

**VILLAGE WALK TARZANA**  
**MASTER CONDITIONAL USE PERMIT (BEVERAGE)**

**Project Description & Findings**

**Request**

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Master Conditional Use Permit, pursuant to the provisions of Section 12.24 W.1 of the Los Angeles Municipal Code ("LAMC"), to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with six establishments in the Village Walk Tarzana Shopping Center totaling 18,631 S.F. and 560 seats (17,028 S.F. and 460 seats indoor and 1,603 S.F. and 100 seats outdoors) with hours of operation from 6:00 am to 2:00 am within the C2-1VL and (Q)C2-1VL Zones.

**Project Description:**

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Village Walk Tarzana A2, LLC (the "Applicant") is the owner of the Village Walk Tarzana Shopping Center ("Village Walk") located at 18620 – 18734 West Ventura Boulevard and 5442 – 5444 Yolanda Avenue (Assessor Parcel Numbers: 2161-015-019, 2161-026-005, and 2161-008-005) in the City of Los Angeles ("City").

Village Walk is a shopping center located in a pedestrian oriented area on a highly developed commercial stretch of Ventura Boulevard in the Tarzana neighborhood of Los Angeles at the intersection of Ventura Boulevard and Yolanda Avenue. Village Walk 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'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 buildings 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. 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.

Several of the existing restaurant tenant suites already have obtained approvals from the City to allow the sale and dispensing of alcoholic beverages within their respective tenant suites. In order to ensure continued uninterrupted operations and to encourage new tenancies, the Applicant is requesting a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within the existing restaurant tenant suites while also creating the opportunity for future restaurant tenant suites to be established. It is anticipated that the following tenant suites may continue to be used for, or be used in the future for, restaurant-type uses with alcoholic beverage sales:

- 18700 Ventura Blvd, Suite 120 – potential future restaurant tenant suite (former Starbucks);
- 18700 Ventura Blvd, Suite 130 – existing Chipotle restaurant and will maintain existing operations and alcohol sales;
- 18700 Ventura Blvd, Suite 140 – currently Blu Jam Café and will maintain existing operations and alcohol sales;
- 5442 Yolanda – future Tel Aviv restaurant, and will operate in substantial conformance with former Bleeker Street restaurant operations and alcohol sales;
- 18632 Ventura Blvd – potential future restaurant suite;
- 18636 Ventura Blvd – currently Arcwood Wine Bar and will maintain existing operations and alcohol sales; or

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- 18640 Ventura Blvd – potential future restaurant suite.

For the tenant suites currently or formerly used as food service establishments with alcohol sales, their operations are proposed to be continued in substantial conformance with the prior or existing approvals, as referenced in the tenant matrix below. All current and future operators will be restaurant-type operators and will maintain/obtain either Type 41 or Type 47 licenses from the State of California's Department of Alcoholic Beverage Control. Any potential future tenant suites wishing to establish new eating and drinking establishments would be required to undergo review by City Planning to determine that the proposed operations are consistent with this MCUB approval.

The current and future restaurants will maintain operating hours and alcohol sales in compliance with State of California regulations, which currently allow alcohol sales from 6:00 am until 2:00 pm. Each current or future tenant has/will have variable operating hours based on their specific brand/operations. Most of the restaurant tenant suites will operate between the hours of 7:00 am and 11:00 pm. However, certain tenant suites have prior approvals to open before this time<sup>1</sup> and others operate until 2:00 am on Thursday through Saturday nights.

Note: Whole Food's operations are separate from and not included in this request. Whole Foods operations will continue to be subject to ZA-2017-5337-CUB, or any future approval.

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<sup>1</sup> Under CPC-2006-9493-ZC-SPE-SPP-CU-CUB-ZAA-ZAD-YV-SPR and Ordinance 179368, the Phase II 18700 Ventura Blvd. building maintains a right to have hours of operations between 6:00 am and midnight daily, and allows individual restaurants to remain open until 1:00 am on Friday and Saturday nights. Additionally, one coffee house type operator may open at 5:00 am daily. It is understood that alcohol sales may only occur in compliance with State law, which prohibit alcohol sales before 6:00 am.

