

Planning, Land Use, and Mobility Committee  
 Case Report  
 Master Conditional Use Permit Beverage  
 August 3, 2023

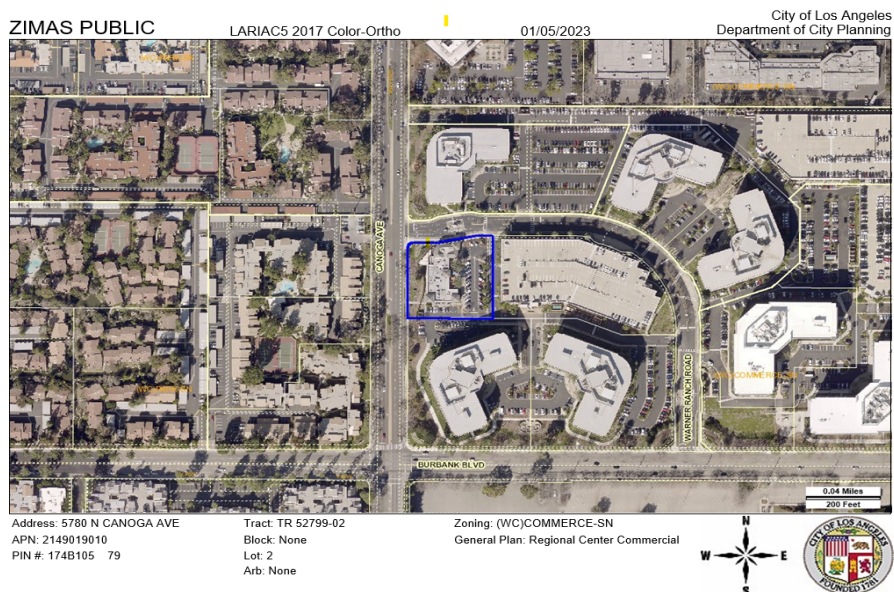


Case number ZA-2023-2536-MCCIP  
 Location: 5780 Canoga Avenue, Woodland Hills, CA 91367  
 Master Conditional Use Permit Beverage, and  
 expansion of outdoor dining with exterior remodel

**REQUESTED**

This is a request for two (2) exceptions. The first is for a Master Conditional Use Permit Beverage (M.C.U.B.), pursuant to L.A.M.C. Section 12.24 W.1 for on-site sales, service, and consumption of a full line of alcoholic in five (5) existing establishments located in a standalone “Food Court.” Hours of operations from 6:00 AM to 2:00 AM, daily. The second is a request for approvals and permits from the Los Angeles Department of Building and Safety for 414 exterior seats, expansion of a shared outdoor dining patio, and updating the look and activating the back of the building facing Canoga Ave. The project is completely within the Warner Center (WC) Commerce District.

**SUBJECT PROPERTY**



The Subject Property is a corner lot with a 224-foot frontage on Warner Ranch Road and a 220-foot frontage along Canoga Avenue. The lot comprises approximately 53,571 sq ft and is currently developed with a one-story “Food Court” building of 10,422 sq ft, built in 2002.

The Food Court includes five (5) restaurants, each providing indoor seating and designated outdoor dining areas. The entrance to all units is from the interior of the office park complex on Warner Ranch Road. There is parking in front of and along the south side of the building, with additional parking in an adjoining parking garage. Per the Certificate of Occupancy, 100 parking spaces are required, and 102 spaces are provided. Landscaping, approved under Case No. DIR-2001-1642-SPPM is provided throughout the property, including a 50-foot landscape setback along Canoga Avenue.

### **LAND USE AND ZONING INFORMATION**

The property is classified in the General Plan for Regional Center Commercial land use and zoned Warner Center Commerce-SN under the Warner Center 2035 Specific Plan. The S.N. zoning also designates the property within the Warner Center 2035 Plan Sign District.

