

Planning, Land Use and Mobility Committee



Case Report (R-1) Conditional Use Permit (CUP) Renewal Application

ZA-99-2667-ZV-PAD-PA7

Sagebrush Cantina Restaurant, 23527 Calabasas Road, Woodland Hills, 91302



WHCWCNC Meeting: July 14, 2021

Project Request: The Sagebrush Cantina has been a Woodland Hills landmark since 1976, and is one of the largest restaurant and entertainment sites in Los Angeles. The applicant is seeking to renew (approved 7 times previously) their existing CUP entitlement for on-site alcoholic beverage service (full line of alcoholic beverages), on-site consumption, live entertainment, and patron dancing (indoor and outdoor dance floors) in conjunction with an existing 11,300 SF restaurant, indoor and outdoor dance floors, and performance stage. All existing conditions will be extended with the CUP renewal. The

restaurant can accommodate 820 indoor and outdoor dining patrons, and will have operating hours and alcohol sales from 11 AM to 12 Midnight Monday through Wednesday, 11 AM to 1:30 AM on Thursday, 9:30 AM to 1:30 AM Friday, 9 AM to 1:30 AM Saturday, and from 9 AM to 12 Midnight on Sunday.

The restaurant site is located in the C1-V-1VL and RA-1VL zones and is not adjacent to any residential or commercial structures to the east or west. The City of Calabasas is directly to west across from the site and fronts the road with commercial and restaurants, and the rear of the site borders the 101 Freeway and Valley Circle/Mulholland off ramp. The site has a special cultural/historic landmark designation in that it is located on part of the Leonis Adobe property.

Applicant/Owner: Donal Tavey
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(Site Owner: Leonis Adobe Association-23537 Calabasas Rd.,
91302)
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Representative: Al Pratt
The Troubleshooter
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LA City Planner: (Not Yet Assigned)

PLUM Case Leader: Martin Lipkin: E-Mail: martinlipkin@yahoo.com



View of Sagebrush restaurant fronting Calabasas Road.

Analysis: This alcoholic beverage CUP request is a continuation of an alcohol service permit that was initially granted in 1999 and has been renewed 7 previous times. It allows

ZA-99-2667-ZV-PAD-PA7 CUP Renewal (6th renewal)
23527 Calabasas Rd., Woodland Hills, CA 91302

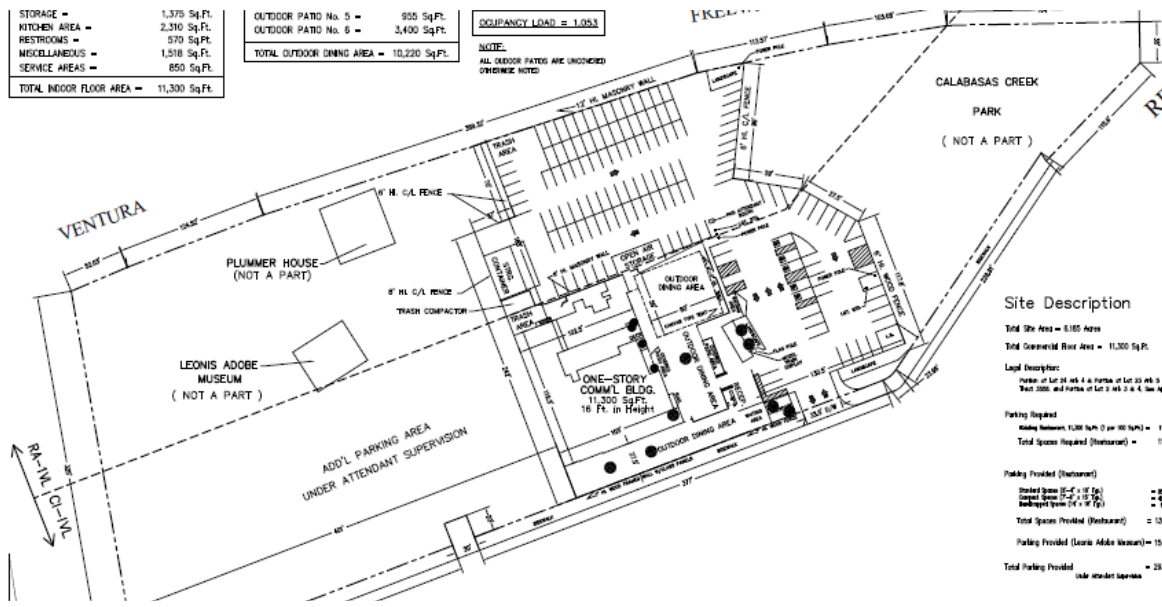
Sagebrush Cantina Restaurant

2

the on-site consumption of a full line of alcoholic beverages indoors and on all patio sections. The existing CUP also allows for live entertainment and patron dancing in conjunction with the existing restaurant. The restaurant is requesting to maintain its current daily hours of operation (see above) for both the interior service areas and patio. All dance floors, patios and live entertainment venues at the site have all previously been approved in Case determinations by the Zoning Administrator, and the LAPD issued a Police Commission Permit for café entertainment/shows.

Except in the fixed bar and waiting areas, alcohol is not served without a food order.

Because of its location, site orientation and existing noise factors (101 Freeway and Calabasas Road), the restaurant does not detrimentally impact affect nearby residential uses.



Site Plan and Parking

There are 136 parking spaces in the main parking lot which has attendants on weekends and holidays, plus there are an additional 154 spaces available in the adjacent attendant supervised Leonis Museum lot. Additionally there is a City of Calabasas non-metered lot that can be utilized when necessary.

On weekends, the restaurant is a popular gathering site for motorcycle enthusiasts and for cycling groups, which greatly frees up a large amount of the parking area.

