

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



Rib Ranch Barbeque Restaurant - 4923 Topanga Canyon Boulevard

PLUM Meetings: September 3, 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 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.

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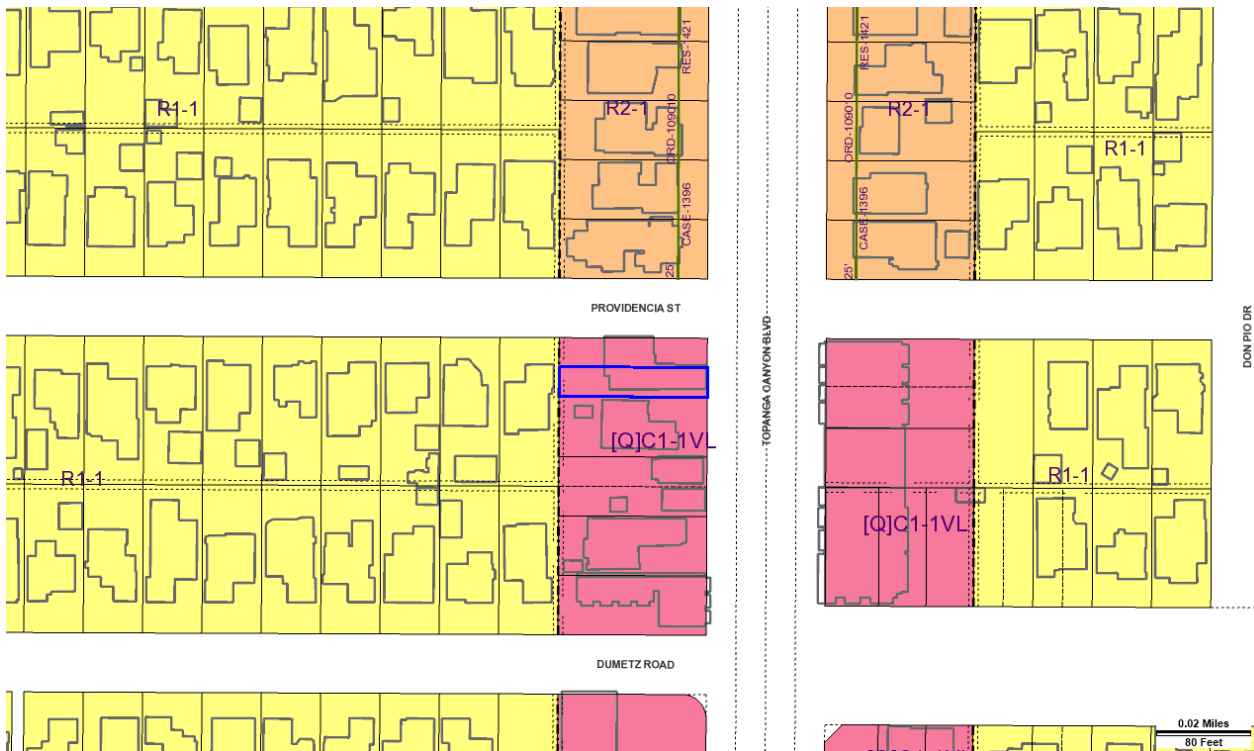
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Submitted By: Henry Rice, WHWCNC PLUM Case Leader

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 6250 sqft. in the outer corridor of the Mulholland Scenic Parkway. The applicant 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. The applicant is also 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. In addition, the applicant is requesting variances to cover existing conditions of insufficient on-site parking spaces and vehicles backing out of parking area on to Providencia Street.