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**MCUB Tenant Alcohol Sales and License Matrix**

<b>Tenant Suite</b>	<b>Operator</b>	<b>SF</b>	<b>Seats</b>	<b>Alcohol License Type</b>	<b>Hours of Operation</b>
18700 Ventura Blvd, Suite 120	Existing Restaurant (former Starbucks)	2,049 SF Total 1,726 SF Interior 323 SF Exterior	62 Total 46 Interior 16 Exterior	Type 47 ABC (Full line)	Sunday – Thurs 6:00 am – 12:00 am Friday – Saturday 6:00 am – 1:00 am
18700 Ventura Blvd, Suite 130	Existing Chipotle restaurant Continue operations substantially consistent with ZA-2011-2774-CUB and ZA-2019-5452-CUB	2,626 SF Total 2,290 SF Interior 336 SF Exterior	50 Total 30 Interior 20 Exterior	Type 47 ABC (Full line)	Sunday - Saturday 9:00 am – 12:00 pm
18700 Ventura Blvd, Suite 140	Existing Blu Jam Café Continue operations consistent with ZA-2013-0471-CUB	4,271 SF Total 3,901 SF Interior 370 SF Exterior	119 Total 99 Interior 20 Exterior	Type 41 ABC (beer & wine)	Sunday - Saturday 7:00 am – 12:00 pm
5442 Yolanda	Existing Restaurant (Former Bleeker Street – Future Tel Aviv [likely future operator]) Operations will be substantially consistent with the former restaurant approved under ZA-2008-2609-CUB, including limited acoustic live music.	4,088 SF Total 3,790 SF Interior 298 SF Exterior	115 Total 97 Interior 18 Exterior	Type 47 ABC (Full line)	Sunday – Wed 11 am – 12 am Thurs – Sat 11:00 am – 2:00 am
18636 Ventura Blvd	Existing Arcwood Wine Bar Operations will be substantially consistent with ZA-2007-5742-CUB, except the ABC license will be upgraded to a Type 47 from a Type 41.	1,417 SF 1,141 SF Interior 276 SF Exterior (enclosed)	56 Total 30 Interior 26 Exterior	Type 47 ABC (Full line)	Sunday – Wed 10:00 am – 1:00 am Thurs – Sat 8:00 am – 2:00 am
18640 Ventura Blvd	Potential Future Restaurant	2,470 SF Total / Interior	98 Total / Interior	Type 47 ABC (Full line)	Sunday – Wed 10:00 am – 1:00 am Thurs – Sat 8:00 am – 2:00 am
18632 Ventura Blvd	Potential Future Restaurant	1,498 SF Total / Interior	60 Total / Interior	Type 47 ABC (Full line)	Sunday – Wed 10:00 am – 1:00 am Thurs – Sat 8:00 am – 2:00 am

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**Findings**

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**A. General Conditional Use**

- i. 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 the 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 C2-1VL. 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 land use and zoning designation of the property allows for a wide mix of commercial and service uses, as currently exist within the multi-tenant commercial buildings. The subject application is for a Master Conditional Use Permit - Beverage ("MCUB") to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with six restaurant establishments in the Village Walk Tarzana Shopping. The present application does not propose any changes to the uses/tenant mix or physical changes to the buildings. The existing commercial buildings are in conformance with the Code and Specific Plan's use, height, FAR, yards, driveways, landscaping, and parking regulations and prior City Planning approvals that approved the construction and use of the existing buildings. The MCUB will not result in any exterior changes to the existing buildings, but future interior tenant improvements, with no expansion of floor area, may occur.

