

**APPLICATION TO THE ZONING ADMINISTRATOR FOR MASTER PLAN APPROVAL - ALCOHOLIC BEVERAGES (MPA)**

APPLICANT: TLV, INC.  
DBA: TLV TAPAS

PROPERTY: 5442 YOLANDA AVE.  
TARZANA, CA 91356

REFERENCE: MASTER PLAN APPROVAL UNDER ZA 2020-1487 MCUP TO ALLOW THE SALE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A NEW 3,428 SF RESTAURANT LOCATED WITHIN THE VILLAGE WALK TARZANA SHOPPING CENTER.

---

**Summary of Request**

Pursuant to L.A.M.C. Section 12.24-M, the applicant TLV, Inc. is seeking a Master Plan Approval under master case ZA 2020-1487 MCUP to allow the sale of a full line of alcohol for on-site consumption in conjunction with the operation of a new full-service restaurant. The subject restaurant will occupy a 2,684 sf ground floor tenant space with 74 seats, a 744 sf mezzanine with 22 seats and a 298 sf patio area with 22 seats. The patio is located entirely within the parcel and does not encroach into the public right of way. Proposed hours of operation will be based upon those granted in the Master CUP; 6am to 2am daily. The patio area will close at 10pm Sunday through Thursday and 11pm Friday and Saturday.

**BACKGROUND**

The subject property has an irregular rectangular shape and is located at both the southwestern and southeastern corners of West Ventura Boulevard and North Yolanda Avenue in the Tarzana neighborhood. The entire Village Walk Shopping Center property is approximately 205,060 square feet in size and contains three structures as well as a two story subterranean parking structure. The development is comprised of two multi-tenant commercial buildings on adjacent properties fronting Ventura Boulevard and separated by Yolanda Avenue, as well as a single-story commercial building located at 18734 Ventura Boulevard. Village Walk consists of a multi-tenant building located east of Yolanda Avenue that is approximately 47,624 square feet in size with a mix of retail, restaurant, salon, and fitness uses. The buildings located west of Yolanda Avenue are approximately 103,623 square feet in size and also contain a mix of retail, restaurant, fitness, and grocery uses. Village Walk maintains the equivalent of 883 parking spaces on-site, with a mix of automobile and bicycle parking spaces. Additionally, Village Walk has security personnel on-site 24-hours daily and the shopping center is kept in a clean and well-maintained condition. The subject application is for a Master Plan Approval under parent case ZA 2020-1487 MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant located within the Village Walk Tarzana Shopping Center.

The site is zoned C2-1VL and (Q)C2-1VL and is located within the Encino-Tarzana Community Plan with a General Plan Land Use Designation of Community Commercial. The project is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan and is not impacted. The site is further located within the Tarzana Streetscape Plan, the Urban Agriculture Incentive Zone, a Special Grading Area, a liquefaction area, and is within 12.10 kilometers of the nearest known fault (Hollywood Fault). The site is served by the LAPD Valley Bureau West Valley Division and is located within Reporting District No. 1063. The (Q) Conditions were imposed on the site as a part of Case No. CPC 2006-9493-ZC-SPE-SPP-CUZ-CUB-YV-ZAA-ZAD-SPR and pursuant to this case, the zoning and uses of the Approved Project were found to be consistent with the General Plan.

## **Surrounding Properties**

Surrounding properties are generally developed with commercial and residential uses. The northern adjoining property (across Ventura Boulevard) are zoned C2-1L and are developed with shopping centers. The eastern adjoining properties (across Yolanda Avenue) are zoned C2-1VL and (Q)C2-1VL and are developed with a commercial center and 57 residential units. The southern adjoining properties are zoned R1-1 and are developed with single-family dwellings. The western adjoining properties are zoned C2-1VL and R1-1LD and are developed with a medical office building and single-family dwellings.

**Ventura Boulevard**, adjoining the subject property to the north, is a designated Boulevard II, dedicated to a width of 100 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

**Yolanda Avenue**, adjoining the subject property to the east, is a designated Collector Street, dedicated to a width of 64 and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

**Redwing Street**, adjoining the subject property to the south, is a Local Street, dedicated to a width of 60 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk.

An **Alleyway**, adjoining the subject property to the west, has a variable width of between 20 and 66 feet and is improved with asphalt, concrete gutter, and a turnaround area.

## **GENERAL FINDINGS**

**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.**

The subject property has an irregular rectangular shape and is located at both the southwestern and southeastern corners of West Ventura Boulevard and North Yolanda Avenue. Village Walk is located within the Ventura-Cahuenga Boulevard Corridor Specific Plan area and the Pedestrian Oriented Area. It has a General Plan land use designation of Community Commercial and is zoned (Q)C2-1VL and C21VL. The entire Village Walk property is approximately 205,060 square feet in size and contains three structures as well as a two-story subterranean parking structure. Village Walk's multi-tenant buildings were approved and constructed in two phases under separate approvals: (i) Phase I, the multi-tenant building located east of Yolanda Avenue is 47,624 square feet in size, and contains eight (8) tenant suites that are approved for a mix of retail, restaurant, salon, and fitness uses; and (ii), Phase II, the multi-tenant building located west of Yolanda Avenue, is 103,623 square feet in size and contains nine (9) of tenant suites that are approved for a mix of retail, restaurant, fitness, and grocery uses. The third structure is the pre-existing single-story commercial building located at 18734 Ventura Boulevard that is used for retail/food service purposes. Surrounding properties consist primarily of commercial, office, medical, and business service uses along Ventura Boulevard. Adjacent multi- and single-family residential uses are located to the south along Yolanda Avenue and Redwing Street, and were approved and constructed under the same approvals as the Phase II (West) Building of the Village Walk Tarzana shopping center.