OVERVIEW AND ANALYSIS

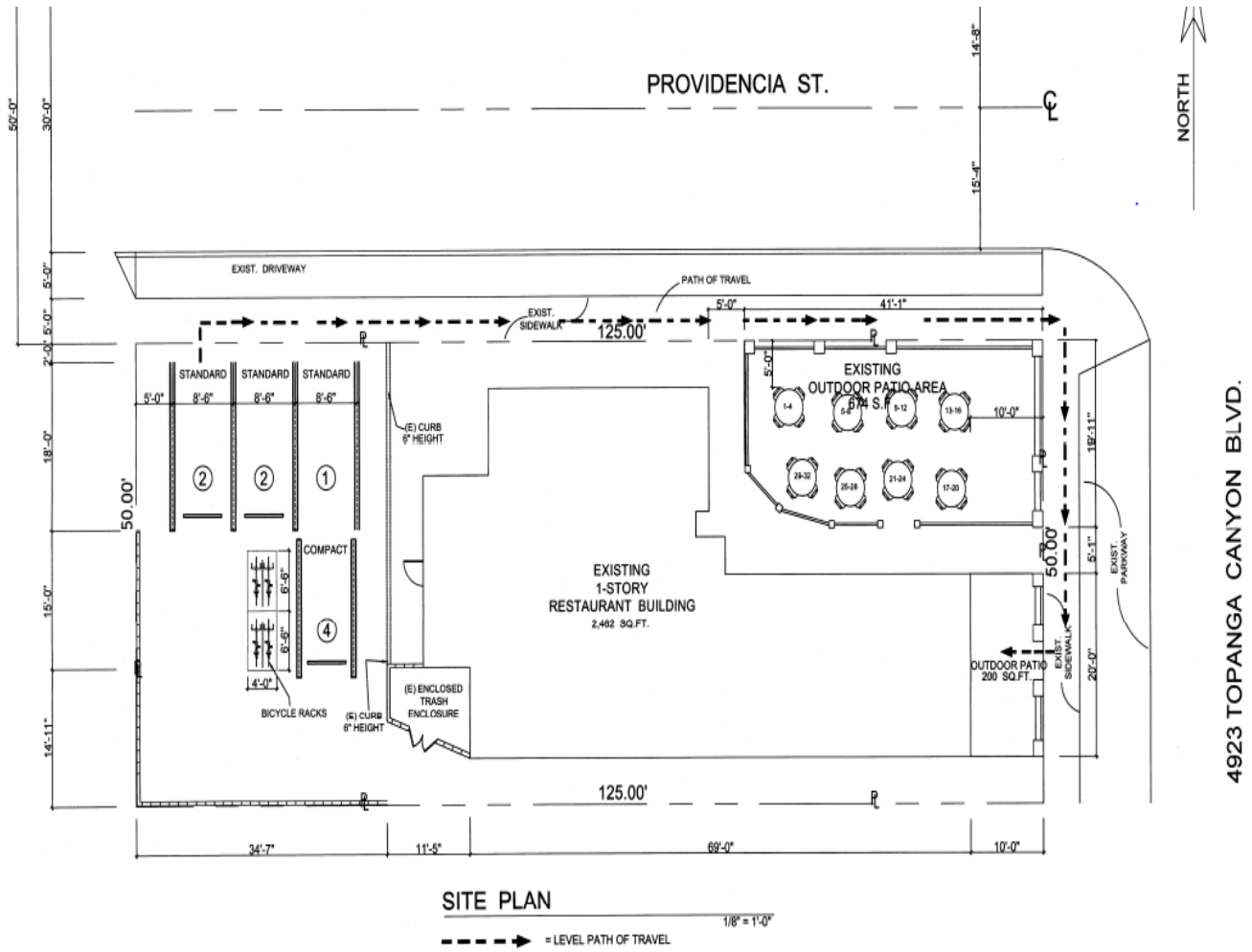
CUB Renewal

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 8:30 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

