

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2010-550-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Los Angeles Municipal Code (LAMC) as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

THE PROPOSED MAP AS MODIFIED IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Encino - Tarzana Community Plan designates the subject property for Very Low I Residential density with corresponding zones of RE20, and RA. The 3.75 acre property is zoned RA-1. The proposed 43,562 square feet area for Parcel A, 43,568 square feet for Parcel B, 32,843 square feet for Parcel C and 43,565 square feet for Parcel D substantially exceed the square feet of land area required by the RA zone. However, Footnote 5 on the Encino-Tarzana Community Plan map requires a minimum lot size of one acre, 43,560 sq.ft, for single family homes in the Very Low I Residential designation where the average natural slope exceeds 15%. Per the applicant's calculations, the average natural slope for the project site is 19%. Three of the four lots have a size that is greater than 43,560 square feet. However, the proposed Parcel C is inconsistent with Footnote 5 due to it having only 32,848 sq.ft. of lot area. Therefore, as required by Footnote 5, the number of lots in this parcel map is limited to three. As limited, the adopted Plan and the zone allow for the proposed subdivision. The subject site is not located in any Specific Plan area. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The existing site is a level irregular shaped parcel that is to be subdivided into three lots consisting fronting on Tarzana Drive and on Reseda Boulevard... The project site is located in an established neighborhood with a lot pattern consisting of similar shaped, estate sized lots with occasional flag lots. The proposed subdivision will create lot sizes consistent with the RA-1 zone. However, Footnote 5 on the Encino-Tarzana Community Plan map requires a minimum lot size of one acre, 43,560 sq.ft, for single family homes in the Very Low I Residential designation where the average natural slope exceeds 15%. Per the applicant's calculations, the average natural slope for the project site is 19%. Three of the four lots have a size that is greater than 43,560 square feet. However, the proposed Parcel C is inconsistent with Footnote 5 due to it having only 32,848 sq.ft. of lot area.

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2014-2862 CE</u>	Existing Zone <u>C2 IVD</u>	District Map <u>174B117</u>
APC <u>SOUTH VALLEY</u>	Community Plan <u>240 ENCINO - TARZANA</u>	Council District <u>3</u>
Census Tract <u>1394.02</u>	APN <u>2164014013</u>	Case Filed With <u>DENNIS CHEN</u> [DSC Staff] <u>Amun Co</u>
		Date <u>8/6/14</u>

CASE No. ZA - 2014-2863 WB

APPLICATION TYPE Change of use from restaurant to banquet hall and CUB
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.) for dispense of alcohol and dancing

1. PROJECT LOCATION AND SIZE

Street Address of Project 19418 and 19426 Ventura Blvd Zip Code 91356
 Legal Description: Lot 1 Block NONE Tract 23769
 Lot Dimensions irregular Lot Area (sq. ft.) 32,657.8 Total Project Size (sq. ft.) 41-3,595

2. PROJECT DESCRIPTION

Describe what is to be done: Change of use in city file from a restaurant to a banquet hall; dispense alcohol; and allow dancing for special events.

Present Use: Banquet Hall Proposed Use: Banquet Hall

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

☐ New Construction ☒ Change of Use ☐ Alterations ☐ Demolition
☒ Commercial ☐ Industrial ☐ Residential ☐ Tier 1 LA Green Code

Additions to the building:

☐ Rear ☐ Front ☐ Height ☐ Side Yard

No. of residential units:

Existing _____ To be demolished _____ Adding _____ Total _____

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: CUB modifications Code Section which authorizes relief: 12.24 m
See attached document.

