

## **Planning, Land Use and Mobility Committee Case Report**

### **Paolis Piano Bar and Pizza Restaurant / Mykonos Deli Market**



**21016 -21020 Ventura Blvd., Woodland Hills, CA, 91364**

PLUM Meeting: September 30, 2021

Case Numbers: DIR-2021-6537-SPP  
ENV-2021-6538-CE

Site Location: 21016-21020 Ventura Blvd., Woodland Hills, CA, 91364, between Alhama Dr. and Paralta Ave. There is an abutting alley in the rear.

Projects: The applicant is requesting to remodel its bar and restaurant and to expand into an existing adjacent tenant space (previously a picture frame shop). The applicant intends to turn the existing adjacent tenant space into Mykonos Deli to sell small pre-

packaged food items and sandwiches. Paolis is 1,936 sqft. net. Mykonos Deli will occupy 875 sqft. net. The applicant also is requesting new signage for the Deli. The applicant also is seeking parking relief per the Ventura/Cahuenga BLVD Corridor Specific Plan, "Alternative for Parking".

Applicant/Owner: Claude A. Ruffalo  
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Topanga, CA 90290  
Phone: 310-455-1586  
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Representative/Architect: Antonios Simos  
ASIMOS DESIGN  
1316 N. Fairfax Ave.  
Los Angeles, CA 90046  
Phone: 323-376-4432  
E-mail: a\_simos@msn.com

City Planner: Andrew Jorgensen  
Phone: 818-374-9904  
E-mail: andrew.jorgensen@lacity.org

Submitted By: Lisa Meyer, WHWCNC PLUM Committee Board Member

### **PROJECT DESCRIPTION**

The project is located at 21016-21020 Ventura Blvd., Woodland Hills, CA, 91364, between Alhama Dr. and Paralta Ave. There is an abutting alley in the rear.



## **Paolis Piano Bar and Pizza Restaurant Location and Surrounding Properties**

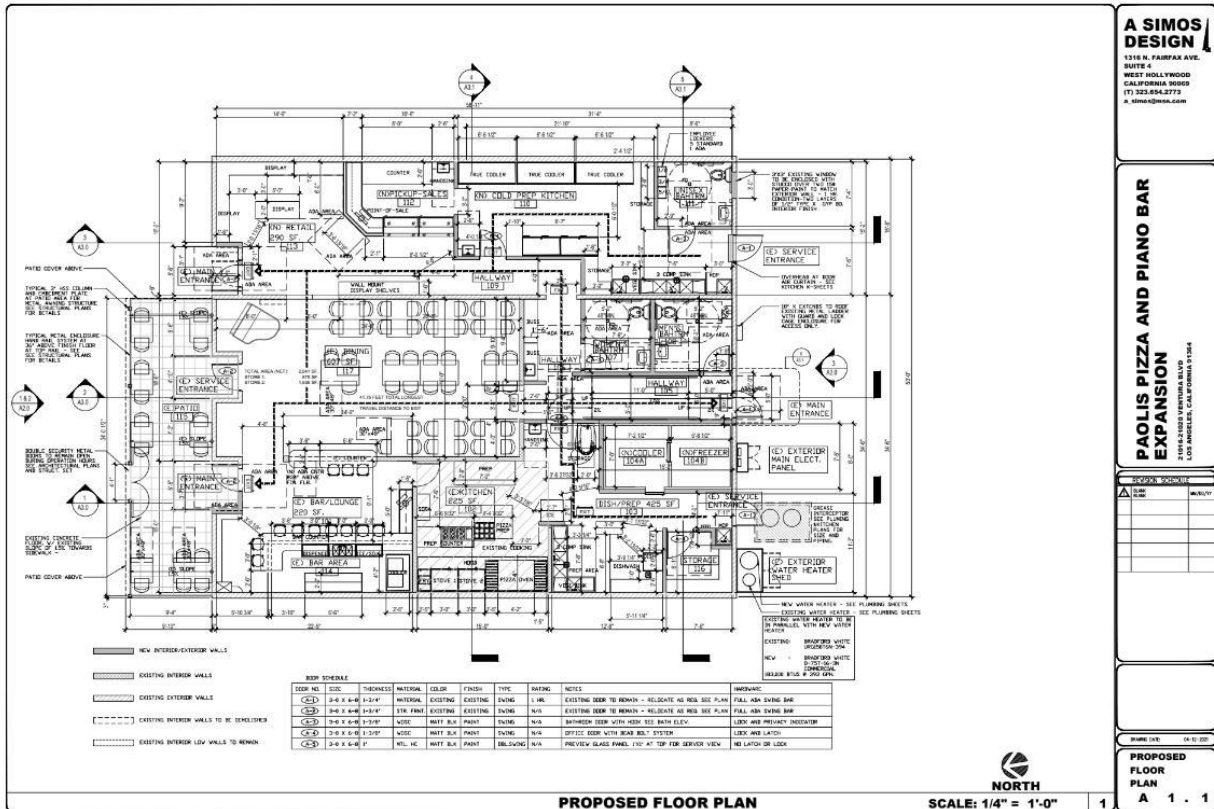
The business is a restaurant known as Paolis Piano Bar and Pizza Restaurant is located on a commercially zoned lot. The existing site is 3,000 sqft. gross. The applicant is requesting to renovate its existing facility (including kitchen and bathrooms) and expand into and renovate an existing adjacent property (former picture frame shop) to create a Deli, where small packaged goods and sandwiches will be sold. The original 1,936 sqft. net will remain as the bar and restaurant. The proposed new area is a 290 sqft. net retail area and a 585 sqft. net kitchen/prep area, adding an additional 875 sqft. net to the total space. The applicant also is requesting approval of new signage for the deli. In addition, the applicant is requesting variances to cover existing conditions of insufficient on-site parking spaces.