The Applicant believes that approval of its request for a MCUB to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with six restaurant establishments in the Village Walk Tarzana Shopping Center will 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 goal of the MCUB is twofold: (1) to facilitate the establishment of restaurant/retail uses at the ground floor of the mixed-use project within a pedestrian oriented area along Ventura Boulevard; and (2) to provide for cohesive review of multiple restaurants with alcohol sales uses within the same overall project. The proposed MCUB request does not include any physical changes to the existing buildings, but may encourage the reactivation of the Boulevard by creating a desirable environment for future restaurant tenants within the Pedestrian

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Oriented areas along Ventura Boulevard. Furthermore, the sale of alcoholic beverages will be incidental to existing and future restaurant uses.

In terms of the specific request, the Applicant seeks approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with six establishments in the Village Walk Tarzana Shopping Center totaling 18,631 S.F. and 560 seats (17,028 S.F. and 460 seats indoor and 1,603 S.F. and 100 seats outdoors) with hours of operation from 6:00 am to 2:00 am. Village Walk's multi-tenant buildings are existing and were opened in 2008 and 2011. Existing restaurant tenants began alcohol sales in approximately 2008 (18636 Ventura), 2009 (5442 Yolanda), 2012 (Suite 130), and 2013 (Suite 140) with either Type 41 or Type 47 Licenses from the ABC. For the tenant suites currently or formerly used as food service establishments with alcohol sales, their operations will be continued in substantial conformance with the prior or existing approvals. All current and future operators will be restaurant-type operators and will maintain/obtain either Type 41 or Type 47 licenses from the State of California's Department of Alcoholic Beverage Control ("ABC"). All proposed alcohol sales will take place between the hours of 6 a.m. and 2 a.m. daily in compliance with State of California regulations, which allow alcohol sales from 6:00 am until 2:00 pm. Each current or future tenant has/will have variable operating hours based on their specific brand/operations. Most of the restaurant tenant suites will operate between the hours of 7:00 am and 11:00 pm, with extended hours on Thursday through Sunday evenings.

The Applicant is requesting continued approval to serve alcoholic beverages and to allow additional future restaurant operators to sell alcoholic beverages for on-site consumption. However, as of this writing, specific tenants have not yet been identified for all the tenant suites, though the Applicant is actively marketing the spaces to prospective tenants. The Applicant is seeking approval of this MCUB in order to ensure a cohesive and comprehensive approval process. It is anticipated that the following tenant suites may continue to be used for, or be used in the future for, restaurant type uses with alcoholic beverage sales. However, as the brick and mortar retail landscape continues to change, the restaurant tenant suites may fluctuate within the Village Walk shopping center and the six establishments permitted to sell alcohol under this MCUB may transfer to other tenant suites within the Village Walk shopping center so long as their operations are in substantial conformance with this grant.

Suite	Square Footage	Seats	ABC License Type	Hours of Operation
18700 Ventura Blvd, Suite 120	2,049 SF Total 1,726 SF Interior 323 SF Exterior	48 Total 34 Interior 14 Exterior	Type 47 ABC (Full line)	Sunday – Thurs 6 am – 12 am Friday – Saturday 6 am – 1 am
18700 Ventura Blvd, Suite 130	2,626 SF Total 2,290 SF Interior 336 SF Exterior	50 Total 30 Interior 20 Exterior	Type 47 ABC (Full line)	Sunday - Saturday 9 am – 12 pm
18700 Ventura Blvd, Suite 140	4,271 SF Total 3,901 SF Interior 370 SF Exterior	119 Total 99 Interior 20 Exterior	Type 41 ABC (beer & wine)	Sunday - Saturday 7 am – 12 pm
5442 Yolanda	4,024 SF Total 3,726 SF Interior 298 SF Exterior	109 Total 95 Interior 14 Exterior	Type 47 ABC (Full line)	Sunday – Wed 11 am – 12 am Thurs – Sat 11 am – 2 am