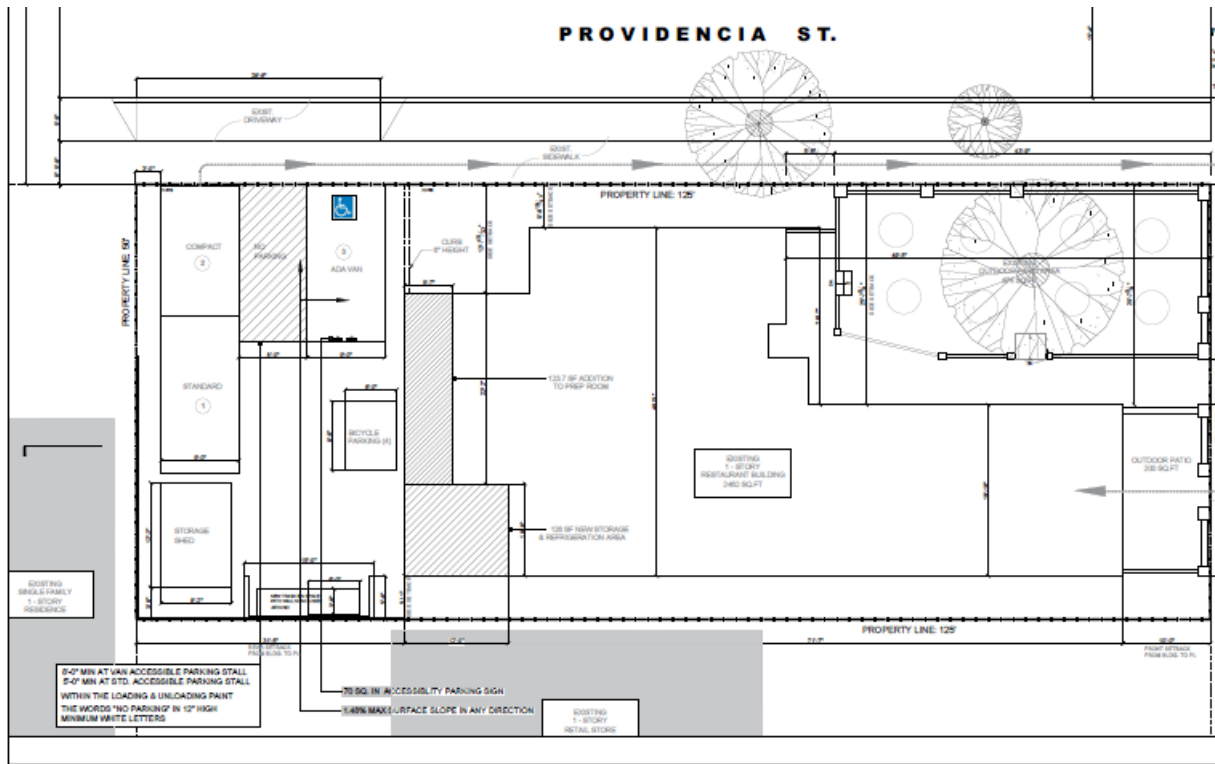
Facility and Use Designation Changes

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 dining room area of the restaurant for the past 30 years had previously been used for retail purposes, and the designation has not been changed to use as part of the family restaurant. Currently, in addition to 56 interior seats, there is a 731 sqft. patio with 32 seats



Rib Ranch Existing Site Plan

along Providencia St., and another 180 sqft. patio with 8 seats along Topanga Canyon Blvd. The applicant is proposing to change the entire building designation to restaurant use and enlarge the prep. room and add storage and refrigeration area. This change will add 251.7 sqft. to the back of the building (west elevation). Even though the floor area designated as restaurant use will increase, the interior seating capacity will remain the same, and the seating capacity of the patios will remain unchanged.



Rib Ranch Proposed Floor and Parking Plan

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 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 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. A variance request appears to be 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 backup turning aisle. There is no room for additional parking anywhere on the property. The applicant is offering a variance request 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. The applicant is offering a variance request for this condition.

DRAFT MOTION

As pertaining to Case ZA-2020-1639, having held two 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, and change of use of a portion of the interior space from retail to restaurant use. In addition, the applicant is proposing to expand the building at the rear by approximately 5 feet to enlarge the prep. area and add a new storage and refrigeration room in an existing 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 8:30 am. to 11:30 am., which can result in some additional traffic and street parking at that time; 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 on the exterior patios, 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 feet to accommodate an enlarged prep. area and a new storage and refrigeration room which will not impact the current parking area; and

WHEREAS, at the conclusion of the changes to the building and space reclassification, the seating capacity of the interior and the patios will remain unchanged; and,

WHEREAS, the applicant plans to add one handicapped parking space for ADA compliance leaving 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,

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 for changing the former retail designated portion of the building to restaurant use, enlarging the prep. area, adding a storage and refrigeration room, renewal of the existing CUB for serving beer and wine on-site, and parking associated variances receive the **support** of the Board of the Woodland Hills-Warner Center Neighborhood Council.

Conditions:

- 1.) All plans presented on October 14, 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 **support** this application as presented on October 14, 2020.

Motion: Henry Rice, PLUM Case Leader

Second:

Vote: Aye Nay Abstain