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July 10, 2020

Greg Anderson (A)(O)
Northridge Multifamily, LLC
130 Vantis Avenue
Alliso Viejo, CA 92656

Brett Engstrom / Cindy Block (R)
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2222 Damon Street
Los Angeles, CA 90021

CASE NO. ZA-2019-6705-MCUP
MASTER CONDITIONAL USE
19515-19545 West Nordhoff Street
Chatsworth-Porter Ranch Community
Plan Area
Zone : [T][Q]C2-1
C.D. : 12 - Lee
D.M. : 198B117
CEQA: ENV-2019-6706-CE
Legal Description: Lots 1 and 2, Tract
63625-C

Pursuant to CEQA Guidelines Section 15061, I hereby DETERMINE:

based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15305 (Class 5) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and

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

a Master Conditional Use to allow: the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to five (5) venues; the sale of beer and wine for on-site consumption at one (1) venue; and the sale of a full line of alcoholic beverages for off-site consumption at two (2) venues within a mixed-use development located in the [T][Q]C2-1 zone,

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
7. Authorized herein is a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages at a maximum of five (5) venues and beer and wine only at a maximum of one (1) venue for on-site consumption; and for the sale of a full line of alcoholic beverages at a maximum of two (2) venues for off-site consumption, on 21,321 square-feet of commercial floor area within a new mixed use development with a 2,038 square-foot uncovered outdoor patio and courtyard. Subject to the following limitations:
 - a. The hours of operation for all tenant spaces authorized for on-site and off-site sale of alcoholic beverages shall be limited to 8:00 a.m. to 1:00 a.m., daily. Hours of operation for outdoor patios used conjunction with venues authorized for on-site consumption of alcoholic beverages shall be limited to 8:00 a.m. to 12::00 midnight daily.
 - b. The maximum floor area authorized for both on-site and off-site sales of alcoholic beverages shall not exceed 21,321 square feet. The maximum floor area of outdoor patios used conjunction with venues authorized for on-site consumption of alcoholic beverages shall be limited to 2,038 square feet. Outdoor patios shall be located on private property.

- c. Maximum seating for venues authorized for on-site consumption shall be determined by subsequent plan approval applications required for each venue.
 - d. No after-hour use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
8. Notwithstanding approved "Exhibit A" and the Conditions above, this grant recognizes that there may be changes resulting from identified tenants, which may result in smaller or larger tenants, different locations, and/or a reduced number of tenants than those originally proposed and identified in "Exhibit A". Such outcome is permitted provided that the other conditions noted herein, specifically those related to the combined maximum interior and exterior floor areas and the maximum (total) number of establishments authorized under this grant, and the maximum number of establishments approved for each type of grant in the Conditions above are not exceeded. The sale and dispensing of beer and wine may be provided in lieu of a full line of alcoholic beverages at any of the establishments approved for a full line of alcoholic beverages (but not the reverse), provided that the maximum (total) number of establishments authorized for alcoholic beverages is not exceeded, and subject to all other conditions of this grant.
9. Master Plan Approval (MPA) Requirement. Each individual venue shall be subject to a Master Plan Approval (MPA) determination pursuant to Section 12.24-M of the Los Angeles Municipal Code in order to implement and utilize the Master Conditional Use authorization granted. The purpose of the Master Plan Approval determination is to review each proposed venue in greater detail and to tailor site-specific conditions of approval for each off the premises including but not limited to hours of operation, seating capacity, size, security, live entertainment, the length of a term grant and/or any requirement for a subsequent MPA application to evaluate compliance and effectiveness of the conditions of approval. A public hearing for any Master Plan Approval (MPA) request may be waived at the discretion of the Chief Zoning Administrator.
10. **Private Events.** Any use of the restaurant for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
11. Prior to utilization of this grant, a camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
12. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - a. Entry, visible to pedestrians
 - b. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved.

13. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR, LEAD, or RBS training shall be conducted for all new hires within three months of their employment. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff.
14. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.
15. The applicant shall be responsible for maintaining the premises and adjoining sidewalk free of debris or litter.
16. Coin operated game machines, pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed.
17. No Loitering or Public Drinking signs shall be posted in and outside of the each facility. In addition, retail tenant spaces authorized for the off-site sale of alcoholic beverages shall post a signs inside the premises and facing the parking area: "It is a violation of section 41.27(c) of the Los Angeles Municipal Code to possess any bottle, can or other receptacle containing an alcoholic beverage which has been opened, seal broken, or the contents of which have been partially removed on or adjacent to this premise."
18. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.
19. No conditional use for dancing has been requested or approved herein. Dancing is prohibited.
20. The premises authorized for the sale of beer and wine or a full line of alcoholic beverages for on-site consumption shall be maintained as a bona fide sit-down restaurant with a kitchen to be used for cooking and preparing of food as defined by Section 91.0403 of the Los Angeles Municipal Code, and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. Any take-out service is only incidental to the primary sit-down use.

21. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
22. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.
23. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
24. Smoking tobacco or any non-tobacco substance including from electronic smoking devices is prohibited in or within ten (10) feet of any outdoor dining/entrance to the restaurant in accordance with LAMC Section 41.50 B2C.
25. The applicant(s) shall comply with 6404.5(b) of the Labor Code, which prohibits smoking within any place of employment. The applicant shall not possess ashtrays or other receptacles used for the purpose of collecting trash or cigarettes/cigar butts within the interior of the subject establishment.
26. Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.
27. Prior to the beginning of operations, the manager of the facility shall be made aware of the conditions and shall inform his/her employees of the same. A statement with the signature, printed name, position and date signed by the manager and his/her employees shall be provided to the Department of City Planning. The statement shall state:

We, the undersigned, have read and understood the conditions of approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, the sale and dispensing of beer and wine only for on-site consumption, and the sale of a full line of alcoholic beverages for off-site consumption, in conjunction with the development known as "Symmetry", and agree to abide and comply with said conditions.

A copy of the conditions of this letter of determination, business permit and insurance information shall be retained on the premises at all times and produced upon request

by the Police Department, the Department of Building and Safety or the State Department of Alcoholic Beverage Control.

ADMINISTRATIVE CONDITIONS

28. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
29. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require the petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review the petitioner's compliance with and the effectiveness of the conditions of the grant. The petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Zoning Administrator may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
30. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per L.A.M.C section 19.01-E, 3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
 - a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
 - b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Zoning Administrator.

31. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City

retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **JULY 27, 2020**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Downtown
 Figueroa Plaza
 201 North Figueroa Street, 4th Floor
 Los Angeles, CA 90012
(213) 482-7077

San Fernando Valley
 Marvin Braude San Fernando
 Valley Constituent Service Center
 6262 Van Nuys Boulevard, Room 251
 Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
 West Los Angeles Development
 Services Center
 1828 Sawtelle Boulevard,
 2nd Floor
 Los Angeles, CA 90025
(310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the staff assigned to this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on **June 17, 2020** all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Master Conditional Use approval under the provisions of Section 12.24-W have been established by the following facts:

BACKGROUND

The project site is located at 19515-19545 West Nordhoff Street, Los Angeles, California and consists of two (2) regular-shaped lots totaling approximately 6.91 acres. Development of the site is nearly complete, with a six (6)-story, 500,011 square-foot, mixed-use development (known as “Symmetry”) slated to open in 2020. The project site fronts approximately 546 feet along the north side of Nordhoff Street and 538 feet along the west side of Shirley Avenue. The subject tenant spaces are located at the south end of the mixed-use development, closest to Nordhoff Street. The site is zoned [T][Q]C2-1, and is designated for Community Commercial use by the Chatsworth-Porter Ranch Community Plan. The mixed-use development comprises four (4) buildings, two (2) of which are set back from Nordhoff Street by a parking lot and contain two (2) levels worth of ground floor commercial space below four (4) levels of apartments. The apartment residences are served by two (2) levels or subterranean parking. The remaining two (2) buildings are located at the southwest corner of the western lot and the southeast corner of the eastern lot and comprise one level of commercial space. Subject tenant spaces are distributed across the four (4) buildings.

The property is further located in the Urban Agriculture Incentive Zone, a Liquefaction Area, Fire District 70, and is within 7.1 kilometers of the nearest known fault (Santa Susana).