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18636 Ventura Blvd	1,417 SF 1,141 SF Interior 276 SF Exterior (enclosed)	50 Total 27 Interior 24 Exterior	Type 47 ABC (Full line)	Sunday – Wed 10 am – 1 am Thurs – Sat 8 am – 2 am
18640 Ventura Blvd	2,470 SF Total / Interior	98 Total / Interior	Type 47 ABC (Full line)	Sunday – Wed 10 am – 1 am Thurs – Sat 8 am – 2 am
18632 Ventura Blvd	1,498 SF Total / Interior	60 Total / Interior	Type 47 ABC (Full line)	Sunday – Wed 10 am – 1 am Thurs – Sat 8 am – 2 am

The Applicant would like to facilitate the activation of the commercial spaces at the ground floor of the shopping center overall and believes that approval of the requested MCUB will help further that goal. The Applicant believes the MCUB project will enhance the built environment and perform a function that will benefit the community because future residents of the adjacent dwelling units, as well as residents in the surrounding neighborhood, select their homes in part because they appreciate the vitality and walkability of this area. In addition, there are a large number of visitors to the general area, including workers and a wide range of people who visit the center and the area as a whole to shop, play, or conduct business. The Applicant believes this constituency will appreciate the expansion of restaurants options within the area. As far as alcohol is concerned, the long-term viability of restaurants often depends upon their ability to offer these items to their patrons. Such activities are a natural and vital extension of the restaurant use and will enhance the atmosphere and success of the venture as a whole. Additionally, because the availability of alcoholic beverages is often crucial to the decision to patronize a particular restaurant or attend an event, and is often an integral part of the success of a given venue, the request for a MCUB is important to the success of the overall activation of the ground floor of the commercial center and the greater pedestrian oriented area in the vicinity of the site.

The existing and future restaurant uses add to the area, encourage foot traffic to the site and ensure that this very prominent intersection hosts attractive uses. One of the Applicant's goals is to provide a lively, welcoming area where workers, residents, tourists, and other visitors to the area will be able to choose from a variety of appealing restaurant options and enjoy them in a pleasant and social environment. Patrons' ability to enjoy beer, wine, or other alcoholic beverage products is a key factor in the Applicant's goals for the site. Though the service of alcoholic beverages is a secondary amenity rather than the goal itself, the Applicant believes the ability to serve these items will be essential to the success of the restaurant tenants and will be attractive to residents and neighbors of the project. Finally, Village Walk has security personnel on-site 24-hours daily and the shopping center is kept in a clean and well-maintained condition, which helps ensure the continued safe environment within the center.

For the reasons stated above, the proposed MCUB will enhance the built environment in the surrounding neighborhood and will provide a service that is essential and beneficial to the community, city or region.

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- ii. 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 subject application is for a Master Conditional Use Permit - Beverage to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with six restaurant establishments in the Village Walk Tarzana Shopping. The present application does not propose any changes to the uses/tenant mix or physical changes to the buildings. The existing commercial buildings conforms with the Code and Specific Plan's use, height, FAR, yards, driveway, landscaping, and parking regulations and prior City Planning approvals that approved the construction and use of the existing buildings. The MCUB will not result in any exterior changes to the existing buildings, but future interior tenant improvement, with no expansion of floor area, may occur. Therefore, the Applicant's request for an MCUB is compatible with the existing and future development of neighboring properties, and consistent with the City's vision for the Ventura-Cahuenga Boulevard Corridor Specific Plan area and the Pedestrian Oriented Area as a whole.

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. 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 [T][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 proposed restaurants are not oriented towards the residential area but toward Ventura Blvd and Yolanda Avenue.