### **SURROUNDING LAND USES**

The property is part of an 18-lot subdivision on 35 acres. The current build-out has eight low-rise office buildings, two restaurants, the subject property food court, and one childcare center. The properties across Canoga Avenue to the west are zoned WC Park District and developed with multifamily residents. Canoga Avenue, adjoining the property on the east, is a designated Major Highway (Class II). Warner Ranch Road, connecting the property on the south, is a private street with a varied width of 65-78 feet and improved with asphalt, curb, gutter, and sidewalk.

### **PREVIOUS ZONING RELATED ACTIONS (SUBJECT PROPERTY)**

#### **Existing Conditions**

The subject property is within an 18-lot subdivision of roughly 35 acres at the northeast corner of Burbank Boulevard and Canoga Avenue. Parking will be provided in surface parking lots and two multi-level parking structures.

Case No. DIR 2001-1642 (S.P.P.M.) – 8/5/01 Approval of a modification of plans from C.P.C. 90- 0055(P.P.) for an office park containing eight low-rise office buildings, two restaurants, a food court, and a new childcare center.

Case No. Z.A. 2008-2834(C.U.B.)(C.U.) – 4/6/09 Approval of a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for on-site consumption, in conjunction with the operation of a proposed 2,250 square foot restaurant and a Conditional Use Permit authorizing hours of operation from 9 am to 12 midnight (Friday- Saturday) which deviates from Commercial Corner Development standards.

### **PROJECT DESCRIPTION**

The Applicant is proposing a Master Conditional Use Permit Beverage (M.C.U.B.) for the sale, service, and on-site consumption of a full line of alcoholic beverages for five of the identified spaces within a “food court” building built in 2002 (“Project”).

The food court comprises a one-story, 10,422 sq ft building with five restaurant tenant spaces.

The food court was approved in 2001 under Department of City Planning Case No. DIR 2001-1642 (SPPM). One tenant received a Conditional Use Permit for alcohol sales in 2009 under Department of City Planning Case ZA-2008-2834(C.U.B.)(C.U.). This grant expired in 2016.

Total alcohol sales will cover approximately 9,990 square feet of indoor floor area plus 3,751 square feet of outdoor dining on private property. Seating for each tenant space is provided in the following table.



Existing exterior entrance conditions.



Requested improvements.

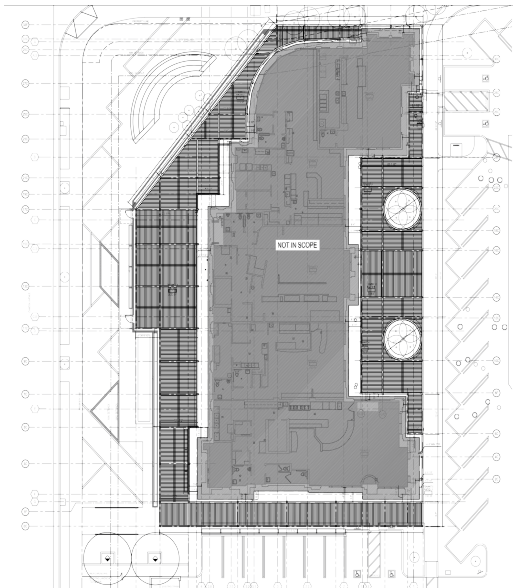
	Indoor Area / Number of Seats	Outdoor Patio Area / Number of Seats
Tenant 1	1,442 sf / 56	110 sf 534 sf / 24 seats
Tenant 2	2,157 sf / 54	Front: 841 sf / 34 seats Rear: 1,479 sf / 84 seats
Tenant 3	2,159 sf / 48	Front: 541 sf / 28 seats Rear: 1,150 sf / 60 seats
Tenant 4	1,623 sf / 32	1,159 sf / 56 seats
Tenant 5	2609 sf / 50	Front: 1,100 sf / 72 seats Rear: 900 sf / 56 seats
TOTAL	9,990 sf / 240 indoor seats	7,814 SF/ 414 outdoor seats



