

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: November 4, 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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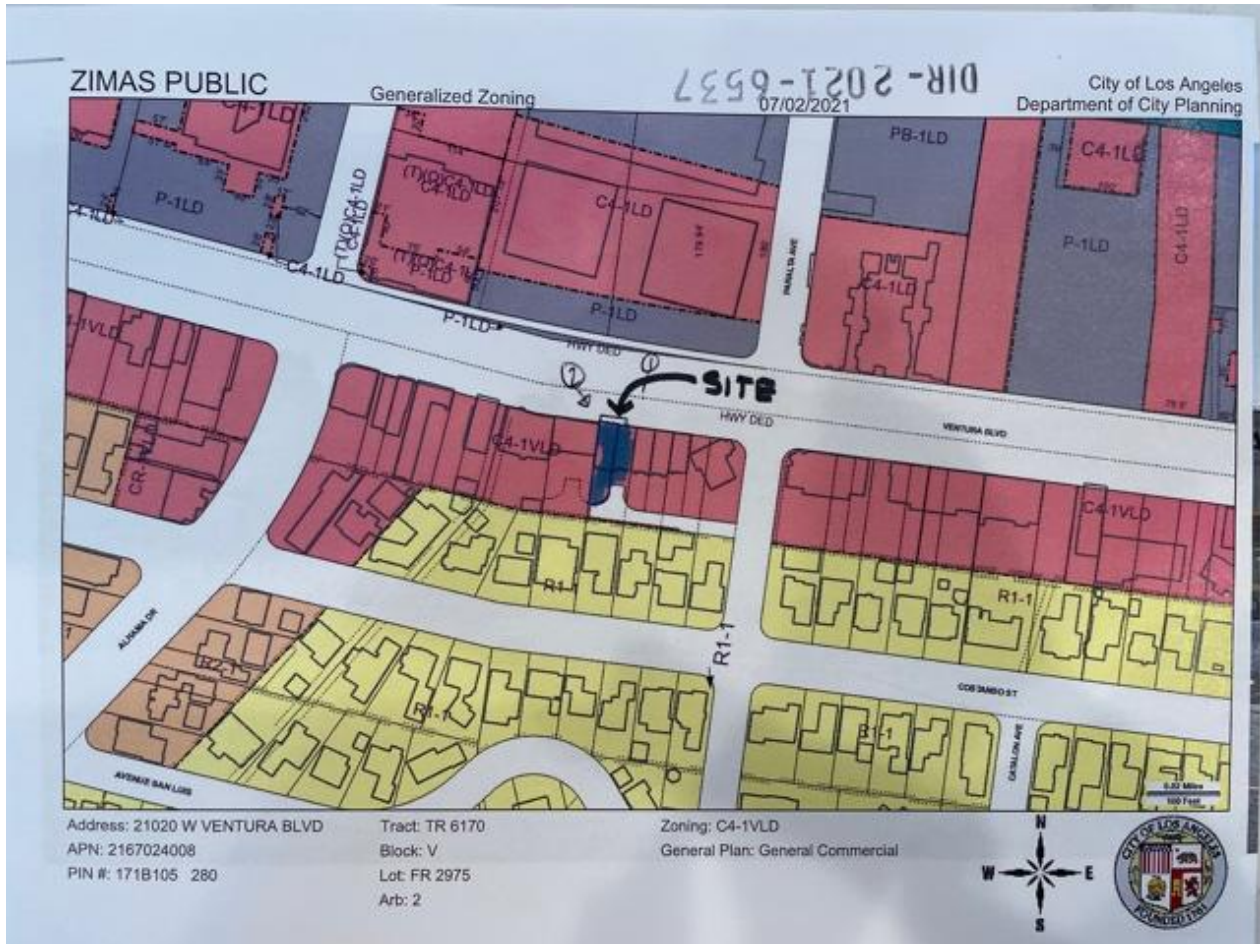
Representative/Architect: Antonios Simos
ASIMOS DESIGN
1316 N. Fairfax Ave.
Los Angeles, CA 90046
Phone: 323-376-4432
E-mail: a_simos@msn.com

City Planner: Andrew Jorgensen
Phone: 818-374-9904
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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.

