

Planning, Land Use and Mobility Committee



Case Report

Conditional Use Permit (CUB) Beverage Application



ZA-2022-1222-CUB

ENV-2022-1223-CE

**Fogo de Chao Churrascaria Restaurant. 6263 North Topanga Canyon Blvd.,
Woodland Hills, 91367**

CUB (Type-47) to allow the sale of a full line of alcoholic beverages for on-site consumption only, in a new Brazilian steakhouse restaurant in the new Q-Topanga building.

PLUM Presentation(s):

May 5, 2022

Applicant: Fogo de Chao Churrascaria, Inc.
14850 Quorum Drive, Ste. 500
Dallas, TX 75254

Corporate Officer: George Barry McGowan
LGoulet@fogo.com

Representative: Nina Raey
RSI Group, Inc.
nina@rsi-group.com
(714) 227-5223

PLUM Case Leader: Martin Lipkin, martinlipkin@yahoo.com; (818) 999-4340

City Planner: Sophia Kim, City Planning Associate
sophia.kim@lacity.org (213)978-1208

Project Description:

The project involves a request for a Conditional Use Permit to allow the sale and dispensing of full line of alcohol for on-site consumption in conjunction with a new 7,310 square-foot indoor and 1,177 square-foot outdoor restaurant with 232 indoor seats and 56 outdoor seats on a patio that front the Topanga Canyon Blvd. sidewalk but will be separated from it by a cement planter wall with two gates for egress only. Proposed hours of operation are from 11:00 a.m. to 11:00 p.m., daily.

The applicant is requesting a CUB Alcohol Type 47 ABC (CUB) Conditional Use Permit (LAMC 12.24.W.1) in conjunction with a new Brazilian steakhouse restaurant located in the new Q-Topanga mixed-use project in the Topanga District of Warner Center. Parking is in the building and in the adjacent, fully developed surface shopping center lot that can accommodate 300+ cars and meets all regulations for DAV parking and ramps.



Rendering showing part of the interior dining space and interior bar area

In his hearing scheduled for May 2, 2022, the Zoning Administrator will consider:

1. An Exemption from CEQA pursuant to CEQA Guidelines Section 15301 (*project not considered to have potential impact on environment*), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use Permit to allow the sale and dispensing of full line of alcoholic beverages for on-site consumption, in conjunction with a new restaurant.

Applicant's Submitted Findings:

1. The site is in newly built restaurant space in a new apartment building with an adjacent, fully developed commercial center.

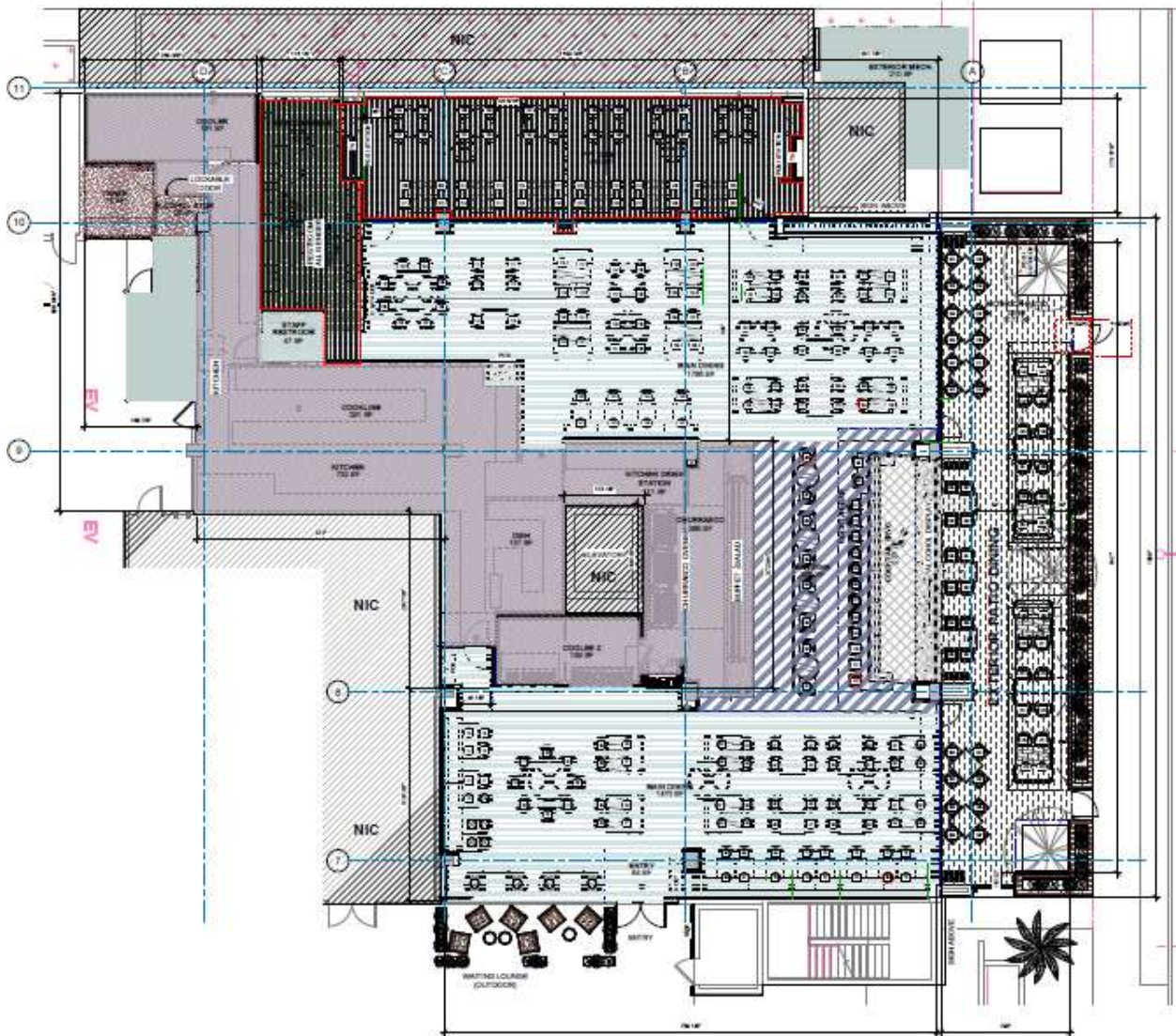
2. The projects in substantial compliance with the WC 2035 Specific Plan and the allowed Zoning Designation for this site.
3. The restaurant will be one of several high-end dining sites located along this portion of North Topanga Canyon Blvd.
4. Alcohol sales will be an incidental use at this site. The primary use is to provide a unique dining option for the community.
5. Planter wall separating patio dining area from sidewalk will comply with ABC height requirements for separation. Additionally, the top of the wall will have low shrubbery and plants adding to the height.
6. Two gates will allow only egress to sidewalk and will remain closed at all times. Entry to the restaurant and dining and patio areas is from the main entry just inside the south wall of the building.