The subject request entails a Master Plan Approval (MPA) under master case ZA 2020-1487 MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a new restaurant. Under the master case, each subsequent tenant is required to file a Master Plan Approval (MPA) application to review the final floor plans and the mode and character of each venue.

All of the restaurants on the site are located at ground level and enhance the built environment in the surrounding neighborhood and will perform a function and provide a service that is essential and beneficial to the surrounding community in a variety of different respects. The subject application does

not propose any physical changes to the existing buildings. The project will offer a viable dining option to those in the area, while offering an alcoholic beverage to complement the meal. The project will allow residents, employees and visitors of the area to enjoy an additional dining choice that will add convenience for those who visit the site. The sales of alcoholic beverages will remain incidental to food service will allow the establishment to be competitive in the area, while providing a convenience. As such, the project will enhance the built environment in the surrounding neighborhood, and will provide a service that is essential and beneficial to the surrounding community.

**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.**

The Village Walk Shopping Center is approximately 205,060 square feet in size and contains three structures as well as a two-story subterranean parking structure. Properties to the north and east are zoned C2-1 and developed with two and three story, commercial /retail uses with surface parking lots. The properties to the west are zoned [Q]C2-1VL and C2-1VL and developed with two-story, commercial/retail uses and a surface parking lot. Properties to the south are zoned (Q)C2-1VL and R1-1 and developed with multi-family and one to two story single-family dwellings. The existing and subject restaurants are not oriented towards the residential area but toward Ventura Blvd and Yolanda Avenue. The shopping center has been operational since 2008 and 2011, respectively, for the two multi-tenant buildings. Existing restaurant tenants have been serving alcoholic beverages since as early as 2008.

General as well as more specific conditions of approval were included in the MCUP grant to help avoid any possible nuisances and to dictate the mode and character, noise, security, and responsible management of each operation. Hours of operation for the outdoor patios are limited from 6:00 a.m. to 10:00 p.m. Sunday through Thursday and to 6:00 a.m. to 11:00 p.m. on Friday and Saturday. In addition, live entertainment, speakers and televisions are prohibited on the restaurants patios and this restriction applies to the subject application.

With suitable operating conditions, approval of the instant request will not be materially detrimental to the character of the immediate neighborhood. As such, 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 and the development of the community.

**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.**

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan consists of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan. Objective 7.3 of the Framework Element sets a goal to "maintain and enhance the existing businesses in the City" and Policy 7.3.2 encourages the establishment and retention of "neighborhood commercial activities within walking distance of residential areas."

The Encino-Tarzana Community Plan Map designates the property for Community Commercial land uses with corresponding zones of CR, C2, C4, and RAS3. The subject property is located within the Ventura/Cahuenga Boulevard Corridor Specific Plan and is not impacted. The Community Plan text is silent with regards to alcohol sales. In such cases, the Zoning Administrator must interpret the intent of the Plan. The project will continue to provide a service to the community, and is thereby consistent with

several goals, policies, and objectives of the Community Plan. Specifically, the project addresses the following goal and objectives of the Community Plan:

Goal 2: A strong and competitive commercial sector which best services the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1 To conserve and strengthen viable commercial development.

The request would conserve and strengthen the Village Walk Shopping Center as a viable commercial development, by retaining and enhancing an amenity that has become expected at restaurants. The request would not change the community character or scale of the surrounding neighborhood. No new construction or additional floor area is proposed. The project would allow the site to continue to function as a distinctive commercial district and pedestrian oriented area. The Village Walk will continue to offer neighborhood-serving uses such as restaurants, a market, and stores, within walking distance of residential uses.

#### **ADDITIONAL PA FINDINGS**

**i. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.**

Over-concentration can be "undue" when the addition of a license in a specific area will negatively impact a neighborhood. Over-concentration is not "undue" when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience. Given the existing mixed use development and the surrounding neighborhood, the project site is located within employment and residents and the census tract's crime statistics related to alcohol are minimal. The Census Tract in which the proposed use is located stretches along approximately two miles on both sides of Ventura Boulevard which is the main commercial strip of the southern San Fernando Valley. This portion of Ventura Boulevard is heavily developed with mini-shopping centers and larger multi-tenant shopping centers. Most of these shopping centers have a restaurant located in them and most of the restaurants have alcohol permits. The issuance of additional licenses within the development to serve alcohol on-site is not anticipated to create a law enforcement problem. No evidence was submitted for the record establishing any link between the subject site and the area's crime rate.

The project will not adversely affect community welfare because the proposed restaurant is a desirable use in an area designated for commercial uses. In this case, the proposed project will provide a convenience and new amenity to workers, visitors, and residents in the immediate neighborhood and, as conditioned, will not negatively impact the area. Suitable operating conditions may address noise, loitering and security to ensure the proposed restaurants and market remain compatible with surrounding uses. With suitable operating conditions and responsible restaurant operations, the requested sale of alcoholic beverages is not anticipated to result in an impact on police services and will therefore not result in an undue concentration of licensed premises.

**ii. Explain how the approval will not detrimentally affect nearby residential zones or uses.**

The proposed project is located within an existing multi-tenant commercial shopping center in a pedestrian-oriented area along the busy Ventura Boulevard corridor. The subject property is improved with two two-story multi-tenant commercial buildings, a single-story commercial building, and a two-story subterranean parking structure. Village Walk's location along Ventura Boulevard and the design and physical orientation of the shopping center away from the residential uses to the south ensures that the onsite sale of alcoholic beverages within restaurants will not be a detriment to surrounding residential zones or uses. The project is consistent with the zoning and keeping with the adjacent uses in the

development. The project will contribute to the neighborhood and will serve nearby residents, those employed in the area and visitors. Therefore the project will not detrimentally affect nearby residential zones or uses.