According to the applicant, the proposed project involves one request for a Master Conditional use to permit the sale and dispensing of alcoholic beverages for on-site consumption at six (6) venues (five (5) full line and one (1) beer and wine only) and the sale of alcoholic beverages for off-site consumption at two (2) venues (full line) within a new mixed-use development with 11 tenant spaces. The request is limited to 21,321 square-feet of ground floor interior commercial space with 175 indoor seats and 2,038 square-feet of outdoor patio space with 110 seats. Hours of operation would be limited to 6:00 a.m. to 2:00 a.m., daily. The table below breaks down the square-footages and seat counts at each of the tenant spaces involved in the request. Although there are a total of 11 tenant spaces, the request for alcoholic beverage sales applies only to eight (8) spaces. The applicant would need to request another Conditional Use if they would like to expand the number of tenant spaces authorized to sell alcoholic beverages.

Table A: Site Breakdown					
Building / Area	Vendor Spaces	Indoor Square Footage	Patio Square Footage	Indoor Seat Count	Outdoor Seat Count
Building A	5	9,155	492	72	36
Building B	2	4,955	446	TBD	TBD
Building C	1	2,436	732	55	42
Building D	3	4,775	368	48	32
TOTAL	11	21,321	2,038	175	110

Adjacent land uses consist of retail, restaurant, office, and multi-family residential uses, including condominium townhomes, a Lowe’s store, the Northridge Fashion Center shopping mall, a commercial strip mall, and an auto dealership. The property to the north, abutting the subject site, is developed with condominium townhomes in the [T][Q]C2-1

Zone. The property to the east, across Shirley Avenue, is developed with an indoor shopping mall that includes anchor stores such as Macy's, JCPenney, and Sears in the C4-1 and P-1 Zones. The properties to the south, across Nordhoff Street, are developed with an automobile dealership and a commercial strip mall known as Northridge Promenade Shopping Center that includes an art studio, a martial arts studio, professional offices, and retail stores, among other related uses in the C4-1 and P-1 Zones. The property to the west, abutting the subject site, is developed with a Lowe's home improvement store in the [T][Q]C2-1 Zone.

The mixed-use development provides 122 on-site parking spaces, including six (6) ADA spaces and 67 compact spaces, in an at-grade surface parking lot to the front of the property. Access to the surface parking lot is provided via an existing driveway south of the building on Nordhoff Street. Patrons are also able to access some of 970 spaces within the mid-rise apartment buildings.

STREETS

Pearl Lane, a designated Private street bisecting the two lots from Nordhoff Street, is approximately 29 feet in width.

Nordhoff Street, adjoining the south side of the property, is a designated Boulevard II dedicated to a width of approximately 104 feet and improved with curbs, sidewalks, gutters, and asphalt roadway.

Shirley Avenue, adjoining the east side of the property, is a designated Collector dedicated to a width of approximately 61 feet and improved with curbs, sidewalks, gutters, and asphalt roadway.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property:

Case No. ZA-2019-7512-MPA – On December 17, 2019, a case was filed for a Master Plan approval to allow for the sale and dispensing of beer and wine only for on- and off-site consumption in conjunction with a proposed restaurant with an outdoor patio. This is a companion case to the subject case.

Case No. ZA-2019-6963-MPA – On November 20, 2019, a case was filed for a Master Plan Approval to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant with an outdoor patio. This is a companion case to the subject case.

Case No. ZA-2019-6709-MPA – On November 8, 2019, a case was filed for a Master Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with a proposed restaurant with an outdoor patio. This is a companion case to the subject case.

Case No. VTT-63625-M8 – On July 21, 2017, the Deputy Advisory Agency approved the modification of recorded tract no. 63625 for a maximum of 595 residential dwelling units and 23,591 square feet of commercial space.

Case No. ZA-2005-7584-ZV-SPR-PA1 – On May 15, 2006, the Zoning Administrator approved a variance and site plan review for a mixed use development in multiple phases.

Previous Cases on Surrounding Properties

Staff utilized a 600-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Zoning Administrator determinations associated with the sales and dispensing of alcoholic beverages. The following related cases were identified to be within 600 feet of the project site:

Case No. ZA-2019-69-CUB – On June 29, 2019, the Zoning Administrator approved a conditional use to permit the sale of beer and wine for off-site consumption in conjunction with a proposed grocery store in the C4-1 Zone.

Case No. ZA-2018-1063-CUB – On August 29, 2018, the Zoning Administrator approved a conditional use to permit the sale of beer and wine for on-site consumption in conjunction with an art studio in the C4-1 and P-1 Zones.