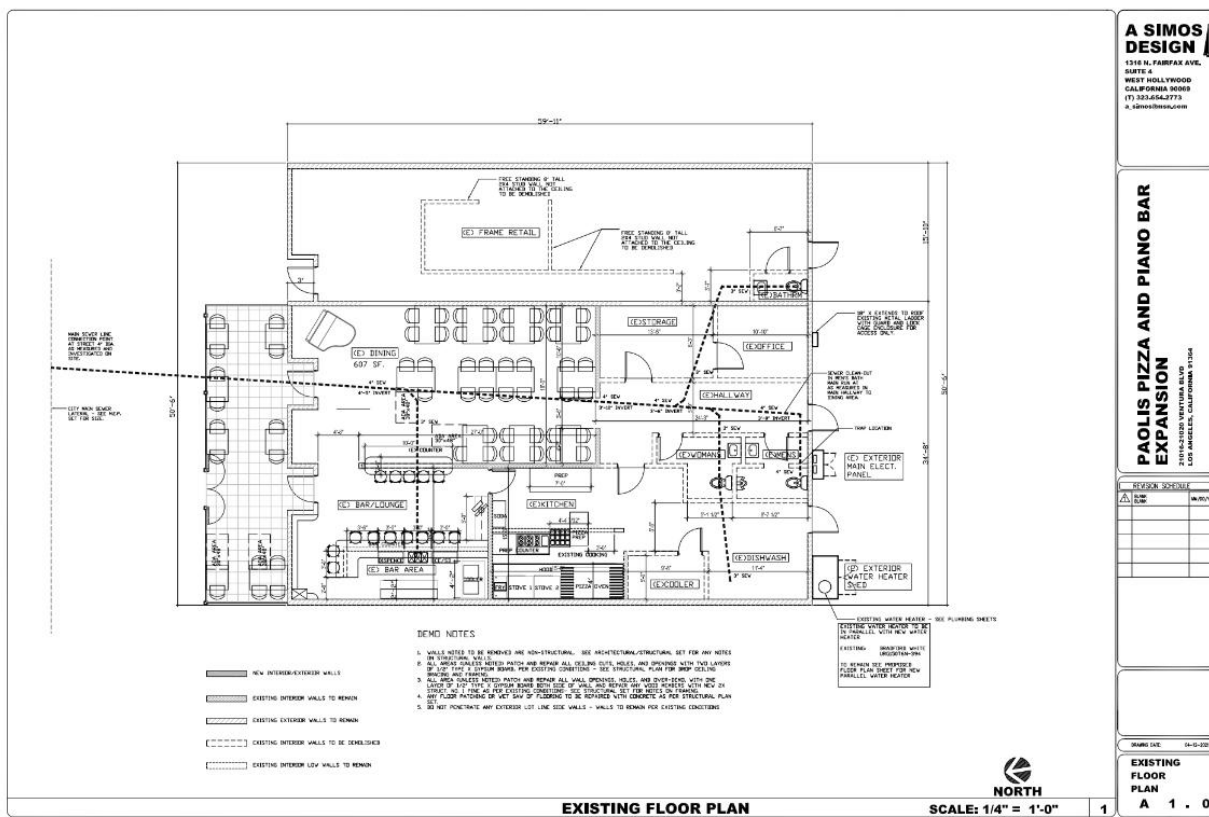
OVERVIEW AND ANALYSIS

Facility and Use Changes

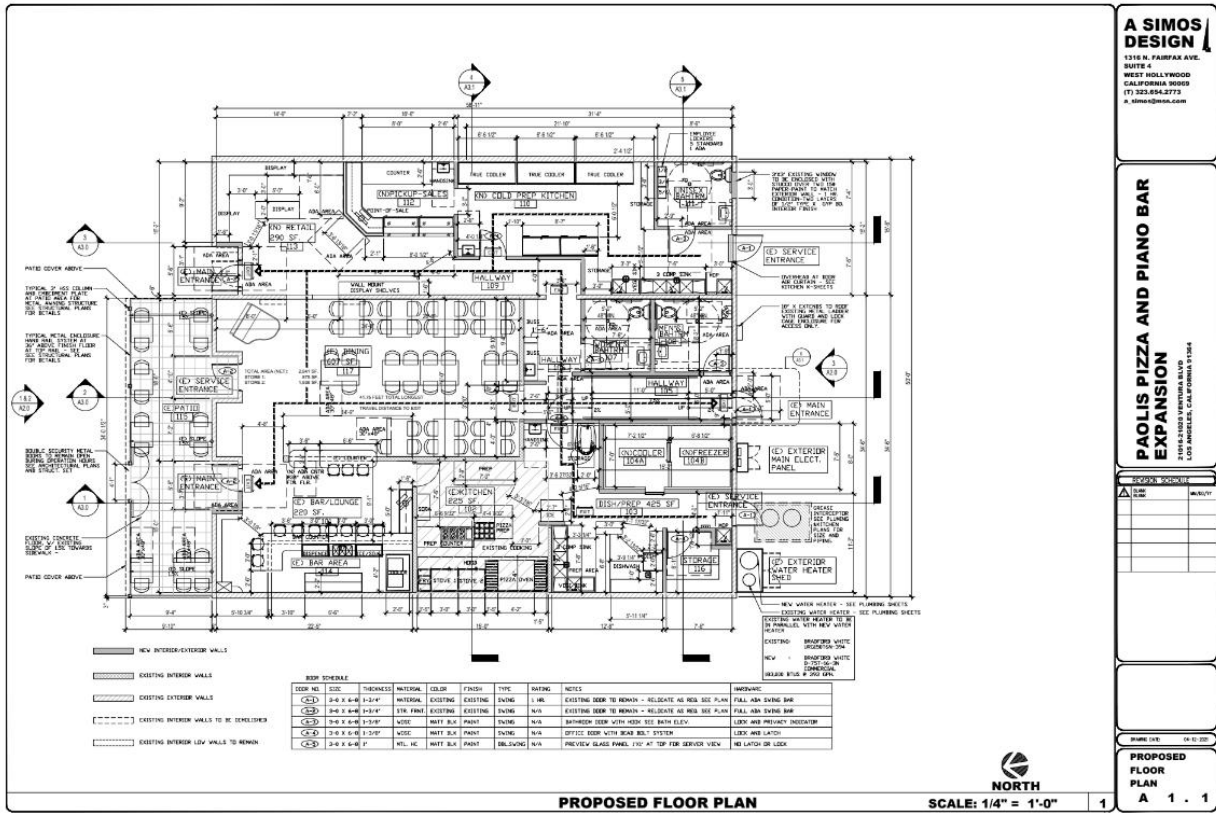
Paolis Piano Bar and Pizza Restaurant has been operating at the same location on Ventura

Blvd. for 36 years. The existing kitchen and bathrooms will be renovated, and an existing retail space next door will be renovated into a deli/kitchen/prep area. The existing piano bar and restaurant is 1,936 sqft. net with 57 interior seats, and there is a 362 sqft. net patio with 16 seats along Ventura Blvd. The applicant is proposing to remodel the existing bar and restaurant and expand into an adjacent 875 sqft. net space for the purpose of creating a deli/kitchen/prep area (585 sqft. net) and retail space (290 sqft. net). The bathroom of the adjacent space also will be relocated. Even though the floor area of the total combined facility will increase to 2,841 sqft. net, the interior seating capacity will remain the same, and the seating capacity of the patio along Ventura Blvd. will remain unchanged.

Paolis Piano Bar and Pizza Restaurant Existing Floor Plan



Paolis Piano Bar and Pizza Restaurant / Mykonos Deli Proposed Floor Plan



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

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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.

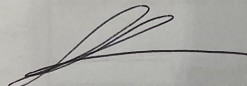
The subject property is located on Ventura Boulevard, and near the corner of Paralta Ave. There is an abutting alley in the rear yard. The property consist of a single, infill, building of 3,000 square feet. The property is currently two units with two addresses. 21016 is an existing Picture Frame store of 875 Gross square feet, while 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 2 public PLUM teleconference meetings, 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 from a retail designation to restaurant designation, 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,

WHEREAS, the Woodland Hills-Warner Center Neighborhood Council requests that the kitchen and the bathroom remodel effectively improve the current LA County Health Department rating to be brought up to an "A;" and,

WHEREAS, the Woodland Hills-Warner Center Neighborhood Council strongly requests valet parking with an agreement with a local business to rent parking spaces as a solution to the lack of the 6 required spaces for Mykonos Deli in lieu of paying the parking space penalty fees.

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. Because Paolis Paino Bar and Pizza Restaurant and Mykonos Deli are joined by an interior hallway, the applicant must provide documentation showing the existing liquor license complies with the addition of the new deli space and update the liquor license if required.
2. If Mykonos Deli keeps the existing signage boxes, they must comply with the requirements for signs in the Ventura/Cahuenga BLVD Corridor Specific Plan.

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: Lauren Coffman

Motion is Approved 6,1,1

Vote: Aye Nay Abstain