Code Section from which relief is requested:  Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

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4. OWNER/APPLICANT INFORMATION

Applicant's name Stacy Brenner Company Gonzalez, Quintana & Hunter, LLC
 Address: 14022 Moorpark St #202 Telephone: (818) 970-5710 Fax: ()
Encino, CA Zip: 91436 E-mail: Stacy@gqhobby.com

Property owner's name (if different from applicant) Canoga Park Masonic Building Assoc. Inc
 Address: 19626 Ventura Blvd Telephone: (818) 996-0859 Fax: (818) 996-0857
Targona, CA Zip: 91354 E-mail: Scott.C.JST-CRE.com

Contact person for project information Stacy Brenner Company Gonzalez, Quintana & Hunter, LLC
 Address: 14022 Moorpark St #202 Telephone: (818) 970-5710 Fax: ()
Encino, CA Zip: 91436 E-mail: Stacy@gqhobby.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: John S. Thomas

Print: 8-6-14

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8-6-14

before me, Jeanette R. Atlas, Notary Public,

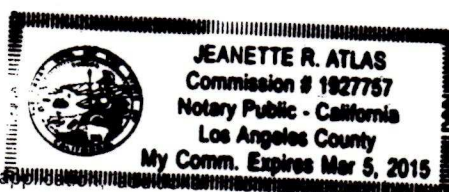
personally appeared John S. Thomas (Insert Name of Notary Public and Title)
 whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jeanette R. Atlas
 Signature

(Seal)

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Base Fee <u>6540</u>	Planning Staff Use Only	
Receipt No. <u>0201149392</u>	Reviewed and Accepted by [Project Planner]	Date
CP-7771 (09/09/2011)	Deemed Complete by [Project Planner]	Date

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8/6/14

SPECIAL INSTRUCTIONS FOR ALCOHOL (CUB) & ADULT ENTERTAINMENT ESTABLISHMENTS (CUX) – LAMC 12.24 W.1 & 12.24 W.18

City of Los Angeles – Department of City Planning

The Special Instructions for Alcohol (CUB) & Adult Entertainment Establishments is a required attachment to the *MASTER LAND USE APPLICATION INSTRUCTIONS* (CP-7810). Only utilize this form when filing for a conditional use permit pursuant to LAMC Section 12.24 W.1 for alcohol establishments or pursuant to 12.24 W.18 for adult entertainment establishments.

ADDITIONAL REQUIREMENTS/FINDINGS FOR APPROVAL OF A CUB or CUX:

For a CUB or CUX request to be considered, the following additional information and findings must be provided.

- JPL
1. **RADIUS MAP REQUIREMENTS.** In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):
 - Radius Maps for alcohol uses must show land use to a 600-foot radius.
 - A **LIST OF ALCOHOL ESTABLISHMENTS** between 600 and 1,000 feet of the site is required. Include in the list the type of license and address.
 - A **LIST OF THE FOLLOWING USES** within 600 feet is also required:
 - (1) residential uses and type (single-family, apartment, hotel, etc.);
 - (2) churches;
 - (3) schools, including nursery schools and child-care facilities;
 - (4) hospitals;
 - (5) parks, public playgrounds and recreational areas; and
 - (6) establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises.

✓

FINDINGS (on a separate sheet)

a. General Conditional Use

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.
- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

b. Additional Findings

- i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.
- ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.
- iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? +/- 29,711 SF
- b. What is the total square footage of the space the establishment will occupy? +/- 3,595 SF
- c. What is the total occupancy load of the space as determined by the Fire Department? 227
- d. What is the total number of seats that will be provided indoors? 210 Outdoors? 0
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A
- i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? N/A Outdoors? N/A

h. Parking

- i. How many parking spaces are available on the site? 147
- ii. Are they shared or designated for the subject use? Shared - see recorded parking agreement
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
- iv. Have any arrangements been made to provide parking off-site? No

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

Note: Required parking must be secured via a covenant pursuant to LAMC 12.26 E 5. A private lease is only permitted by a Zone Variance.

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve. N/A

3. Will valet service be available? N/A Will the service be for a charge? N/A

- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? No
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open? depends when banquet is rented

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	8am-12am	8am-12am	8am-12am	8am-12am	8am-12am	8am-12am	8am-12am
Proposed Hours of Alcohol Sale				4pm-12am	4pm-2am	11am-2am	11am-2am

potential

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- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: Yes, dancing will only be when banquet hall is rented for special occasions - see project description.

Note: An establishment that allows for dancing needs a conditional use pursuant to 12.24 W.18.