Case No. ZA-2015-25-CUB – On March 2, 2016, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for off-site consumption at an existing market in the C4-1 Zone at 9301 Tampa Avenue.

Case No. ZA-2014-3380-CUB – On January 9, 2015, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption in a new 8,603 square-foot restaurant with patio in the C4-1 Zone with hours of operation from 11:00 a.m. to 12:00 a.m., Sunday through Thursday, and 11:00 a.m. to 2:00 a.m., Friday and Saturday.

Case No. ZA-2014-3318-CUB – On June 11, 2015, the Zoning Administrator approved a conditional use to permit the sale of beer and wine for on-site consumption within the C4-1 and P-1 Zones at 9301 Tampa Avenue Suite 144.

Case No. ZA-2013-313-CUB – On May 22, 2013, the Zoning Administrator approved a conditional use to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with the renovation of an existing retail space into a 5,000 square-foot restaurant with 634 square-foot patio, within the C4-1 and P-1 Zones at 9301 Tampa Avenue.

Case No. ZA-2013-2777-CUB – On March 17, 2014, the Zoning Administrator approved a conditional use to permit the sale of beer and wine for on-site consumption in conjunction with a new restaurant (Chipotle) with hours of operation from 7 a.m. to 11 p.m., daily.

Case No. ZA-2008-4524-CUB – On June 3, 2009, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine only for off-site consumption with a proposed 15,670 square-foot market in the C4 and P-1 Zones.

PUBLIC CORRESPONDENCE

A letter of non-opposition dated December 7, 2019 was received from LAPD Devonshire Vice Unit with recommended conditions of approval concerning Case No. ZA-2019-6963-MPA.

An undated letter was received from the Northridge West Neighborhood Council PLUZ Committee summarizing the results of three motions approved in support of Case Nos. ZA-2019-6705-MCUP; ZA-2019-6709-MPA; and ZA-2019-6963-MPA.

PUBLIC HEARING

A Notice of Public Hearing was sent to nearby property owners and/or occupants within 500 feet from the subject site for which an application for the subject request had been filed with the Department of City Planning. In conformance to with the Governor's Executive Order N-29-20, and due to concerns over COVID-19, the hearing was conducted telephonically via ZOOM on June 17, 2020.. All interested persons were invited to participate in the virtual hearing at which they could listen, ask questions, or present testimony regarding the project.

The hearing was attended by the applicant's representative, Brett Engstrom, and by two adjacent residents, Andrew Tabaji and Janice Kraft. No representatives of any public agency attended the hearing.

Mr. Engstrom stated that the project site is improved with a new mixed-use development known as The Shops at Symmetry. The residential component contains 431 apartments and the project contains a ground floor commercial component containing 21,321 square feet. The applicant seeks a Master Conditional Use to authorize the sale of alcoholic beverages for on and off-site consumption within the ground floor commercial space up to 21,321 square feet plus 2,038 square feet of patio space. A maximum of six restaurant tenant spaces are proposed for on-site consumption with a maximum of 2,038 square feet of outdoor patios. The applicant seeks authorization to allow the on-site sale of a full line of alcoholic beverages in conjunction with five of the six proposed restaurants and to allow beer and wine for on-site consumption in conjunction with one restaurant. The sale of a full line of alcoholic beverages for off-site consumption is requested in conjunction with two retail tenant spaces.

Mr. Engstrom noted that two restaurant tenants have been secured for the on-site sale of a full line of alcoholic beverages and the applicant has filed two Master Plan Approval applications concurrently with the MCUP under Case Nos. ZA-2019-6709-MPA and ZA-2019-6963-MPA for two of the five tenants for the on-site sale of a full line of alcoholic beverages. Mr. Engstrom reviewed the site plan and floor plan to identify the locations of all of the tenants including the two plan approval applications. The tenant for Case No. ZA-2019-6709-MPA is for a restaurant known as Panini Kabob Grill containing 2,436 square feet with 55 indoor seats and a 732 square-foot patio with 42 seats. The tenant for Case No. ZA-2019-6963-MPA is a Burger Lounge restaurant containing 1,882 square feet with 48 interior seats and a 368 square-foot patio with 32 exterior seats.

Mr. Engstrom indicated that the proposed hours of operation for all of the tenants is 6:00 a.m. to 2:00 a.m. to allow maximum flexibility for future tenants. The maximum floor area has

been identified but maximum seating for each tenant has not been determined and would be determined at the time each individual tenant files the required Plan Approval applications. Mr. Engstrom noted that no dancing is requested or proposed at any of the restaurants and while no live entertainment is currently proposed, that would be determined by each individual Plan Approval application as well.