### **OVERVIEW AND ANALYSIS**

#### **Facility and Use Changes**

Paolis Piano Bar and Pizza Restaurant has been operating at the same location on Ventura





Area	Existing	Proposed
Paolis Interior Dining Area, Kitchen Area and Bathrooms	1,936 sqft. net with 57 seats	Remodel
Paolis Front Patio Dining Area	362 sqft. net with 16 seats	Unchanged
Adjacent Retail Space and Bathroom	875 sqft. net Picture Frame Store	Change into deli/kitchen/prep area of 585 sqft, retail space of 290 sqft. and bathroom that are all accessible from inside the bar/restaurant
Adjacent Retail Space	Picture Framing Store signage	Change to Deli signage

### Parking Variances

There are 6 existing parking stalls accessible from the abutting alley to the property. No other parking dedicated to the property is available. Because of the change of use from Picture Frame Store (which designated office use per C of O) to Deli, LADBS plan check requirements specify that 6 additional parking stalls are required for the change of use.

Applicant is seeking relief per the Ventura/Cahuenga BLVD Corridor Specific Plan per Section 7,F, 2., "Alternative for Parking." Per the letter from applicant's architect/representative (see below), codes 12.28 C1 and 12.28 C2 of the Specific Plan will be activated, and applicant agrees to make payment in lieu of offering additional parking stalls in order to meet the LADBS parking requirements.

**ASIMOS DESIGN, INC.**

1316 N. Fairfax Ave. Suite 4 West Hollywood CA 90046  
a [simos@msn.com](mailto:simos@msn.com)  
T. 323.376.4432

July 14, 2021

Project: Paolis Piano Bar and Pizza  
21016-21020 Ventura Blvd, Los Angeles, CA 91364.

Subject: Narrative – Parking Relief from Ventura/Cahuenga Boulevard Corridor Specific Plan.

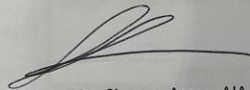
The subject property is located on Ventura Boulevard, and near the corner of Paralta Ave. There is an abutting alley in the rear yard. The property consist of a single, infill, building of 3,000 square feet. The property is currently two units with two addresses. 21016 is an existing Picture Frame store of 875 Gross square feet, white 21020 is a 2,125 Gross square feet of existing restaurant – bar.

The scope of work is to remodel a portion of 21020, and expand into 21016.