Artist rendering of east-facing patio planter wall showing the two gates that will be for egress only. The Bar area facing the patio is located inside the building.



Additional view of patio area looking north along Topanga Canyon Blvd



Floor Plan of the new Fogo de Chao Brazilian restaurant. Main entrance and waiting area is on the South (bottom,) and the patio on the East (right) will be separated from sidewalk by the planter/wall.

PLUM Case Analysis:

The application for a Type-47 CUB to serve a full line of alcoholic beverages for in-restaurant consumption only is in line with the needs and plans to offer an upscale Brazilian dining experience in a completely new dining venue, to visitors to Warner Center and to residents and businesses of neighboring areas.

The design of the restaurant's patio—which will be its most obvious façade—has been created to add an up-scale feeling to that part of Topanga Canyon Blvd., while also fulfilling

the ABC requirements that the patio area be separated from the public pedestrian areas and provide a deterrent to any alcoholic beverages being passed from the restaurant property to anyone on the sidewalk.

Two gates from the patio area to the sidewalk are for exit only, and the applicant has issued assurances that no entry to the patio area will be allowed from the sidewalk at any time while the restaurant is open. Since the restaurant is located in a new mixed-use residential complex, all issues of ventilation and traffic flow have already been addressed and approved in the developer's plans to Planning. In addition to providing the required amount of parking spaces and handicapped spaces specified in the WC 2035 Specific Plan, there is substantial room in the adjacent shopping center's lot for any over-flow parking.

Alcohol sales will be an incidental use at this site, and the applicant has not specified that any entertainment will be offered. No alcohol use or sales will be allowed in the waiting area just outside of the main restaurant entry. The overall design of the restaurant has been created to attract higher-end clientele, so decorum is expected to be in character with its overall ambiance.

In the analysis of the PLUM Case Leader for this project, the Fogo de Chao restaurant will be a welcome asset to this section of the Topanga District of Warner Center, and the Type-47 CUB should be approved by the PLUM Committee, the full WHWCNC Board and by City Planning.



Waiting area outside the main entrance (located under building)

Proposed PLUM Motion:

Having held one virtual (Zoom) public meeting and presentation for the application ZA-2022-1222-CUB/ENV-2021-1223-CE concerning a Conditional Use Beverage Permit (Type 47) for the sale and dispensing a full line of alcoholic beverages by Fogo de Chao

Restaurant at 6263 North Topanga Canyon Blvd.,91367, the Woodland Hills-Warner Center Neighborhood Council Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS the Applicant will be opening this restaurant in a completely new mixed-use building in the WCSP 2035 Topanga District; and

WHEREAS the proposed hours of operation will be from 11:00 a.m. to 11:00 p.m. daily; and

WHEREAS, the restaurant has provided site plans that show it will meet requirements for separating the patio area from the pedestrian walkway; and

WHEREAS the primary use of the site is to provide a unique dining option for the community, and alcohol sales will be an incidental use at this site; and

WHEREAS any alcoholic beverages sold or dispensed for consideration shall only be for consumption on the premises and shall be served at tables or sit-down counters by authorized employees of the restaurant;

THEREFORE, The Planning, Land Use and Mobility Committee (PLUM), based on the findings and condition(s) stated herein, supports approval of the submitted application for a CUB (Type 47-full service of alcoholic beverages) by Fogo de Chao Restaurant at 6263 North Topanga Canyon Blvd., and recommends the Board of the Woodland Hills - Warner Center - Neighborhood Council adopt this motion supporting approval as its own, as was presented May 5, 2022 at PLUM, and on May 11, 2022 to the Board, contingent upon the following condition(s):

Condition(s)

- All employees involved with the sale of alcoholic beverages shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR), or substantially equivalent.
- Any alcoholic beverages sold or dispensed for consideration shall only be for consumption on the premises and shall be served at tables or sit-down counters by employees of the restaurant
- Food service shall be made available at all times during normal operating hours.
- Gates on the patio shall have closing mechanisms mounted on the inside of the patio to prevent entry from the sidewalk.
- There shall be no adult entertainment of any type pursuant to Los Angeles Municipal Code Section 12.70. (*Application Response 3.j, modified by the Zoning Administrator*)

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 PLUM's findings and its subsequent supporting recommendation to approve this application as presented on May 11, 2022.

Motion: Marty Lipkin
Seconded: Peter Fletcher

VOTE:	Aye	Nay	Abstain	Absent
	6	0	0	1