Mr. Enstrom stated that the commercial component of the project is anticipated to primarily serve residents of the mixed-use development on the site and the local community. All of the tenants will be neighborhood serving tenants. The site has adequate parking and provides over 1,000 parking spaces and 139 spaces are provided for the commercial component.

Mr. Tabaji testified that he resides at the District at Northridge adjacent to the site and expressed concerns about the proposed hours of operation until 2:00 a.m. daily. He noted that there is ongoing traffic and noise pollution from vehicles travelling on Shirley Avenue and Prairie Street adjacent to the site. He noted there is a problem with vehicles speeding on these streets and has reached out to law enforcement in hopes of addressing the issue. He expressed concerns that late night hours would increase noise and traffic on adjacent streets.

Ms. Kraft testified that she is also a resident at the District at Northridge and expressed similar concerns regarding late night noise and traffic. She requested that hours of operation be reduced to minimize potential noise.

Mr. Engstrom stated that all of the venues proposed for the sale of alcoholic beverages for on-site consumption are bona-fide restaurants that are not expected to generate noise and he clarified that no bars or Type 48 (public premises) ABC licenses are proposed. Mr. Engstrom stated that the developer is very good about working with the community and he noted that the short term parking for the commercial component of the project is oriented along and has its primary access on Nordhoff Place and the patrons of the commercial component. Circulation to and from the commercial parking can be accomplished without interfering with the residential component of the project. In order to address concerns about potential noise, Mr. Engstrom agreed to revise the hours of operation for all of the venues to 8:00 a.m. to 1:00 a.m. daily and to limit the hours for all of the outdoor dining areas to 12:00 midnight daily.

The Zoning Administrator approved the request subject to the revised hours of operation.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Zoning Administrator has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Office of Zoning Administration has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution.

The Zoning Administrator has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic

Beverage Control (ABC). In identifying these conditions, the Office of Zoning Administration acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Zoning Administrator.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a master conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the sale and dispensing of alcoholic beverages to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

FINDINGS – CONDITIONAL USE

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **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 applicant seeks a Master Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with up to five restaurants; and, to allow the sale of beer and wine only for on-site consumption in conjunction with one restaurant; and, to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction with two retail stores all within a new mixed-use development. The subject site is located at the northwest corner of Nordhoff Place and Shirley Avenue and is improved with a new mixed-use development containing 431 luxury apartments and 21,321 square feet of ground floor commercial space. Tenants have yet to be identified for the commercial component. The applicant is seeking the MCUP to facilitate and attract the retention of new tenants within the commercial component of the project. The authorization is limited to a maximum of six restaurant tenants and two retail tenants not to exceed a combined total of 21,321 square feet of interior space and not to exceed a maximum of 2,038 square-feet of outdoor dining areas for the restaurant tenants. Hours of operation were proposed from 6 a.m. to 2 a.m., daily. However, in response to concerns regarding late night noise and traffic from adjacent neighbors, the hours of operation have been approved from 8:00 a.m. to 1:00 a.m. daily for all of the tenants and the hours of outdoor dining areas have been limited from 8:00 a.m to 12:00 midnight daily.

Approval of the request will help activate the ground floor commercial component of the recently completed mixed-use complex that will contribute to the vibrancy of the area. The tenant spaces generally range in size from 1,093 square feet to 2,778

square feet. All of the restaurant and retail tenants will be neighborhood serving uses. Two of the proposed restaurant tenants have been identified and consist of Panini Grill and Burger Lounge. Separate Master Plan Approval applications have been filed concurrently for both of these restaurant tenants concurrently with the instant MCUP application.

The proposed restaurants and stores, with alcohol sales, will perform a function and provide a service that is beneficial to the community and the residents of the mixed-use development. The project site is surrounded by commercial and residential uses and the request represents an additional service amenity for the surrounding area. Each restaurant under this Master Conditional Use (MCU) emphasizes food service and the proposed sale of alcoholic beverages for on-site consumption will be incidental to this service. Similarly, each store under this MCU sells items other than alcohol; alcohol sales for off-site consumption will be incidental to the services the stores provide. Each restaurant and store operator will be required to file for a Master Plan Approval (MPA), which will provide an additional opportunity to consider more specific operational characteristics for each tenant space. Therefore, the Master Conditional Use authorization to permit the sale and dispensing of alcoholic beverages for on-site consumption at six (6) venues (five (5) full line and one (1) beer and wine only) and the sale of a full line of alcoholic beverages for off-site consumption at two (2) venues will perform a function that is beneficial for the surrounding community.

