

3.



GREEN COTTAGE
Hand-Crafted Cuisine

Melvin Av
5600
S. D. LINDA



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ZA 2017-866-CUB

Case Number _____

Env. Case Number _____

Application Type Conditional Use-Beverage

Case Filed With (Print Name) C. vander zweep Date Filed 3-3-17

Application includes letter requesting:

- Waived hearing
- Concurrent hearing
- Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.*

1. PROJECT LOCATION

Street Address¹ 19563 Ventura Blvd. Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 35, No Block, TR7884

Assessor Parcel Number 2164013011 Total Lot Area 6,250 sq. ft.

2. PROJECT DESCRIPTION

Present Use Restaurant

Proposed Use Restaurant

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project C.U.P. to allow dispensing of a full line of alcohol goods for on-site consumption with existing 2000 sq ft restaurant with 66 seats

& 22 seats in exterior 700 sq ft uncovered area & open from 7am to 1am daily & random entertainment.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

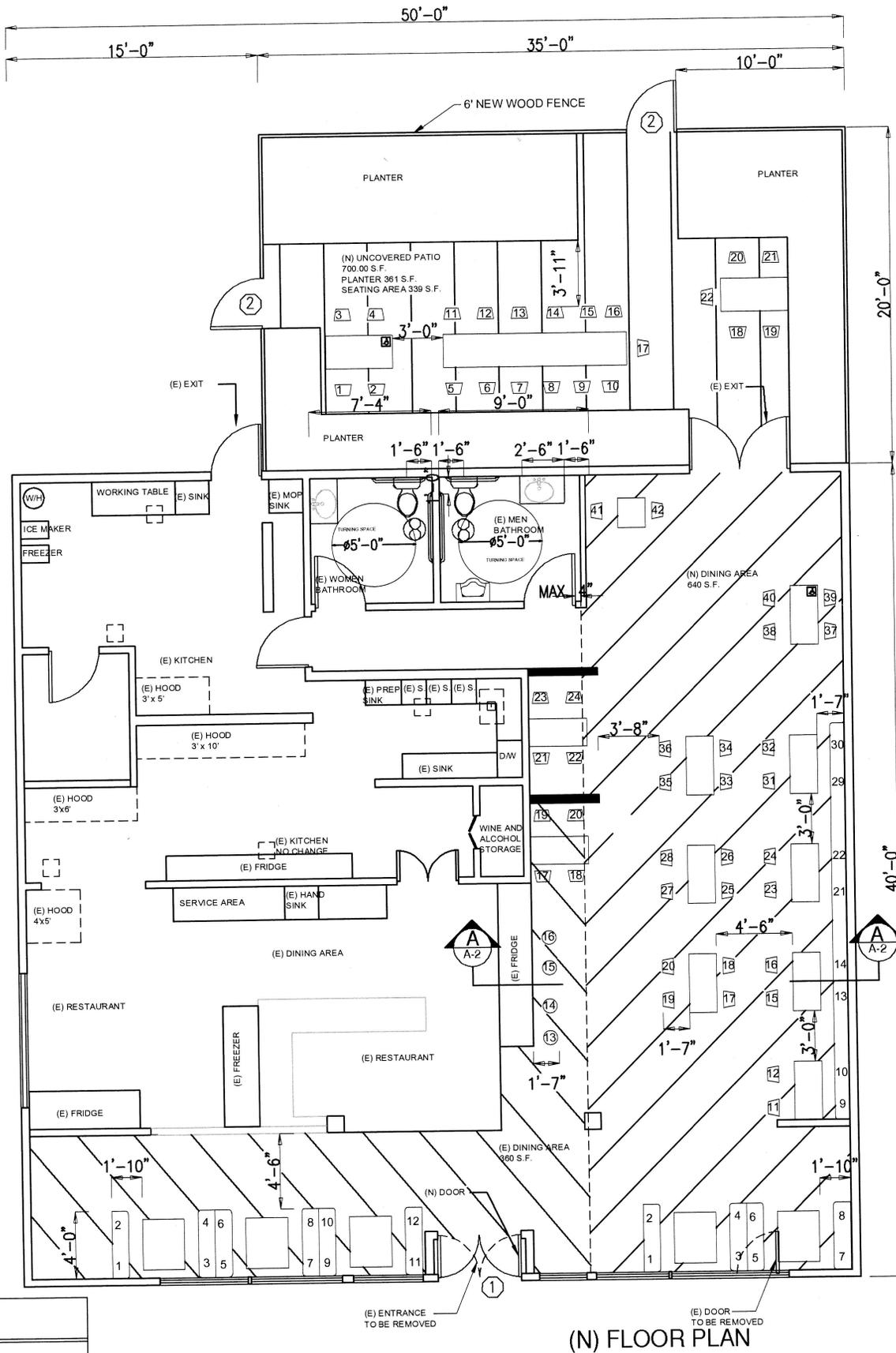
- Site is undeveloped or unimproved (i.e. vacant)
- Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits)
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
- Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

