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June 7, 2022

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CASE NO. ZA-2020-4410-CUB
CONDITIONAL USE
15001-15005 West Ventura Boulevard
Sherman Oaks – Studio City – Toluca
Lake – Cahuenga Pass
Zone : C2-1L
C.D. : 4 - Raman
D.M. : 168B145
CEQA: ENV-2020-4411-CE
Legal Description:
Lot 3; Tract 6836

Department of Building and Safety

On September 13, 2021, in accordance with Los Angeles Municipal Code (LAMC) Section 12.24-W,1, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 665 square-foot wine bar in the C2-1L zone, with hours operation from 11:00 a.m. to 11:30 p.m. Monday through Friday and 9:00 a.m. to 11:30 p.m. Saturday and Sunday in lieu of the 7:00 a.m. to 11:00 p.m. restriction in a mini shopping center and on a Commercial Corner.

The case was the renewal of an existing Conditional Use Permit for the above entitlements. The case has not as yet been effectuated.

On September 16, 2021, the applicant submitted a request for a correction to the California Alcoholic Beverage Control Department alcohol license type to be changed from Type 42 to Type 48, as stated on page 2. The license type is clearly in error because the Type 48 license was requested as a part of the application. Therefore, the Zoning Administrator

agrees with the request and hereby corrects the determination by correcting the language as follows:

Pursuant to Los Angeles Municipal Code Section 12.24-W, 1, I hereby APPROVE:

a Conditional Use Permit to allow the sale, dispensing and consumption of a full line of alcoholic beverages for on-site consumption and wine for on- and off-site consumption in accordance with a California Alcoholic Beverage Control Department Type ~~42~~ **48** alcohol permit in conjunction with a 665 square-foot wine bar in the C2-1 L zone; and

Additionally, the applicant stated that Condition No. 7a for the Conditional Use Permit incorrectly stated the hours of operation as Monday through Friday and 9:00 a.m. to 11:30 p.m. Saturday and Sunday in lieu of the 7:00 a.m. to 11:00 p.m. on a Commercial Corner, as the applicant proposed hours of operation to be 11 a.m. to 2 a.m. Monday to Friday, and 9 a.m. to 2 a.m. Saturday and Sunday. The hours recommended by staff were not done in error, as staff has the discretion to recommend hours of operation that differ from the hours proposed.

Staff recommended hours of operation that were concurrently approved by the Zoning Administrator at the public hearing held on July 28, 2021. The Zoning Administrator verbally approved the request "as-is" which referred to the original request not the recommendation. The Zoning Administrator agrees with the request and hereby corrects the determination by correcting Condition 7a as follows:

- 7 a. The hours of operation shall be limited to 11 :00 a.m. to ~~11 :30 p.m.~~ **2:00 a.m.** Monday through Friday and 9:00 a.m. to ~~11 :30 p.m.~~ **2:00 a.m.** Saturday and Sunday in lieu of 7:00 a.m. to 11 :00 p.m.

Further, the summary of public comments provided by the applicant team at the public hearing held on July 28, 2021, stating on page 14:

"The change of use request to Building and Safety resulted in the request for four extra parking spaces, but we have requested relief from this as we will be paying a fee to the Department of Transportation for use in a parking production fund."

Further, the applicant requested the Project Permit Compliance finding 7.g language on page 21 should be amended, as they request to invoke section D of Ordinance 187096 (Local Emergency Ordinance), which waives parking requirements for changes of use projects that meet the criteria stated in the ordinance. The findings approved included:

- 7 g. **Section 7F: Parking.** Per Section 7.F.1.c of the Ventura/Cahuenga Boulevard Corridor Specific Plan, restaurants and take-out food establishments defined by the Specific Plan, require at least one parking space for each 100 gross square feet of floor area. The project proposes a 665 square foot restaurant building which will require 4 parking spaces and proposes entering a covenant and agreement for each deficient parking space.

The proposed project meets the criteria for automobile parking requirements for changes of use as outlined in the Local Emergency Ordinance. Therefore, the Zoning Administrator agrees with the request and hereby corrects the determination by correcting Condition 7 g as follows:

- 7 g. **Section 7F: Parking.** Per Section 7.F.1.c of the Ventura/Cahuenga Boulevard Corridor Specific Plan, restaurants and take-out food establishments defined by the Specific Plan, require at least one parking space for each 100 gross square feet of floor area. The project proposes a 665 square foot restaurant building which will utilize Section D of Ordinance 187096 (Local Emergency Ordinance) to waive the required require 4 deficient parking spaces associated with the proposed change of use. ~~and proposes entering a covenant and agreement for each deficient parking space.~~

All other conditions remain unchanged.



CHARLES J. RAUSCH, JR.
Associate Zoning Administrator
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CJR:CR:EN:ds

Cc: Council Member Nithya Raman
Fourth District