As conditioned, the sale of alcoholic beverages at the proposed restaurants and stores is not disruptive to the community. Approval of the Master Conditional Use request will help activate the site and will provide employees, visitors, and patrons of nearby businesses as well as local residents the convenience of new restaurants and stores, thereby contributing to the development of a viable economic environment. The operation of stores selling and restaurants serving alcoholic beverages with food at this location serves a function and provides a service that is beneficial to the community which, in conjunction with the imposition of a number of conditions addressing operational conduct, will result in the enhancement of the built environment.

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, or the public health, welfare and safety.**

The subject request involves the sale of a full line of alcoholic beverages and beer and wine for on-site consumption within six proposed restaurant and the sale of a full line of alcoholic beverages for off-site consumption within two retail stores on the ground floor of a recently completed six-story mixed-use development that is 70 feet in height. Five of the restaurants are authorized for the on-site sale of a full line of alcoholic beverages and one restaurant is authorized for the on-site sale of beer and wine only. Maximum floor area of all eight tenant spaces is limited to 21,321 square feet plus a maximum of 2,038 square feet of outdoor dining areas for the restaurant tenants.

All of the tenant spaces range in size between 1,093 square feet to 2,778 square feet. All of the restaurant and retail tenants will be neighborhood serving uses. Two of the proposed restaurant tenants have been identified and consist of Panini Grill and Burger Lounge. Separate Master Plan Approval applications have been filed concurrently for both of these restaurant tenants concurrently with the instant MCUP application.

The project site consists of two (2) regular-shaped lots totaling approximately 6.91 acres. Development of the site is nearly complete, with a six (6)-story, 500,011 square-foot mixed-use development comprising two (2) apartment buildings totaling and two (2) one (1)-story accessory commercial buildings located in the parking lot. Adjacent properties consist of retail, restaurant, office, and multi-family residential uses, including three (3)-story condominium townhomes in the [T][Q]C2-1 Zone, a one (1)-story (45 feet in height) Lowe's store in the [T][Q]C2-1 Zone, the Northridge Fashion Center shopping mall with parking structure and surface lots in the C4-1 and P-1 Zones, a one (1)-story (30 feet in height) commercial strip mall with surface parking lot in the C-4 and P-1 Zones, and an auto dealership with a surface parking lot in the C-4 and P-1 Zones.

The commercial component of the project is detached from the residential component of the project which is setback to the rear of the site. The commercial component consists of four detached one-story buildings with a total of 139 short term surface parking spaces oriented along Nordhoff Place. The commercial component and associated parking is adequately buffered from the residential component of the project which is setback behind the commercial component and separated by additional surface parking behind the commercial buildings. Hours of operation were proposed from 6 a.m. to 2 a.m., daily. However, in response to concerns regarding late night noise and traffic from adjacent neighbors, the hours of operation have been approved from 8:00 a.m. to 1:00 a.m. daily for all of the tenants and the hours of outdoor dining areas have been limited from 8:00 a.m to 12:00 midnight daily. No dancing is proposed in connection with any of the tenant spaces.

Conditions have been imposed to limit the overall size and operating hours of the venues. Each restaurant and store operator will be required to file for a Master Plan Approval (MPA), which will provide an additional opportunity to consider more specific operational characteristics for each tenant space. The grant authorized herein incorporates a number of conditions that seek to establish and promote a use that will remain compatible with other uses in the surrounding community. Since no physical changes are proposed for the exterior of the recently constructed development, the project will be physically compatible with the surrounding uses.

As conditioned, approval of the requested Master Conditional Use for the sale of alcoholic beverages will not adversely affect or further degrade adjacent properties. The establishments serving and selling alcohol will be carefully controlled and monitored, while being compatible with immediately surrounding uses which are commercial uses and mixed-use buildings.

