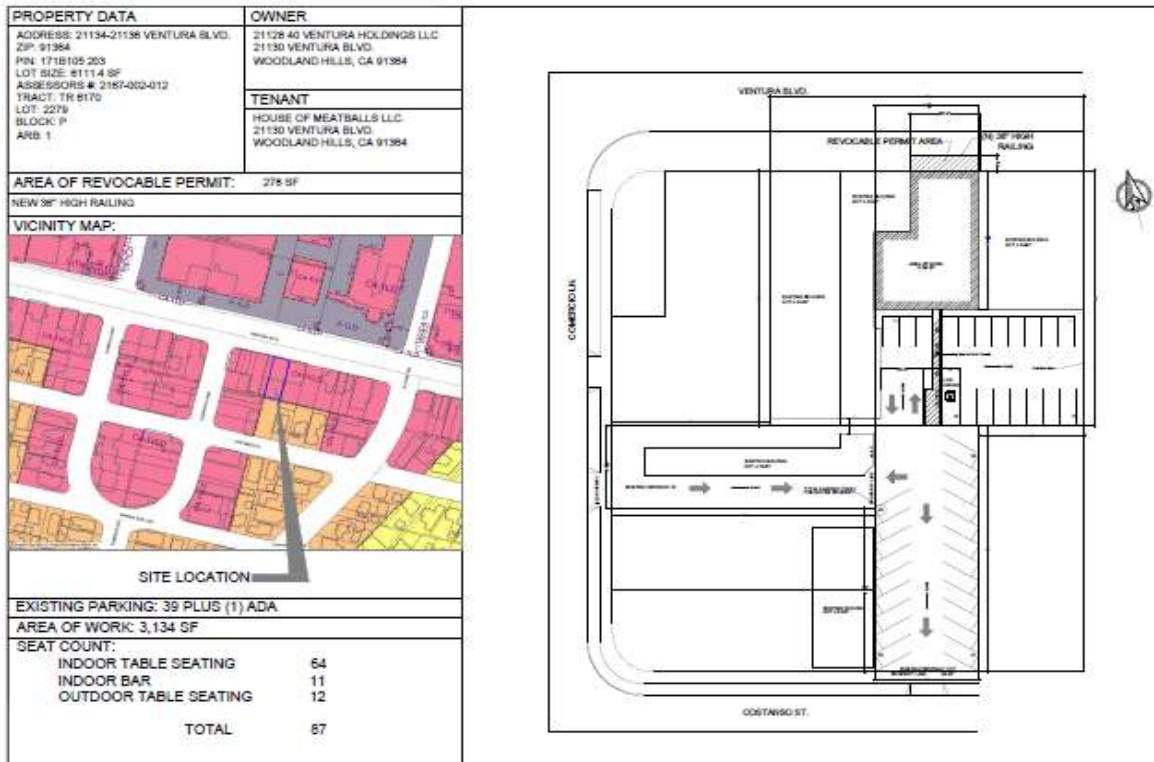


Phone: (310)-488-9863
 E-Mail: Larav1988@gmail.com

Representative: Sherrie Olson
 PLRC
 1030 N. Mountain Ave.
 Ontario, CA 91762
 Phone: (909)-519-1816
 E-Mail sherrieolson2@gmail.com

LA City Planner: Oliver Netburn: Email: oliver.netburn@lacity.org
PLUM Case Leader: Martin Lipkin: E-Mail: martinlipkin@yahoo.com

Analysis: This alcoholic beverage CUP request is an upgrade in service from an existing beer/wine only CUB that has been in place at the restaurant for a since 2014, to a CUB that allows on-site consumption of a full line of alcoholic beverages. No discounted drinks will be available. The restaurant is requesting its daily hours of operation be from 10 AM until 1 AM for both the interior and patio instead of the allowed 2 AM because the center it is located in has a 1 PM cut off. There is no minimum age requirement for the full service restaurant attendees, and during its hours of operation the restaurant will serve alcoholic drinks only with food orders.