- c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? No age requirement; left to renter of banquet hall for their purposes.
- d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. **Security**

- i. How many employees will you have on the site at any given time? 3-5
- ii. Will security guards be provided on-site? Yes, when alcohol is present.
1. If yes, how many and when? Depends on the expected occupancy during the rented occasion. In general, between 3-5 security
- iii. Has LAPD issued any citations or violations? No If yes, please provide copies. are on file.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Yes, but through a caterer and only for specific occasions.
- ii. Will "fortified" wine (greater than 16% alcohol) be sold? No
- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No
- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Yes, one already exists
2. Will alcohol be sold without a food order? Depends on the occasion, but possible.
3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? N/A: since this is a banquet hall and the space would be leased.
4. Provide a copy of the menu if food is to be served. N/A Part of agreement includes caterer. NO such on-site food sales.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? NO - N/A
- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? NO - N/A
- a. If yes, a request for off-site sales of alcohol is required as well.
3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? NO - N/A

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? NO
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? will be determined by renter/leaser and hired caterer.

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

5. CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

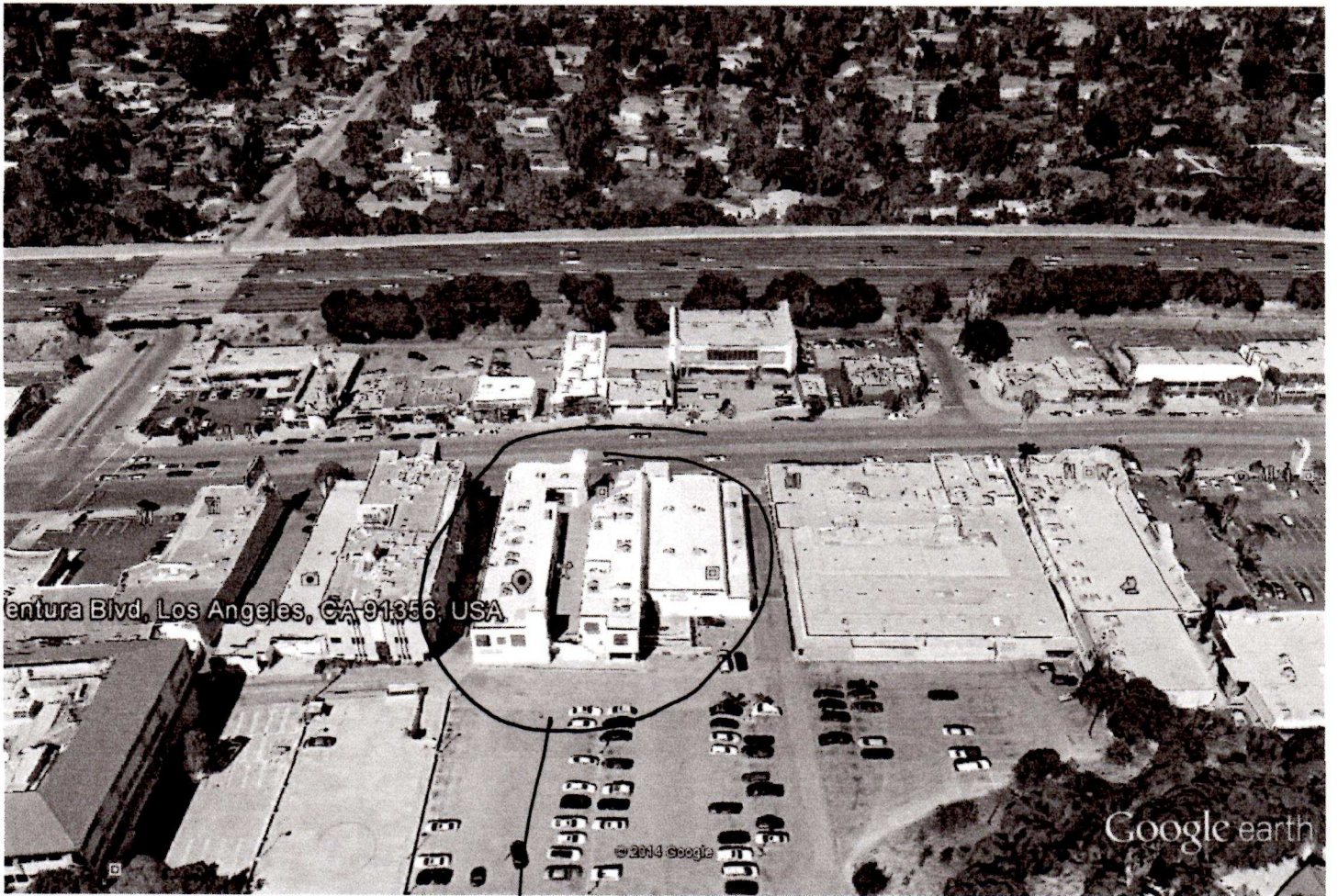
- a. Is this application a request for on-site or off-site sales of alcoholic beverages? yes
- i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel? No
 1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:
 - a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
 - b. if issuance would result in, or add to an undue concentration of licenses.
- b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**.