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

There are 11 elements of the General Plan. Each of these elements establishes policies 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 in the form of Code requirements of Los Angeles Municipal Code. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject site is located within the Chatsworth-Porter Ranch Community Plan Map and designates the land use as Community Commercial, which corresponds with the CR, C2, C4, RAS3, P, and PB Zones and Height District 2.

The subject property is zoned [T][Q]C2-1, which is consistent with the existing zoning and the restaurant and convenience store uses are permitted in the zone. The Community Plan Text does not specifically address the requested conditional use for the continued sale of alcohol. In such cases, the Zoning Administrator must interpret the intent of the Plan. The Los Angeles Municipal Code authorizes the Zoning Administrator to grant the requested Master Conditional Use in the zones corresponding to the Plan land use designation. The proposed project promotes the economic well-being of the area and serves the community by providing an additional service. It adds a use to an existing new mixed-use development, thus enhancing neighborhood activity. The Plan also encourages the location of Community oriented businesses along major transportation corridors, which is the case for the subject location. The proposed venues are permitted uses by the Chatsworth-Porter Ranch Community Plan. By allowing an additional use at the proposed restaurant, the proposed project will provide a service to the community, and is thereby consistent with several goals, policies, and objectives of the Community Plan.

The Master Conditional authorization for the sale and dispensing of alcoholic beverages is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein. Given the conditions of approval, and the fact that each individual tenant will have to file for a Master Plan Approval, which will give an opportunity to consider more specific operational characteristics of each tenant space, the Master Conditional Use authorization can be deemed to be in harmony with the General Plan as it will strengthen viable commercial development at the site.

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

The approval of the master conditional use to permit the sale and dispensing of a full line of alcoholic beverages and beer and wine for on-site consumption and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a maximum of eight (8) establishments on the ground floor of a new mixed-use development will not adversely affect the welfare of the community. The proposed

venues will enhance the neighborhood by activating the ground floor of the existing development and the sale of alcohol will provide an additional amenity and service that many customers often expect in dining and retail establishments. The project will enhance the viability of the area and surrounding businesses by creating a walkable, convenient destination for local residents, workers, and visitors to the area, which includes an indoor shopping mall to the east of the subject site. Restaurant and retail uses, including alcohol sales, are an intrinsic part of the service amenities necessary for the growth, development, and success of a vibrant, urban neighborhood. Diversity amongst uses is common in the immediate surrounding area, and while there are residential dwelling units and other sensitive uses located in close proximity to the subject site, the restaurant and retail establishments open to the public selling alcoholic beverages will be part of a controlled and monitored development. As a part of the Master Plan Approval process, each individual venue will have additional conditions imposed and tailored towards the specific use. Such imposition of conditions will make the use a more compatible and accountable neighbor to the surrounding uses. Conditions are intended to integrate the use into the community as well as protect community members from potential adverse impacts associated with alcohol sales.

Through the Master Plan Approval process, additional conditions will be recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sale of alcoholic beverages to prevent adverse impacts to the neighborhood. Other conditions imposed will maintain the order and ensure cleanliness of the project and its surroundings. With the imposed conditions and through the Master Plan Approval process, the project will be required to operate responsibly. Therefore, the granting of the request will not adversely impact the welfare of the pertinent community.

5. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including full line of alcoholic beverages, in the area of the City involved, 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 these establishments within a one thousand foot 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.**

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria for the subject Census Tract No. 1133.01, there are two (2) on-site and one (1) off-site licenses allocated. As of the writing of this determination, there are 20 existing on-site and six (6) existing off-site licenses active. The subject request entails a Master Conditional Use Permit (MCUP) to allow the sale and dispensing at up to six (6) venues (one (1) beer and wine and five (5) full line of alcoholic beverages) for on-site consumption and up to two (2) venues (two (2) full line) for off-site consumption in conjunction with the proposed eight (8) tenant spaces within the mixed-use development. The subject location is within a developed commercial

district that has a variety of retail establishments, resulting in the existing on- and off-site alcohol licenses exceeding the maximum number allocated.