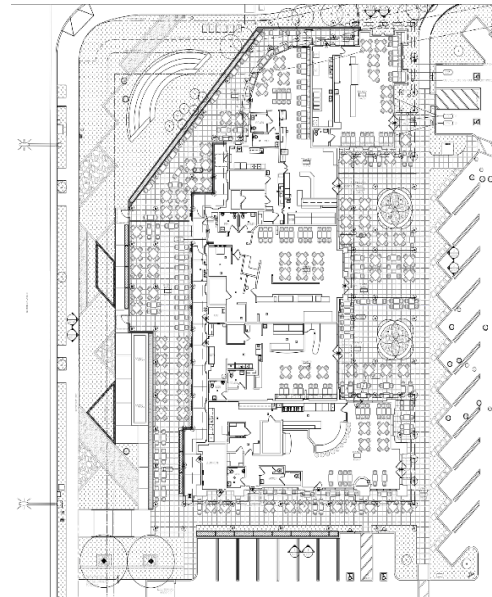
The food court will undergo upgrades to the exterior of the building, with new finishes and hardscape elements. Existing outdoor dining areas will be expanded to wrap around the perimeter of the building and provide each tenant with inviting patio seating and gathering spaces. The expanded outdoor dining areas will remove this “back of building” appearance along Canoga Avenue and activate the streetscape.

New signage will also be requested under a separate application per the provisions of the Warner Center 2035 Plan and Warner Center 2035 Sign District Plan.

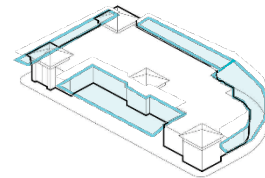
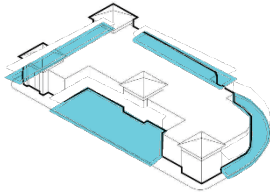
The food court is required to provide 100 parking spaces, and 102 parking spaces are provided. The spaces are in the surface parking lot adjoining the building and the adjacent parking garage. The site is accessed from Warner Ranch Road off Canoga Avenue. Warner Ranch Road is the main entrance to an abutted office park.



Outdoor Pergola Ceiling



Seating Plan



## CONDITIONAL USE PERMIT FINDINGS

### L.A.M.C. 12.24 W.1

Pursuant to L.A.M.C. Section 12.24.W.1, the Applicant requests a Master Conditional Use Permit for Beverage (“M.C.U.B.”) for the on-site sales, service, and consumption of a full line of alcoholic beverages for five (5) existing establishments located in a standalone “Food Court” operating hours from 6:00 am to 2:00 am, daily, and includes 414 seats at a shared outdoor dining patio.

Under the Warner Center 2035 Specific Plan, the Commerce District is the most “jobs-rich” district, providing flexible-employment uses such as hybrid industrial, healthcare-related, theatrical, creative, and research and development uses with some associated retail. The S.N. zoning designates the Warner Center 2035 Plan Sign District property.

The Project improves the surrounding neighborhood by providing quality dining and beverage options and services that benefit the community. The location is convenient for employees in the adjacent office campus for lunch, dinner, and after-work hours, reducing the need for vehicle trips. Additionally, redesigning the outdoor dining will provide the local workforce with gathering areas, activating the office park campus.

A Master C.U.B. would allow all restaurant tenants the flexibility to sell and serve alcoholic beverages. The restaurant business boosts the Los Angeles economy by creating jobs, sales, and business tax revenues. The City of Los Angeles is actively reviewing an Al Fresco Dining Ordinance, allowing restaurants to maintain outdoor dining. The Ordinance is expected to establish a streamlined pathway in the Zoning Code for restaurants to continue or create outdoor dining areas.

The 10,422 sq ft, one-story food court building is consistent with the size, height, and use requirements of the Warner Center 2035 Plan.

## **RESOLUTION**

As pertaining to Case ZA-2023-2536-MCCIP, having held one virtual public meeting held August 3, 2023 for two action.

