

**Planning, Land Use and Mobility Committee
Case Report
Ruth's Chris Steak House Relocation and Renovation
Supplemental Permit**



Proposed exterior design up-grade for the former TGI Friday's restaurant site which will become the new home to Ruth's Chris.

**Case Report: Ruth's Chris Steak House
DIR-2021-7703-DI (Director's Interpretation)
5919 Canoga Avenue, Woodland Hills, CA. 91367**

PLUM Meeting(s): December 1, 2022

Site Location: 5919 Canoga Avenue. (Allison Plaza)
Downtown District, Warner Center
Woodland Hills, CA 91367

Project Description: The Applicant is requesting a supplemental permit for minor modifications to the façade, internal floor layout and revise location of RTUs

Applicant: Ruth’s Hospitality Group Inc.
Tim Hanrahan; tel: (407) 829-3478; email: thanrahan@rhgi.com

Representative: Andrea Cardo, Interplan, LLC; tel: (407) 645-5008;
email: ACardo@interplanllc.com

LA City Planner: Tim Fargo; tel: (818) 374-9911

Property Owner: David Allison, Allison Plaza LLC; email: david.allisonassetmgt.com

PLUM Case Leader: Don Patterson, d.patterson@whcouncil.org

Overview of Site and Project:

The approved project is a relocation and renovation of an existing restaurant site in the Downtown District of the 2035 WC Specific Plan in a restaurant building in Allison Plaza (Canoga and Oxnard) that previously housed a TGI Friday’s restaurant and bar. Ruth’s Chris Steak House is a well-known, high-end restaurant that has been located in the old Promenade Shopping Mall for over 15+ years. The approved project included an expansion of the interior footprint of the building outward so that the interior spaces match the dimensions of the covered roof overhang of the building. The approved project also upgrades the exterior facades of the structure and add new signage. The Neighborhood Council previously supported this project (original case report attached).

The applicant is seeking neighborhood council support for minor changes to the exterior design of the updated building, placement of RTUs, and ADA restroom stalls. Specifically, they are seeking support to modify the material used from full depth , 4-inch thick, material to a 1-inch applied stone veneer. In addition to the change in depth, the dimensions change from 24-inches wide by 8-inches high to 24-inches wide by 12-inches high. The accent band remains the original dimensions. Attached are the original and updated material sheets. The location for the use of the material in the exterior design is unchanged. The applicant also proposes to modify the width of the ADA restroom stall from 5-feet to 5-feet, 6-inches. The applicant has also sought approval for a minor modification to the location of rooftop equipment.

Case Report Analysis and Recommendation(s):

The project to redevelop the previous T.G.I.Fridays site to a new, modern Ruth’s Chris Steakhouse was previously supported by the Woodland Hills Warner Center Neighborhood Council. The project has been approved and is currently under construction. The proposed modifications to the exterior design material will have no noticeable change to the design. The material is from the same manufacturer and has the same look as the previously supported. Although, the 1-inch veneer is 24-inches by 12-inches vs. the 24-inch by 8-inch dimensions of the original 4-inch deep stone, the overall look and feel of the design is unchanged. The modifications to the interior floor layout and rooftop equipment will not have impact on look or functionality of the building. The proposed change in the rooftop equipment fits within the previously approved parapet.

The recommendation from the WHWCNC PLUM Committee is to support the updated design element for the Ruth's Chris Steak House relocation and renovation, as specified in the following motion.

PLUM MOTION

As pertaining to Case DIR-2021-7703-DI for relocation and renovations for Ruth's Chris Steak House at 5919 Canoga Avenue, Woodland Hills, CA 91367, after having held one (1) virtual public meeting related to a modification to the previously supported project filed by Ruth's Hospitality Group, Inc. to enlarge, upgrade and refurbish an existing restaurant structure in Allison Plaza in the Downtown District of the Warner Center 2035 Plan, and to gain Administrative Clearance and a Director's Interpretation for WC 2035 SP Section 5.3.2.7.2 for horizontal additions, and for relief from Section 6.1.2.3.5(a), the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed modifications result in no change to the overall design and functions of the approved plans; and

WHEREAS, the requested changes will retain a long-time, high-end Warner Center dining establishment in the Downtown District and help to attract additional commercial activity and enterprises to the commercial center of Warner Center; and

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee and the full Board of the Woodland Hills - Warner Center Neighborhood Council, for the findings and conditions stated herein, finds that application and plans submitted by Ruth's Hospitality Group Inc. and its affiliated architects and representatives receive the support of the Board of the Woodland Hills - Warner Center Neighborhood Council (WHWCNC) for their requested actions contingent upon the following conditions:

Conditions

1. All plans presented either in person or electronically December 1, 2022 to the WHWCNC PLUM Committee and Board of the WHWCNC on December 14, 2022 shall be dated as such.
2. The applicant will not submit any significant, further updated plans or changes without first presenting them to the WHWCNC for support. Any modifications to the elevation(s)/ architecture that are no longer in substantial conformance with the initial presented plans will be presented first to the WHWCNC for support before submitting them to City Planning. Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to--and acceptance of--these conditions.

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 subsequent recommendations to SUPPORT this motion presented on December 14, 2022.