✓ **ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.** In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the **primary opportunity** to clarify and define the project.

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Google earth



Property



→ average natural slope for the project site is under 15%. Therefore, four lots is acceptable and meets the intent and purpose of the applicable General Plan.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

→ The existing site is a level irregular shaped parcel that is to be subdivided into four lots fronting on Tarzana Drive and on Reseda Boulevard. The project site is located in an established neighborhood with a lot pattern consisting of similar shaped, estate sized lots with occasional flag lots. The proposed subdivision will create lot sizes consistent with the RA-1 zone. However, Footnote 5 on the Encino-Tarzana Community Plan map requires a minimum lot size of one acre, 43,560 sq.ft, for single family homes in the Very Low I Residential designation where the average natural slope exceeds 15%. Per the applicant's calculations, the average natural slope for the project site is under 15%. Therefore, four lots is acceptable and meets the intent and purpose of the applicable General Plan.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

→ The site is one of several underimproved properties in the vicinity. The project is providing an appropriate development that is consistent with the RA-1 Zone and the Very Low I Residential land use designation on the Encino - Tarzana Community Plan. However, Footnote 5 on the Encino-Tarzana Community Plan map requires a minimum lot one acre, 43,560 sq.ft, for single family homes in the Very Low I Residential designation where the average natural slope exceeds 15%. Per the applicant's calculations, the average natural slope for the project site is under 15%. Three of the four lots have a size that is greater than 43,560 square feet. The proposed Parcel C has a lot size of only 32,848 square feet. However, since the slope density is below 15% all of the four lots are consistent with the intent and purpose of the applicable General Plan.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

→ The surrounding neighborhood is zoned RA-1 and designated Very Low I Residential land use in the Encino - Tarzana Community Plan. The surrounding properties located north, south, east and west of the subject site are single family residences zoned RA. The proposed 43,562 square feet area for Parcel A, 43,568 square feet for Parcel B, 32,843 square feet for Parcel C and 43,565 square feet for Parcel D substantially exceed the number of square feet required by the RA zone. However, Footnote 5 on the Encino-Tarzana Community Plan map requires a minimum lot size of one acre, 43,560 sq.ft, for single family homes in the Very Low I Residential designation where the average natural slope exceeds 15%. The project site is a hillside. Three of the four lots have a size that is greater than 43,560 square feet. However, the proposed Parcel C has a reduced lot size of only 32,848 square feet (less than 1-acre). Per the applicant's calculations, the average natural slope for the project site is under 15%. Therefore, the requested four lots are permitted and the density of the proposed project is appropriate for its sloped site and consistent with that of adjoining single family residential developments.

The Department found that potential impacts could result from:

- ☐ Air Quality (construction);
- ☐ Biology (tree removal);
- ☐ Geology (seismic, construction);
- ☐ Hazardous Materials (construction);
- ☐ Hydrology/Water Quality (construction);
- ☐ Noise (construction);
- ☐ Public Services (fire);
- ☐ Transportation (access);
- ☐ Utilities (water, solid waste);

The Advisory Agency, to mitigate the above impacts, required **Condition Nos. 17, 18, and 19**, as conditions of approval for the Parcel Map and determined the project would not have a significant impact upon the environment. Other identified potential impacts not mitigated by these conditions are subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such impacts on all projects.

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