

**Planning, Land Use and Mobility Committee
Case Report
Alcohol (Cub) and Adult Entertainment**



ZA-2021-3918-CUB; ENV-2021-3919-CE
21853 VENTURA BLVD. WOODLAND HILLS, CA 91364
Allow the sale of a full line of alcohol for on-site consumption only.

Description:

The applicant is requesting a CUB Alcohol (CUB) & Adult Entertainment Establishments Conditional Use Permit to allow the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with Bombay Frankie's restaurant located within the Warner Plaza Shopping Center, along with a variety of retail, restaurants, and service tenants. Bombay Frankie's occupies a 1,566 sqft interior tenant space with a 398 sqft patio located within the Shopping Center.

Applicant: Priyanka Mac; t: 310-444-9241; Email: hiram.mac@gmail.com,
THE BOMBAY FRANKIE COMPANY, LLC, DBA: BOMBAY FRANKIE'S

Representative: Brett Engstrom / Cindy Block, LiquorLicense.com; t: 626-993-7350;
Brett@liquorlicense.com, cindy@liquorlicense.com

LA City Planner: Correy Kitchens; t: 818.374.5034; correy.kitchens@lacity.org, assigned 6/29/21 rec'd
7/1/21

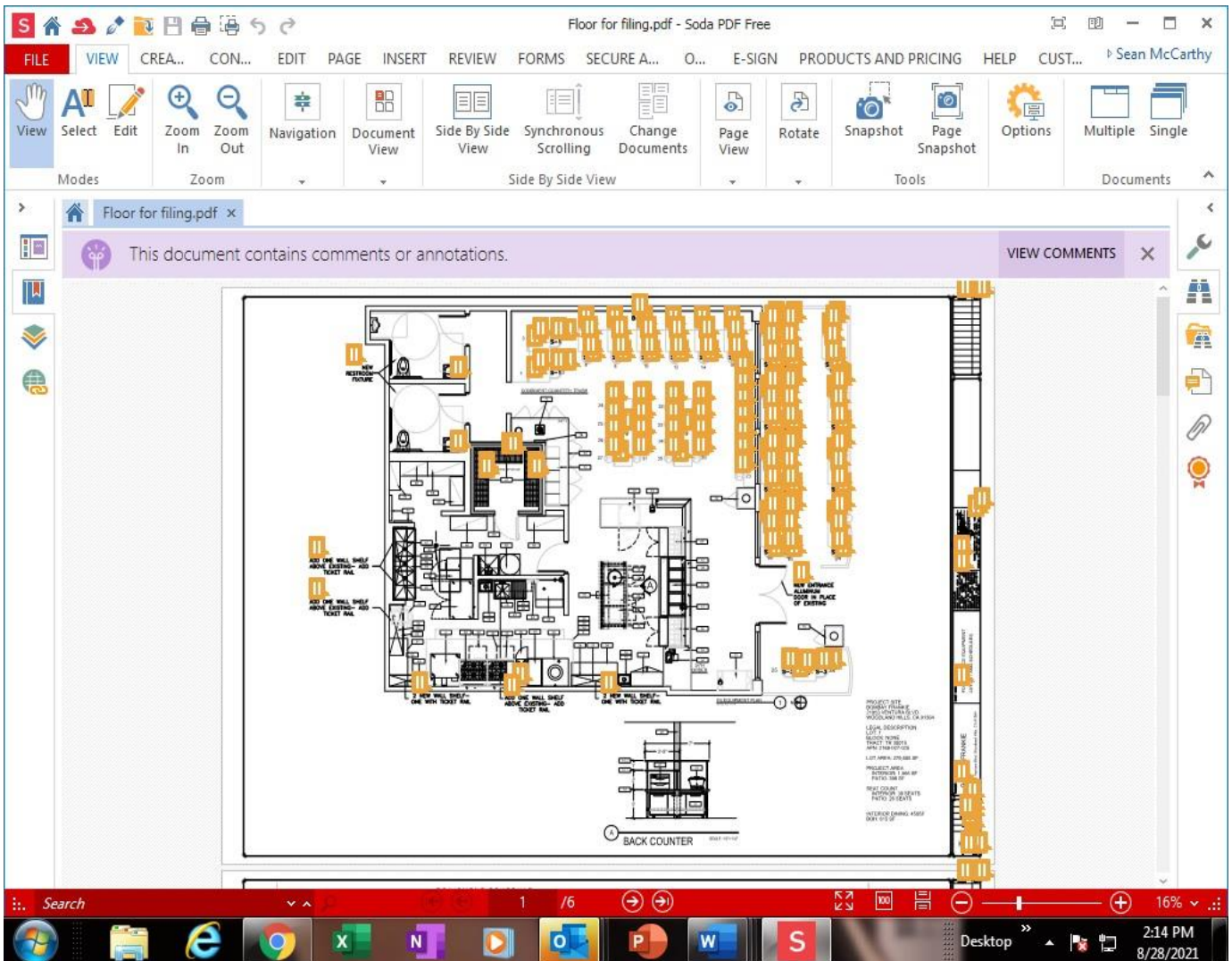
Property Owner: ROIC Warner Plaza, LLC.
11250 El Camino Real, Space 200, San Diego, CA 92130, t: 858-667-0900

