal of the existing CUB for serving beer and wine on-site with increase in hours of operation for breakfast; and,

The PLUM Committee **supports** changing the former retail designated portion of the building to restaurant use, including variances for insufficient on-site parking spaces and vehicles backing onto a public street; and,

The PLUM Committee **does not support** enlarging the unapproved 180 sqft. prep. area, adding a storage and refrigeration room, for a total of 431.7 sqft. additional space for restaurant use.

Conditions:

- 1.) All plans presented on November 10, 2020 at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re-submitted to Planning as an (updated) project application submittal.
- 2.) The applicant will not submit any significant, further plans without first presenting them to the WHWCNC for support.
- 3.) Any further modifications to the site plan, elevation(s) and architecture will be presented to the WHWCNC for support before submitting them to City Planning.

FURTHERMORE, The Planning, Land Use and Mobility Committee recommends 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 recommendation to **receive only partial support** for this application as presented on November 10, 2020.

Motion: Henry Rice, PLUM Case Leader

Second: Lauren Coffman

Vote:	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
	6	0	1