

Planning, Land Use, and Mobility Committee
Case Report
[Alcohol \(Cub\) and Adult Entertainment](#)
03/02/2023



ZA-2022-7413-CUB
23393 Mulholland Drive, WOODLAND HILLS, CA 91364
Allow the sale of beer and wine for on-site consumption only.

DESCRIPTION

The Applicant is requesting a CUB Alcohol (CUB) & Adult Entertainment Establishments conditional use permit to allow for the sale and dispensing of beer and wine for on-site consumption in conjunction with Mendocino Farms Sandwich Market under construction, located within the El Camino Shopping Center along with a variety of retail, restaurants, and service tenants. Mendocino Farms occupies 2,636 sf with 28 interior seats and operating hours from 10 AM to 11 PM daily.

Applicant: Spencer Trombley t: 310-977-1626; Email: strombley@mendocinofarms.com
Mendocino Farms Sandwich Market, 2004-H East Park Place, El Segundo, CA 90245

Representative: Nina Raey t: 714-227-5223; Email: nina@rsi-group.com
RSI Group, Inc. 3187-A Airway Ave, Costa Mesa, CA92626

Property Owner: Regency Centers, LP, t: 213-553-2283; Email: stevenfelderman@regencycenter.com
915 Wilshire Blvd, Suite 2200, Los Angeles, CA 90017

Case Manager: Sean McCarthy, Sean@jacksonmccarthy.com ~ 818-389-1876

ANALYSIS

The restaurant is located within the El Camino Shopping Center, along with various retail, restaurants, and service tenants. El Camino Shopping Center has shared on-site parking spaces for the use of all its tenants.

Mendocino Farms occupies a 2,636-sf interior tenant space within the Center. The restaurant offers 28 interior seats. Hours of operation are 10 AM to 11 PM daily. The property is located in the C1-1VL and C1.5-1VL, and P-1VL zones and is designated Neighborhood Office Commercial. It is in Council District 3, the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan area. The project is Restaurant Beverage Program Eligible.

FINDINGS

- All sales and restaurant facilities are located entirely on private property.
- The site is within 1,000 feet of the following “Sensitive Uses,” including 2 Church, Kingdom Hall of Jehovah’s Witness on Ave San Louis, and LDS Church on Mulholland Dr. and Calabasas Creek Park.
- There are 8 existing Alcohol Beverage Outlets for on-site and off-site sales at the Boiling Crab, Bristol Farms, Thaichaba, CVS Pharmacy, Sushi Planet, and Maria’s Trattoria.
- Additionally, 600 single-family homes and 6 condominiums are within 600 feet of the location.
- There will be no entertainment component, dancing, music, or other adult entertainment.

REQUIREMENTS

- There are no LAPD complaints associated with the site.
- Food will be sold on-site, alcohol will be sold only with food purchases, and no sales for offsite consumption.
- There will be no sales of commemorative mugs or glasses.
- Alcohol sold in cans or bottles will not exceed 750 ml.
- The facility complies with the Caldera Bill, Secs. 23958 and 23958.4, as the establishment is a restaurant.

RESOLUTION

As pertaining to Case ZA-2022-7413-CUB, having held one virtual public meeting held February 2, 2023, for the A CUB, pursuant to the provisions of section 12.24-W.1 of the Los Angeles Municipal Code, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,636 sf location with a total occupancy of 28 indoor seats where alcohol sales are proposed, having the hours of operation from 10 AM to 11 PM daily within the Ventura Boulevard Specific Plan area.

WHEREAS, Applicant’s request authorization of a CUB to allow for the sale and serving of beer and wine; and,

WHEREAS, Applicant’s proposed location for alcohol service is located entirely on private property and has exclusive control over premises where alcohol is served,

THEREFORE, the Planning, Land Use, and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by Spencer Trombley / Mendocino Farms Sandwich Market for the proposed conditional beer and wine permit at El Camino Shopping Center located at 23393 Mulholland Drive, WOODLAND HILLS, CA 91364 receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions contingent upon the following conditions:

CONDITIONS:

1. All personnel acting as manager or server at the premise shall attend a Standardized Training for Alcohol Retailers (STAR) session sponsored by the Los Angeles Police Department (LAPD).
2. The Petitioner(s) shall be responsible for maintaining free of litter in the area and adjacent to the premises over which they have control.
3. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees.
4. No intoxicated person or persons observed publicly drinking shall be admitted to the location,

5. The parking spaces allotted to the Applicant on the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
 6. No illuminated (i.e., neon) or alcohol advertising or digital signage will be in the windows or the business storefront.
 7. Signs shall be posted in English, and the predominant language of the facility's clientele, if different, that California State Law prohibits the sale of alcoholic beverages to persons under 21.
 8. The Applicant shall provide the Zoning Administrator a copy of each license suspension thereof or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
 9. No smoking of tobacco or recreational/medical marijuana products, including cigarettes, cigars, hookah, vape, or water pipes, either inside the location or on any outdoor patios.
 10. All exterior public spaces (front, side, and rear) will be illuminated with sufficient lighting for the police to identify all persons standing outdoors at night.
 11. The business operator shall install video surveillance cameras and monitors inside the premises and cameras outside, which show the outside frontage area, to the satisfaction of the Police Department prior to the exercise of the grant. The business operator shall submit evidence of compliance to the Zoning Administrator. The business operator shall maintain the video for at least two weeks and make them available to the Police Department upon request.
 12. That the authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the Zoning Administrator reserves the right to impose additional corrective conditions if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property or to revoke or amend this authorization if conditions are not met, or operation of the site continues to constitute a nuisance.
 13. At all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
 14. No live entertainment, amplified music, or dancing shall be permitted on the premises at any time.
 15. These Conditions of Approval shall be retained on the property at all times and shall be produced immediately upon the request of a Police Officer. The manager shall be made aware of the Conditions and inform their employees. The manager shall also maintain an emergency contact number for the property owner.
 16. No person under 18 shall serve or sell alcohol.
- 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 03/08, 2023.

Vote: Yes, No, or Abstaining