In terms of the compatibility with its surroundings, the majority of Village Walk's customers are locals and area residents who are in the vicinity for multiple purposes, as well as the employees and patrons of nearby shops and businesses. Village Walk is located along a major commercial corridor and was designed to be Ventura Boulevard oriented with built-in design features that limit the negative traffic and noise impacts that are generally associated with commercial operations from the nearby residential neighborhoods. The Applicant believes that the shopping center's mix of uses operates synergistically, with the existing and proposed restaurant establishments providing valuable energy and pedestrian activity to the mix.

The shopping center has been operational since 2008 and 2011, respective of the two multi-tenant buildings. Existing restaurant tenants began alcohol sales in approximately 2008 (18636 Ventura), 2009 (5442 Yolanda), 2012 (Suite 130), and 2013 (Suite 140) with either Type 41 or Type 47 Licenses from the ABC. For the tenant suites currently or formerly used as food service establishments with alcohol sales, their operations will be continued in substantial conformance with the prior or existing approvals. Specific tenants have not yet been identified for the prospective future alcohol serving restaurant establishments, though the Applicant is actively marketing the spaces to prospective tenants. Notwithstanding, the sale of alcohol within on-site restaurants has become necessary in order to compete with other restaurants for patrons who prefer an alcoholic beverage with their meals. The sale of alcohol contributes to the financial success of restaurants overall-often not because of the sale of these items per se but in large part because patrons view the availability of these items as a desired feature when selecting from myriad dining options. Successful restaurants in the area are increasingly contributing to the overall appeal of the community as a desirable place to live, work and shop, which in

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turn has a positive impact on neighboring uses. The additional alcohol sales would not trigger any appreciable change to the parking demand or traffic associated with the shopping center or its current commercial operations. Therefore, the approval of a Conditional Use Permit for the on-site sale of a full line of alcohol at this location will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The request for an MCUB to authorize the service of alcohol at up to 6 proposed restaurants will facilitate the Applicant's ability to attract the kind of commercial tenants that it believes will best serve the overall project and the surrounding area. In any case, the MCUB is simply an operational request and does not call for any new construction, but it may result in future interior tenant improvements. In terms of the operational compatibility with and impact upon adjacent properties, surrounding uses, and the public health, welfare and safety, the Applicant's experience at this location and elsewhere has been that alcohol sales comprise only a very small percentage of gross sales at the restaurants. Further, the Applicant recognizes an obligation to be a respectful operator within the community, and welcomes input from the Planning Department, the LAPD, and the community.

The sale of alcohol for on-site consumption will neither adversely affect nor further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety, but rather will be advantageous to the immediate neighborhood. Village Walk has security personnel on-site 24-hours daily and the shopping center is kept in a clean and well-maintained condition, which helps ensure the continued safe environment within the center and character of the neighborhood. Lastly, to further ensure that there will not be any deleterious impact to the immediate neighborhood, the City of Los Angeles and ABC independently retain the authority to revoke permits and/or licenses which allow the sale of alcoholic beverages at the site should there be circumstances that rise to the level of non-compliance with the conditions of approval of the MCUB, subsequent plan approvals, state ABC laws, and local LAMC standards.

The proposed MCUB itself is only operational in nature and therefore will not affect the size, height, or other physical characteristics of the Site. Therefore, for all the above reasons, the sale of alcohol for on-site consumption within six restaurant establishments is compatible with regards to location, size, height, operations and other significant features and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

***iii. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.***

There are eleven elements of the General Plan. Each of these elements establishes policies that provide for the regulatory framework. The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Encino - Tarzana Community Plan ("Community Plan"), which designates the property as Community Commercial. The property is within the Ventura/Cahuenga Boulevard Corridor Specific Plan area, but it does not meet the definition of a "project" under the Specific Plan.