The Sagebrush Cantina has over 50 employees during business hours and adds a security staff on major holidays and when popular entertainers perform.

Existing Compliance Conditions

Throughout its 55 years of operation at this location, the ownership of the Sagebrush Cantina has worked with the California's Alcohol Beverage Control entities, the LA Police Department, City Planning and other enforcement and oversight agencies to ensure that it continues to follow all mandates conditions and restrictions that have been attached to its use as a restaurant, dispenser of alcoholic beverages and entertainment venue. Those in-place measures fulfill the list of CUB conditions that the WHWCNC normally attaches to CUB filings, and because of permits already in place, and the safety, service and security measures already in place and renewed since the application was originally filed. It should be noted that all added City, County and State measures from past granted CUB renewals, conditions--including service regulations, training, and required postings--and it does not appear necessary to include that list into the writing of a motion for this request.

Key areas of community concern would be hours of operation, possible noise infractions and parking lot disturbances. However, the hours of operation have not changed over the past 5 years (except during the Covid-19 pandemic), the parking lot is monitored by both employees and additional security staff when needed, and there are major noise mitigation measures in place which were recommended and designed by Technical Ecstasy Digital Audio Designs (1995) to direct sound waves in the direction of the Freeway. Additionally, multiple sub-monitoring systems located in the outdoor areas allow monitor sound levels to be maintained at a minimal level. It should also be noted that traffic noise from the adjacent freeway and from cars and trucks on Calabasas Road helps mitigate any musical noise that may be emanating from the restaurant.

Sensitive uses nearby are the Motion Picture and Television Fund campus, but residential buildings are beyond 500 feet of the Sagebrush Cantina. There are no other sensitive uses within 500 feet of the property.

Seating Plan for Sagebrush Cantina

The restaurant is divided into numerous dining and entertainment areas. The indoor seating capacity is 316 and the outdoor seating capacity is 504. The total occupancy for the site is 1,053 persons. There are a total of 6 individual outdoor seating/dining areas and several can have the tables and chairs removed to form a single, contiguous outdoor area that can be used for dancing and for entertainment/dancing.

The restaurant has all appropriate licenses for having a separate bar area, a dance floor, and for an entertainment stage. All of the conditions for those uses are carefully monitored, and the owner has avowed to the City that the LAPD has not issued any citations and that there is no record of violations associated with the various uses inside the restaurant.

Views of Sagebrush Cantina Facilities



View of bar area



Outdoor patio(s) area



One of the indoor seating areas



Stage and dance floor area

NOTE:

This application is being processed under the existing procedures for this type of CUP Renewal permit for full line of alcohol onsite sales. The WHWCNC 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 Sagebrush Cantina at 23527 Calabasas Road, Woodland Hills, CA 91302.

As pertaining to **Case ZA-99-2667- ZV-PAD-PA7**, having held one public meeting for: An approval to renew an existing Conditional Use Permit for a CUB allowing for a full line of alcohol on-site consumption in an existing 11,300 SF landmark restaurant with a dedicated bar area, indoor and outdoor dance floors, and performance stage in the facility. The renewal request is to maintain the existing hours of operation, all existing permits and all existing conditions of operation.

WHEREAS, the applicant attests that the following is true:

- 1) The establishment has been in continuous operation at the same location since 1974, and maintains permits to operate a restaurant, separate bar area, dance floor(s) and an entertainment stage; and,
- 2) There is more than the required amount of parking spaces and handicapped spaces, and that additional parking is available on the Leonis Adobe site adjacent to the restaurant; and,
- 3) The establishment has not been the subject of nuisance abatement and has not been issued any citations or violations by the LAPD; and,
- 4) The establishment meets the indoor and outdoor seating limits of the Restaurant Beverage Program; and,
- 5) The establishment is not a drive-through fast-food restaurant; and,
- 6) The restaurant is not part of a multi-tenant entitlement; and,
- 7) The existing hours of operation will be continued, and the facility will have restaurant service and alcohol sales from: 11 AM to 12 Midnight Monday through Wednesday; 11 AM to 1:30 AM on Thursday; 9:30 AM to 1:30 AM Friday; 9 AM to 1:30 AM Saturday; and from 9 AM to 12 Midnight on Sunday. There will be no after-hours use of the establishment, other than routine cleanup and maintenance; and,
- 8) There is no minimum drink purchase required of patrons; and,
- 9) No employee, while working, is allowed to solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises; and,
- 10) Outdoor food and beverage service shall be limited to seated patrons; and,
- 11) All portions of the restaurant used for private events are subject to all these provisions and hours of operation stated herein; and,

- 12) 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,
- 13) 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 near-by properties, property owners, and businesses; and
- 14) 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,
- 15) 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,
- 16) 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,
- 17) The owner or the operator will reapply under the Restaurant Beverage Program if there is: (A) a change in State alcohol license type or (B) a modification to the floor plan, including, but not limited to, floor area or number of seats or (C) a change in the ownership or the operator of the restaurant or (D) the existing CUB will expire within the next 12 months; and,
- 18) The City shall have the authority to conduct inspections to verify compliance with any and all of these requirements; and,
- 19) 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,
- 20) 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 current Restaurant Beverage Program;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee of the Woodland Hills - Warner Center Neighborhood Council, for the statements stated herein, recommends that this PLUM Motion regarding the Conditional Use Permit application and plans submitted on behalf of the Sagebrush Cantina located at 23527 Calabasas Road, Woodland Hills, CA 91302, receive the **support** of the Board of the Woodland Hills Warner Center Neighborhood Council.

FURTHER, 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 **APPROVE** this application as presented on July 14, 2021.

PLUM VOTE: 6-17-21

Moved: Martin Lipkin

Seconded: Sean McCarthy

Vote : Yes: 6 No: 0 Abstaining: 0