### **MOTION NUMBER ONE Master Conditional Use Permit (MCUP)**

The first a Master Conditional Use Permit Beverage (MCUB) for the sale and dispensing of a full line of alcohol for on-site consumption pursuant to the provisions of section 12.24-W.1 of the Los Angeles Municipal Code, allowing the sale and dispensing of a beer and wine alcoholic beverages for on-site consumption. The hours of operations are from 6 AM to 2 AM daily. The project is within the Warner Center Commerce District.

**WHEREAS**, Applicant's request authorization for a Master Conditional Use Permit covering all five restaurants in the Food Court for the sale of a full line of alcohol,

**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 Bolour Associates and Canoga Ranch Holding Company for the Food Court for the proposed MCUP for a full line of alcohol at 5780 Canoga Ave, WOODLAND HILLS, CA 91367 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. Each restaurant owner shall make application separate from the Applicant to the State of California and Los Angeles Police Department regarding their issuing a alcohol license
2. 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 (L.A.P.D.).
3. The Petitioner(s) shall be responsible for maintaining free of litter in the area and adjacent to the premises over which they have control.
4. No alcoholic beverage shall be consumed on any property adjacent to the licensed premises under the control of the licensees.
5. No intoxicated person or persons observed publicly drinking shall be admitted to the location,
6. 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.
7. No illuminated (i.e., neon) or alcohol advertising or digital signage will be in the windows or the business storefront.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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.
13. 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.
14. At all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
15. No live entertainment, amplified music, or dancing shall be permitted on the premises at any time.
16. 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.
17. 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 08/03/2023.

/ Moved, / Seconds

Vote: Yes / No / or Abstaining

**MOTION TWO** Request for a Approval of Permits, under the MCUP, from Los Angeles Building and Safety to allow expansion of outdoor dining and remodel of the Food Court.

**MOTION**

As pertaining to Case ZA-2023-2536-MCCIP, having held one public meeting held August 3, 2023 to consider additional outdoor seats and remodeling of the entire Food Court, including signage. The Food Court is a 10,422 sq ft, one-story building that is consistent with the size, height, and use requirements of the Warner Center 2035 Plan. The Applicant requests approvals and permits from the Los Angeles Department of Building and Safety for an additional 414 exterior seats in a Food Court with an existing 240 seats which bring the total seating to 654. The new shared outdoor dining patio will include updating the look and activating the back of the building facing Canoga Ave. The project is completely within the Warner Center (WC) Commerce District.

**WHEREAS,** The Warner Center Commerce District is the most "jobs-rich" district and the Food Court Project will serve the surrounding neighborhood by providing quality, convenient dining to local residents as well as employees,

**WHEREAS,** Providing the office park office employees with dining options that reducing the need for vehicle trips.

**WHEREAS,** The redesign the outdoor dining area will activate the office park campus which today is lacking.

**WHEREAS,** A Master C.U.B. would allow all restaurant tenants the flexibility to sell and serve alcoholic beverages.

**WHEREAS,** The food court is required to provide 102 parking spaces are provided adjoining the Food Court with additional parking an an adjacent parking garage.

**WHEREAS,** Al Fresco dining has been is a boost the Los Angeles economy, creating jobs, and business tax. Further, an Al Fresco Dining Ordinance, is under consideration before the Los Angeles City Council allowing restaurants to maintain outdoor dining and is expected to establish a streamlined pathway in the Zoning Code for restaurants to continue or create outdoor dining areas.

**THEREFORE,** the Planning, Land Use, and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by Bolour Associates and Canoga Ranch Holding Company for the Food Court for the proposed MCUP for a remodel, and upgrade to the Food Court, including the expansion of outdoor seating at 5780 Canoga Ave, WOODLAND HILLS, CA 91367 receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council for the requested actions contingent upon the conditions states in Motion One.

**FURTHER,** 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 08/03/2023.

/ Moved, / Seconds

Vote: Yes / No / or Abstaining