According to the applicant, within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (2) On-Site Consumption of Full Line Alcoholic Beverages
- (4) On-Site Consumption of Beer and or Wine
- (1) Off-Site Consumption of Full Line Alcoholic Beverages

The above figures indicate that the site is located in a Census Tract where the number of active licenses exceeds ABC guidelines. Concentration can be undue when the addition of a license will negatively impact a neighborhood. 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. Approval of the request will result in an increase of six (6) on-site and two (2) off-site licenses that will exceed ABC guidelines. The subject site is located within a developed urban district that contains a variety of commercial and residential uses. Allowing the sale and dispensing of alcoholic beverages for on-site consumption at proposed restaurants and the sale of alcoholic beverages for off-site consumption at proposed retail stores will benefit the public welfare and convenience because it will activate vacant commercial space with needed neighborhood serving commercial uses, will bolster the economic vitality of the area, and will provide the local community multiple dining options.

According to statistics provided by the Los Angeles Police Department's Devonshire Los Angeles Division Vice Unit, within Crime Reporting District No. 1764, which has jurisdiction over the subject property, a total of 600 crimes were reported in 2019 (528 Part I and 72 Part II crimes), compared to the citywide average of 170 crimes and the high crime reporting district standard of 204 crimes for 2019.

While the crime rate in the reporting district where the subject site is located is substantially higher than the area average, no evidence was submitted for the record establishing any link between the subject site and the area's crime rate. The crime rate numbers are higher than those rates identified for the citywide average and high crime reporting district standard. However, a number of specific conditions have been incorporated into this action which are designed to help safeguard the community, while providing for a reasonable operation. The conditions of this grant also require installation of surveillance cameras, responsible management and restrictions against potential loitering and public drinking.

The project will not adversely affect the community welfare because the mixed-use building with ground floor commercial uses will introduce neighborhood serving uses including multiple dining and retail options. These uses will provide beneficial services to the community and will activate the site and improve public safety. The sale of alcoholic beverages will be incidental to food service within the proposed restaurants and will provide an additional amenity for diners; the sale of alcoholic beverages for off-site consumption will be incidental to general retail sales within the proposed stores. In this case, the proposed project will provide a convenience to residents,

workers, and visitors in the immediate neighborhood and as conditioned, and is not expected to contribute to the area's crime rate. As such, approval of the request will not result in an undue concentration of licensed premises.

6. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including full line of alcoholic beverages.**

The project site is zoned for commercial uses and is located within the Chatsworth-Porter Ranch Community Plan. The following sensitive uses are located within a 1,000-foot radius of the site:

- Academy for Salon Professionals Beauty School, 19520 West Nordhoff Street
- Guitar Center Music Lessons, 19510 West Nordhoff Street
- Gracie Barra Brazilian Jiu-Jitsu (Kids Classes), 19520 West Nordhoff Street #10
- We Rock the Spectrum Kids Gym, 19520 West Nordhoff Street #18/#19
- Oxford Education and Test Prep, 9221 North Corbin Avenue #100
- Northridge Fashion Center (Kids Rides and Play Area), 9301 North Tampa Avenue 1st Floor
- Northridge Fashion Center (Smallville Playground), 9301 North Tampa Avenue #165
- The Village at Northridge (Retirement Community), 9222 North Corbin Avenue
- Vantaggio Townhomes (Residences), 9301 North Shirley Avenue

The proposed project entails the sale and dispensing at up to six (6) venues (one (1) beer and wine and five (5) full line of alcoholic beverages permits) for on-site consumption and the sale at up to two (2) venues (two (2) full line alcoholic beverage permits) for off-site consumption, along with operating hours of 6:00 a.m. to 2:00 a.m., daily. As the proposed project is located in an approved mixed-use development that has been designed with ground floor commercial uses, the proposed project will be buffered from surrounding sensitive uses. It does not propose any expansion of space. The mixed-use development is self-contained and includes its own parking lot. This buffer ensures that the proposed use will not detrimentally affect nearby uses.

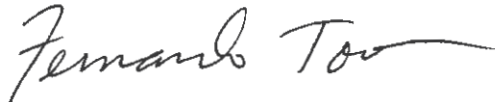
The surrounding area has a mixture of retail stores, schools and residential uses. Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well-conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. This project will contribute to a neighborhood and will continue to serve the neighboring residents and the local employees as well as visitors. Therefore, as

conditioned, the granting of the Master Conditional Use will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas outside of a flood zone.
8. DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15305 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Inquiries regarding this matter shall be directed to Dylan Lawrence, Planning Staff for the Department of City Planning at (213) 978-1182.



FERNANDO TOVAR
Associate Zoning Administrator

FT:JT:DL:bk

cc: Councilmember John Lee
Twelfth Council District
Adjoining Property Owners