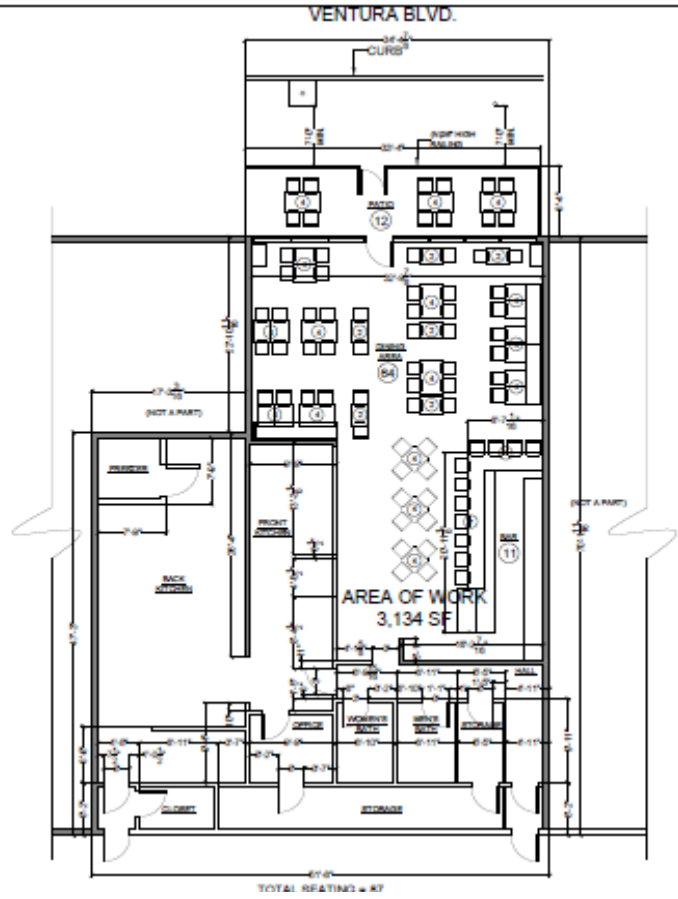


Site Plan and Parking

The new CUB will cover 82 interior seats and 12 sidewalk/patio seats in the public right-of-way(revocable permit from B&S in effect) that now exist in the restaurant. The upgrade will not negatively the adjacent stores/restaurants, and will have virtually no impact the neighboring community. It conforms to the Cahuenga Blvd./Ventura Blvd. Corridor Specific Plan and is in keeping with the City’s General Plan. The property is zoned C4-1VLD which allows for such uses. The outdoor patio area is on both private property and on the public right-of way. A revocable permit has been obtained and is in effect. No new area is being added to the interior or exterior.

There are 40 shared parking spaces on site and the restaurant requires 12 spaces. The restaurant will only have recorded music playing for customers and there will be no entertainment of any kind. No alcohol signage will be visible from outside the restaurant.

The sidewalks appear to be adequate for patio dining which is most prevalent on the south side of Ventura Blvd. Courtyard by Marriot and Gasolina Restaurant which sells on-site alcohol beverage is within 500feet. Within 700 feet are Poquito Mas, Trader Joe’s and Déja vu Liquor. Within 1,000 feet are Whole Foods Market, Pickwick’s Pub and Paolis Italian Kitchen.



Interior Seating Plan for HOM

Sensitive uses nearby are St. Luke's Lutheran Church, Graceroad Korean Church, Halsey Schools Infant Center and Preschool and Park Ventura Senior Living. There are twelve R2 (Duplex) parcels within 600 feet.

This application is being processed under the existing procedures for this type of permit for full line of alcohol onsite sales. The PLUM committee acknowledges that the City of Los Angeles is close to adopting the Restaurant Beverage Program as proposed by City Planning for which this establishment could qualify if it were currently in effect and get same-day approval over the counter.

MOTION

PLUM Motion pertaining to HOM (House of Meatballs) at 21136 W Ventura Boulevard, Woodland Hills, CA 91364

PLUM Motion pertaining to HOM (House of Meatballs) at 21136 W Ventura Boulevard, Woodland Hills, CA 91364

As pertaining to Case **ZA-2020-2482-CUB-CU**, having held one public meeting for an upgrade from an existing beer/wine only Conditional Use Permit to a CUB allowing for a full line of alcohol on-site consumption in an existing 3,134 sq. ft. restaurant with 82 interior seats with hours of operation from 10 AM a.m. to 1 AM daily and an existing railed-off uncovered patio fronting Ventura Blvd. with 12 outdoor seats, pursuant to Los Angeles Municipal Code Section 12:24 -W1/W27 CUB.

WHEREAS, the applicant attests that the following is true:

- 1) The establishment is maintained as a bona fide eating place (restaurant) with an operational kitchen where food is prepared on-site and with a full menu containing an assortment of foods. Food service is available at all times during operating hours. The restaurant provides seating and dispenses food and refreshments for consumption on the premises and not solely for the purpose of food takeout or delivery; and,
- 2) The establishment has not been the subject of nuisance abatement; and,
- 3) The establishment plans to have only 82 total indoor and 12 outdoor seats which is between the 20 and 150 seat limits of the Restaurant Beverage Program; and,
- 4) The establishment is not a drive-through fast-food restaurant; and,
- 5) The restaurant is not part of a multi-tenant entitlement; and,
- 6) Daily hours of operation are limited to the hours between 10:00am to **1:00 am** for indoor seating and between **10:00 am and 1:00 am** for outdoor seating, along