(E) & (N) FLOOR PLAN

GREEN COTTAGE RESTAURANT
19563 VENTURA BLVD.
TARZANA, CA 91365



(N) FLOOR PLAN

SCALE: 1/4" = 1'-0"

responsible
dimensions
ings prior

WE PANIC HARDWARE

| DOOR SCHEDULE | | | | |
|---------------|-------|--------|----------|----------------------|
| NO. | WIDTH | HEIGHT | MATERIAL | TYPE |
| ① | 5'-0" | 6'-8" | METAL | SWING/PANIC HARDWARE |
| ② | 3'-0" | 6'-8" | WOOD | SWING/PANIC HARDWARE |

| | |
|--------|-----------|
| Rev: | |
| Date: | JULY 2016 |
| Scale: | |
| Drawn: | |
| Job: | |
| Sheet: | A-1 |

A-1

Of Sheets

FINDINGS

Project Description

A Conditional Use Permit to allow for the dispensing of a full line of alcohol products for on-site consumption with existing 2,000 square foot restaurant having 66 seats indoor and 22 seats in exterior 700 square foot uncovered patio and operate from 7am to 1am daily having occasional entertainment.

- 1) 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.**

We are requesting approval for the sale and dispensing of a full line of alcohol for on-site consumption in conjunction with an approximately 2,700 square-foot existing restaurant seating 66 patrons inside and 22 patrons in an outdoor patio and with hours of operation from 7 a.m. to 1 a.m. daily. This restaurant has been serving a full line of alcoholic beverages and the approval would create jobs and generate more revenue in the vicinity. It would be convenient for customers to get full service at the restaurant instead of going from one restaurant to another. Also, with control and good management the restaurant will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

As observed by other approvals restaurants are an integral part of the entertainment life on the Ventura Boulevard commercial corridor, providing a place where to meet before or after participating in other activities offered in the area. In this case, the menu indicates the restaurant would serve food at a price ratio to the alcoholic beverages that indicate the emphasis is on food versus consumption of alcoholic beverages.

In many examples throughout the City, the availability of alcoholic beverages at a full-service restaurant is a desired amenity and expected by the general public. Previously, the Zoning Administrator agreed with project proponent that patrons would be better served by expanding selection of beverages on the menu. This is evidenced by similar approval within the immediate areas. Therefore, authorizing the sale and dispensing of a full line of alcoholic beverages, in conjunction with a full service restaurant will provide a public convenience.

- 2) 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,**

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or the public health, welfare, and safety.

The subject property is a level, generally rectangular-shaped corner/through, 6,213.7 square-foot parcel of land lying on the north side of Ventura Boulevard, the east side of Melvin Avenue and south of a public alley and is developed with a one-story building, occupied by a restaurant. Parking for the restaurant is provided for in a surface lot located at the northern portion of the lot, with vehicular access from Melvin Avenue and the public alley at the rear.

The north adjacent property is zoned PF-1XL and is developed with the 101 Freeway. This site is separated from the subject property by 20-foot wide public alley. The south adjacent properties, across Ventura Boulevard, are zoned C2-1VLD and P- 1VLD and are developed with one- and two-story commercial structures which are occupied by a restaurants, small-scale retail establishments and professional offices. Directly across the street is a mini shopping center developed with three separate retail commercial buildings for a total of 56,000 square feet with 172 parking spaces. The east adjacent properties are zoned C2-1VLD and are occupied by a restaurants, small-scale retail establishments and professional offices. The west adjacent properties, across Melvin Avenue, are zoned C2-1VLD and are developed with one- and two-story commercial structures which are occupied by a restaurants, small-scale retail establishments and professional offices.