Case Manager: Sean McCarthy, s.mccarthy@whcouncil.org ~ 818-389-1876

ANALYSIS:

The restaurant is located within the Warner Plaza shopping center, along with a variety of retail, restaurants, and service tenants. Warner Plaza offers 500 on-site parking spaces for the use of all its tenants. Bombay Frankie's Will occupy a 1,566 sqft interior tenant space with 398 sqft patio, which is located within the parcel. The restaurant offers 39 interior seats and 26 patio seats. Hours of operation will be 10 AM to 11 PM daily. Bombay Frankie's is located in the C4-1LD and P-1LD zones and designated Community Commercial under General Plan Land Use designations. It is located within Council District 3, the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan area, the Los Angeles State Enterprise Zone, and Ventura Cahuenga Blvd. Corridor.

All sales and restaurant facilities are located entirely on private property. The site is not within 1,000 feet of a Church or School. There will be no entertainment component, dancing, music, or any other adult entertainment. There are no LAPD complaints associated with the site. Food will be sold on-site, and alcohol will be sold only with a food purchase. There will be no alcohol 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.



MOTION

As pertaining to Case ZA-2021-3918-CUB, having held one virtual public meeting held October 7th, **2021**, for a CUB, pursuant to the provisions of section 12.23-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 THE BOMBAY FRANKIE'S a 1,566 sqft interior tenant space with 398 sqft patio which is located within the parcel. The restaurant offers 39 interior seats and 26 patio seats. Hours of operation will be 10 AM to 11 PM daily.

WHEREAS, the applicant requests authorization of a CUB to allow for the sale and serving a full line of alcohol; and,

WHEREAS, the 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 Priyanka Mac / THE BOMBAY FRANKIE COMPANY, LLC, DBA: BOMBAY FRANKIE'S, for the proposed Conditional Use Permit at Warner Plaza located at 21853 Ventura Blvd. 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 in the capacity of 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, 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.** No illuminated (i.e., neon) or alcohol advertising or digital signage of any type will be located in the windows or on the business storefront.
- 6.** Signs shall be posted in English. The predominant language of the facility's clientele, if different, is that California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age.
- 7.** The applicant shall provide the Zoning Administrator a copy of each license suspension or citation issued by the Los Angeles Police Department or State Department of Alcoholic Beverage Control upon such issuance.
- 8.** 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.
- 9.** That all exterior public space will be illuminated with sufficient lighting for the police to identify all persons loitering outdoors at night.
- 10.** The Applicant will maintain the existing patio enclosure configuration in compliance the California ABC.
- 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 it available to the Police Department upon request.
- 12.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district. 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 is 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. There shall be no live entertainment, amplified music, or dancing 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 of the same. The manager shall also maintain an emergency contact number for the property owner.

16. No person under age 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 PLUM's findings and its subsequent supporting recommendation to approve this application as presented on October 13th, 2021.

Vote: Yes, No, Abstaining

Sean Moved, Don 2nd. Unanimous