There are six existing parking stalls accessible from the alley. No other parking is available. Due to the expansion and change of use from Picture Frame Store, which is designated office use per C of O, to Sandwich shop and limited retail market, we will require SIX additional parking stalls per LADBS plancheck requirements.

We are seeking relief per the Ventura/Cahuenga BLVD Corridor Specific Plan per section 7, F, 2. "Alternative for parking". Authorizing codes 12.28 C 1 and 12.28 C 2 of the Specific Plan. We will agree to pay \$100.00 per month for SIX in lieu of parking stalls to meet the LADBS parking requirements.

Regards,



Antonios Simos – Assoc. AIA  
ASIMOS DESIGN, Inc.

DIR-2021-6537

**PLUM MOTION**

As pertains to Case DIR-2021-6537-SPP and Case ENV-2021-6538-CE, having held 1 public PLUM teleconference meeting, regarding the proposed projects at 21016-21020 Ventura Blvd., Woodland Hills, CA, 91364, and the application to remodel Paolis Piano Bar and Pizza Restaurant as well as expand applicant's business into an adjacent structure, to be remodeled from a retail space into a restaurant intended to be called Mykonos Deli, and to request variances regarding parking requirements, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, Paolis Piano Bar and Pizza Restaurant has been operating for 36 years with no reported related negative incidents; and,

WHEREAS, the applicant's anticipated new business may result in some additional traffic and street parking; and,

WHEREAS, the applicant is requesting to reclassify the space adjacent to his existing business from a retail designation to restaurant designation to be consistent with anticipated use; and,

WHEREAS, the applicant is proposing to remodel the existing business space (Paolis Piano Bar and Pizza Restaurant) and the adjacent space for an anticipated business (Mykonos Deli); and,

WHEREAS, at the conclusion of the changes to the building and space reclassification, the seating capacity of the interior rear dining area and the remaining patio will be unchanged; and,

WHEREAS, the applicant, unable to provide additional on-site parking spaces is requesting relief per the Ventura/Cahuenga BLVD Corridor Specific Plan per Section 7,F, 2., "Alternative for Parking;" and,

CONDITIONS, THEREFORE, the Planning, Land Use, and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans by Paolis Piano Bar and Pizza Restaurant and Antonios Simos of ASIMOS Design for the proposed expansion and request for variances regarding parking requirements at 21016-21020 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. Freshen up the restaurant interior while renovating the kitchen and bathrooms.
2. Use one consistent name for both businesses (i.e., "Paolis Take-out Deli" in place of Mykonos Deli) to remedy any confusion between the Italian restaurant with a Greek Deli.

3. Extend the existing patio across the front of the deli to provide seating for the deli customers.
4. "Parking in Rear" signage may be inadequate, and therefore a parking attendant should be employed to direct patrons to parking in Paolis' parking spaces.
5. Bring the current LA County Health Department rating of "C" to an "A."
6. An interior hallway will connect the restaurant and deli. The applicant must provide documentation regarding the existing liquor license and whether it must be updated to include the new deli space.
7. Request an explanation from the LA Fire Department as to why there are two hammerheads for fire department turnaround in the alley.
8. Mykonos Deli must keep the old signage box and can paint or resurface and replace panels only.

THEREFORE, BE IT RESOLVED, that for the findings and conditions stated herein:

The PLUM Committee supports the applicant's Project Permit Compliance Application in connection with applicant's business interests at 21016-21020 Ventura Blvd., Woodland Hills, CA, 91364; and,

FURTHERMORE, 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 recommendation to support this application as presented on November 10, 2021.

Motion: Lisa Meyer, PLUM Case Leader

Second: Sean McCarthy

Motion is Approved 8,0,1

Vote: Aye Nay Abstain

These are other issues we discussed in the last meeting and may want to create conditions for:

\*The new deli must provide 6 parking spaces. Paolis presently has 6 parking spaces. Both businesses are required to provide a total of 12 parking spaces. Paolis has requested to pay



the monthly parking fee in place of providing 6 additional parking spaces.

\*PLUM is skeptical that 12 spaces are adequate for the 73-seat restaurant and a take-out deli.

\*Explore other parking options.