The subject property has a C2 Zone Classification, the Community Plan designates the property Community Commercial, and the Specific Plan encourages restaurants. A restaurant has existed on the subject site for many years and prior Office of Zoning Administration actions (i.e., Case No. ZA-85-203-E and ZA-2010-448-CUB) authorized the sale and dispensing of alcoholic beverages.

3) The use will not be materially detrimental to the character of the development in the immediate neighborhood.

Previously, conditions were imposed in this approval as a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters. Moreover, the conditions of approval are to ensure the sale and dispensing of alcoholic beverages will not have a detrimental impact. The conditions included regulating hours of operation, number of patrons, limitation on other uses, lighting, maintenance, noise, compliant response program, landscape, and maintenance.

The approval was intended to ensure the establishment does not require additional resources of Los Angeles Police Department to monitor and enforce the conditions of approval. The conditions are operational and have continued to protect the community since the current operator continues to act responsibly to issues that

adversely impact the community.

The operator understands that the grant is for a five year expiration period which has become a standard in protecting the area and that the goal is to ensure that the establishment does not become a nuisance or require additional resources of Los Angeles Police Department and the State Department of Alcoholic Beverage Control.

4) The proposed location will be in harmony with the various elements and objectives of the General Plan.

The Encino-Tarzana Community Plan Map designates the property for Community Commercial land use with corresponding zones of CR, C2, C4 and RAS3, with Footnotes 12, 13 and 17, limiting the property to Height Districts No. 1L and 1VL, and a floor area ratio of 2:1. Authorizing the Conditional Use Permit would further the intent of the Plan by helping to maintain a dynamic commercial and entertainment area providing economic development opportunities in the area and creating preconditions for maintaining and attracting new job opportunities by expanding the demand for the restaurant.

5) The proposed use will not adversely affect the welfare of the pertinent community.

The sale of alcohol use has been in existing at this location for various years. The continued use will not change or adversely affect the welfare of the pertinent community.

6) The granting of such application will not result in an undue concentration in the Area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of such establishments within a one thousand feet radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the Area.

As reported by the Los Angeles Police Department, within Crime Reporting District No. 1061, which has jurisdiction over the subject property, a total of 114 crimes were reported in 2014, compared to the citywide average of 179 crimes and the high crime reporting district average of 215 crimes for the same period.

In 2009, there were 35 Narcotics, 4 Liquor Law, 14 Public Drunkenness, 1 Disturbing the Peace, 1 Disorderly Conduct, and 6 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Prohibiting additional establishments that sale alcoholic beverage could further the City's success in combating crimes and nuisance activities related to the sale and dispensing of alcoholic beverages. However, another method is to increase the number of establishments that are governed by conditions proven successful throughout the City in protecting surrounding areas and that minimize the use of limited public resources available to patrol and enforce applicable laws.

There is another reason why granting an approval in this instance will not result in an undue concentration. Increasing the number of establishments governed by conditions has been shown to be successful throughout the City in protecting surrounding areas in part because it creates a competitive factor that crowd out other less desirable establishments.

- 7) The proposed use will not detrimentally affect nearby residentially zoned communities in the Area after giving consideration to the distance of the proposed use from the following: residential buildings, churches, schools, hospitals, public playgrounds, and other similar uses; and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

St. James Presbyterian Church at 19414 Ventura Boulevard is located close to the subject site and single-family residences are located approximately 500 feet to the south of the subject site.

The intent of the Finding is to ensure the buffering of sensitive uses from potential impacts such as loitering, public drunkenness, nuisance activities, and other crime activities associated with the sale and dispensing of alcoholic beverages. The nature of on-site sale and dispensing is that consumption of the alcoholic beverages occurs on-site. As such, the operator has significantly more control and can better monitor and manage the activities of patrons.

The operator agrees with any conditions established as a protective measure for residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site. Thus, little impact if any should occur to nearby sensitive uses.