The Community Plan allows a variety of commercial uses but is silent on the issue of alcohol beverage outlets, leaving interpreting the intent of the Community Plan to the Zoning Administrator, consistent with the Los Angeles City Council's previous conclusions that the sale of alcoholic beverages is consistent



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and harmonious with the elements and objectives of the General Plan. Restaurant uses are permitted by-right within the Community Commercial land use designation as well as the C2 zone where the property is located, and the sale of alcoholic beverages is permitted subject to the issuance of a Conditional Use Permit. At the proposed location, the six restaurant establishments with on-site sales of a full line of alcoholic beverages will promote dining opportunities for area residents, workers and visitors, thereby contributing to a viable commercial environment of the immediate area. Thus, the request meets the objective of Goal 2 of the Encino-Tarzana Community Plan, which is: "[a] strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district."

Authorizing the MCUB to enable the sale of alcohol for on-site consumption would further the intent of the Community Plan by helping to maintain a dynamic commercial area, providing economic development opportunities in the area and creating preconditions for maintaining and attracting new job opportunities by expanding the demand for restaurant options. Further, granting the request with conditions of approval that ensure compatibility with surrounding uses will allow the restaurant establishments to substantially conform with the purpose, intent, and provisions of the General Plan. The request to permit the sale of a full line of alcoholic beverages as an accessory use to restaurant establishments located in an established commercial district and pedestrian oriented area is consistent with the intent of these provisions.

For all the above reasons, the request for a MCUB to authorize on-site alcohol sales in six restaurant establishments, subject to either a Type 41 or Type 47 licenses from the ABC, will not be detrimental to the character of the development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan. The Community Plan aims to improve the function, design and economic vitality of the commercial corridors. The ability to serve alcohol within the Village Walk Tarzana shopping center is an important component of the success of the individual tenants, which in turn supports the Community Plan goals. Thus, the MCUB conforms with the purpose, intent, and provisions of the applicable portions of the General Plan and the Encino - Tarzana Community Plan.

**B. Additional Findings**

***i. The proposed use will not adversely affect the welfare of the pertinent community.***

The proposed use, a Master Conditional Use Permit - Beverage to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with six establishments in the Village Walk Tarzana Shopping Center will not adversely affect the welfare of the adjacent community.

The request to serve alcoholic beverages as an incidental service within the applicable restaurants is a common amenity that is associated with the operation of modern restaurants. For the tenant suites currently or formerly used as food service establishments with alcohol sales, their operations will be continued in substantial conformance with the prior or existing approvals. Specific tenants have not yet been identified for the prospective future alcohol serving restaurant establishments; however, the future operators will be carefully vetted to ensure that they have the experience and resources to appropriately manage the service of alcoholic beverages. Overall, the sale of alcohol within on-site restaurants has become necessary for the viability and success of restaurants to meet the desires of

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patrons who prefer an alcoholic beverage with their meals. The sale of alcohol contributes to the financial success of restaurants overall-often not because of the sale of these items per se but in large part because patrons view the availability of these items as a desired feature when selecting from myriad dining options. Successful restaurants in the area are increasingly contributing to the overall appeal of the community as a desirable place to live, work and shop, which in turn has a positive impact on the neighboring uses. Therefore, the approval of a Master CUP - Beverage for the on-site sale of a full line of alcohol at this location will not adversely affect the welfare of the pertinent community.

The request for an MCUB to authorize the service of alcohol at up to 6 restaurant establishments will facilitate the Applicant's ability to attract the kind of commercial tenants that it believes will best serve the overall project and the surrounding area. In any case, the MCUB does not call for any new construction, other than potential future interior tenant improvements.

Alcohol sales will be compatible with the surrounding neighborhood, as the locals, area residents, area workers, and other visitors to the area will appreciate the access to a variety of restaurant options in a lively commercial and pedestrian-friendly space. The close proximity to transit, available bicycle parking, easy walking distance from nearby mixed-use commercial, office, business services, and residential uses in the area will mean that many patrons will have the opportunity to arrive on foot or via alternative transportation. The project itself will also positively benefit the City through generation of additional sales tax revenue, business licenses and other fees, and by providing additional short-term and long-term employment opportunities to area residents in the new restaurants.