- with no after-hours use of the establishment, other than for routine clean-up and maintenance; and,
- 7) All food and beverages are delivered to tables by employees; and,
 - 8) There are no pool tables or billiard tables; and,
 - 9) There is no dancing or Adult Entertainment pursuant to LAMC Section 12.70; and,
 - 10) There is no minimum drink purchase required of patrons; and,
 - 11) There is no charge for admission; and,
 - 12) The restaurant does not organize or participate in organized events where participants or customers pre-purchase tickets or tokens to be exchanged for alcoholic beverages at the restaurant; and,
 - 13) All service of alcoholic beverages is conducted by an employee; and,
 - 14) The restaurant does not sell distilled spirits by the bottle, or wine or champagne bottles that exceed 750 milliliters; and,
 - 15) No employee, while working, is allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises; and,
 - 16) No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises; and,
 - 17) There is no age limitation restricting access to any portion of the restaurant
 - 18) There will not be any shared seating between the restaurant and other restaurants; and,
 - 19) The restaurant will not use fixed or portable bars; and,
 - 20) No booth or group seating is provided. There are no walls or partitions separating seating areas; and,
 - 21) The property does not abut an A or R zone nor and A or R zone across the alley; and,
 - 22) Outdoor food and beverage service shall be limited to seated patrons; and,
 - 23) There shall be no live entertainment, karaoke, or disc jockeys on the premises; and,
 - 24) There shall be no television monitors, screens, music or speakers in any outdoor area; and,
 - 25) Entertainment in conjunction with the restaurant is limited to indoor ambient music to complement the dining experience, and is limited to background music at a low volume that is not audible outside of the building; and,
 - 26) Any music, sound or noise under control of the restaurant will not violate Sections 112.06 or 116.01 of the Los Angeles Municipal Code (citywide noise regulations).
 - 27) No more than 50% of the entire restaurant will be closed to the public for private events; and,

- 28) All portions of the restaurant used for private events are subject to all these provisions and hours of operation stated herein; and,
- 29) A telephone number and an email address shall be provided for complaints or concerns regarding the operation of the restaurant. The phone number and email address shall be posted on a sign at least 8.5 × 11 inches in size, which shall be updated to reflect any changes, at the entry visible to pedestrians and in the reception area; and,
- 30) Complaints shall be responded to within 24 hours by the restaurant. The restaurant shall maintain a log of all calls and emails, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request. Within the restaurant, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 foot-candles (21.5 lx); and,
- 31) All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 foot-candles (2.15 lx). Lighting shall be directed onto the site without being disruptive to persons on adjacent properties; and,
- 32) A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department; and,
- 33) The restaurant shall be responsible for maintaining the premises and adjoining rights-of- way free of debris and litter; and,
- 34) The restaurant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under its control to prevent behavior that adversely affects or detracts from the quality of life for adjoining residents, property owners, and businesses.
- 35) The restaurant shall take all reasonable steps to ensure the conditions and activities on the premises and within the parking areas under its control do not adversely affect or detract from the quality of life for adjoining properties, property owners, and businesses; and
- 36) Within 24 hours of its occurrence, all graffiti on the property under the restaurant's control shall be removed or painted over to match the color of the surface to which it is applied; and,
- 37) All trash and recycling bins under control of the restaurant shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow; and,
- 38) Loitering is prohibited on all areas under the control of the restaurant. A "No Loitering or Public Drinking" sign that is a minimum of 4 × 6 inches shall be posted outside next to every exit; and,

- 39) An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use; and,
- 40) The restaurant shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment; and,
- 41) A minimum of one on-duty manager with authority over the activities within the restaurant shall be on the premises at all times that the restaurant is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). The restaurant shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control; and,
- 42) Within the first six months of operation or the administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the restaurant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment; and,
- 43) A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for any outdoor dining area located in the public right-of-way. A copy of the approved Revocable Permit, including a plot plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right-of-way; and,
- 44) The City shall have the authority to conduct inspections to verify compliance with any and all of these requirements; and,
- 45) A copy of the approval requirements from City Planning shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control; and,
- 46) Prior to the Conditional Use Permit final approval, the owner and operator shall execute and record a covenant and agreement satisfactory to the Director of Planning, acknowledging that the owner and operator shall agree to comply with each of the provisions set forth in the determination letter. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the requirements attached

must be submitted to the Department of City Planning for approval before being recorded; and,

WHEREAS, the above conditions follow the proposed requirements for the Restaurant Beverage Program;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the statements and conditions stated herein, recommends that this PLUM Motion regarding the Conditional Use Permit application and plans submitted on behalf of Lara Vittimo of GLPC, LLC, for HOM (House of Meatballs) located at 21136 W. Ventura Blvd., Woodland Hills, CA 91364, receive the support of the Board of the Woodland Hills-Warner Center Neighborhood Council.

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 supporting recommendation to approve this application as presented on October 9, 2020.

Motion: Marty Lipkin

Second: Sean McCarthy

Vote: Aye: 7 Nay: 0 Abstain: 0 Motion Passes