For all the above reasons, approval of the requested MCUB for on-site consumption of alcoholic beverages at up to six restaurant establishments will contribute to the success and vitality of the neighborhood and help make the site a fun and convenient place to visit and dine. For all these reasons, the Applicant believes that the approval of the requested MCUB will not have an adverse effect on the neighboring community.

***ii. The approval of the application will not result in or contribute to an undue concentration of such establishments.***

The Site is situated in an area primarily developed with other commercial and retail uses, with a significant workforce and expanding residential population, both of which create an increased demand for restaurant options. As a result, there is a moderate concentration of alcohol uses in the immediate area (as measured by census tract data). However, it is not uncommon to have clusters of this nature in urbanized and pedestrian-oriented sections of the City.

According to the State Department of Alcoholic Beverage Control, 2 on-site licenses are allocated to Census Tract No. 1394.01, while 27 currently exist, including the licenses for the existing restaurant establishments within the Village Walk Tarzana shopping center. While there are other alcohol-serving establishments in the vicinity, the heavily populated and commercially dense nature of the area supports the current number of licenses. The granting of the application will not result in an undue concentration of alcohol-serving establishments, giving consideration to applicable State laws, the ABC's guidelines for undue concentration, the crime rate in the area, and whether revocation or nuisance proceedings have been initiated for any nearby use. Additionally, the type of uses proposed are not typically associated with the negative impacts that sometimes occur with inappropriately managed or sited alcohol licenses, such as may happen with liquor stores or bars.

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In addition to the fact that the residential and commercial populations in this area are rapidly expanding and that this census tract will be able to absorb additional alcohol outlets without reaching oversaturation, the ABC recognizes that in many areas the demand for licenses exceeds the allocation. In these instances, it is still appropriate to grant additional licenses because the large number of visitors and workers who frequent the vicinity push the effective population count significantly above census numbers. This is certainly the case with commercially developed corridors such as the Ventura-Cahuenga Boulevards Corridor. Furthermore, having a concentration of on-sale uses can actually be a benefit to a community, as it may be conducive to the liveliness and vitality of an area. Often, restaurant and retail patrons appreciate having a variety of options in an area when going out for a meal.

For the reasons stated above, the granting of the requested MCUB will not result in or contribute to an undue concentration of such establishments.

***iii. The approval of the application will not detrimentally affect nearby residential zones or uses.***

The approval of the requested Master Conditional Use Permit – Beverage will not detrimentally affect nearby residential zones or uses. The requested MCUB is for 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 existing residents and nearby employers choose to live and operate in this part of the City because they appreciate the liveliness and walkability of the area, as well as the wide variety of commercial, business services, employment options, restaurant, and residential dwelling options in the vicinity.

In terms of sensitive uses, there is only 1 sensitive use located within a 600 foot radius of the Site, and only 1 additional sensitive use between 600 ft. to 1,000 ft. from the subject site, aside from residential uses. As the Site is located in an area densely developed with a variety of commercial uses, and the number of sensitive uses in the area is rather low, the subject Site is an ideal location for the subject MCUB request.

Given the highly commercial nature of this area and the character of the improvements, alcohol sales are unlikely to impact residential uses in the surrounding area. The Applicant is requesting the MCUB for bona fide restaurants that wish to serve alcohol with meals; thus, the sale of alcoholic beverages will only be ancillary to meals and will account for a portion of total gross receipts. The Applicant believes that the proposed hours of operation from 6 a.m. - 2 a.m. daily, consistent with State Law, are compatible with the character of the neighborhood and with the other commercial and restaurant uses in the vicinity.

For the reasons stated above, the Applicant believes that approval of the requested Master Conditional Use Permit to allow the service of a full line of alcoholic beverages within 6 restaurant establishments within the existing Village Walk Tarzana shopping center will not detrimentally affect nearby residential zones or uses.