



Northridge West Neighborhood Council Planning Land Use and Zoning Committee Meeting Agenda December 23, 2014 6:30-800pm 9401 Reseda Blvd, Northridge, CA 91326

Note NWNC will be sound recording the NWNC meeting as back up information for NWNC minutes.

LEGALLY REQUIRED OFFICIAL POSTING: Please do not remove until AFTER above date and time.

Tom Johnson President – General Business 1 (2018) Peter Lasky VP Administration – At-Large 1(2016) Vacant VP Outreach & Communication John Mah Secretary and Parliamentarian - Homeowner 2 (2018) Glen Wilson Treasurer – Community & Faith Based (2018)	Steven Koch - Open At-Large (2016) Pamela Gentry - General Business 2 (2018) Freddie Rymond - Senior 1 (2016) David Uranga – At-Large 4 (2018) Alex Orozco - At-Large 3 (2016) Debbie Penman – At-Large 2 (2018) Colleen Pick - Homeowner 1 (2016) Daniel Angel Luna - Renter (2018) Vacant – Senior 2 (2016)
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PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived or additionally restricted by the presiding officer of the Board.

The NWNC Agenda is posted for public review at the following Northridge locations below and posted on NWNC website www.NorthridgeWest.org

The NWNC Agenda is posted for public review at the North Valley Regional Chamber of Commerce (NVRCC), 9401 Reseda Blvd on west side of NVRCC on the rear door adjacent to the parking lot.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting Neighborhood Council Support Help Line (213) 978-1551 or email NCsupport@lacity.org.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at: 9401 Reseda Blvd. Ste. 100, Northridge, CA 91324 by appointment only, at our website by clicking on the following link: www.northridgewest.org, or at the scheduled meeting. If you need a copy of any record related to an item on the agenda, please contact Peter Lasky (via) email plasky@northridgewest.org.

NWNC Tuesday Dec. 23, 2014 committee meeting

PLUZ Order of Business

1. 6:30 PM -- Call to Order by Chair David J Uranga
2. 6:30 PM -- Roll Call of the Planning, Land Use and Management

Committee:

Name	Present	Absent
David J Uranga		
Glen Wilson		
Mike Orkin		
Marcy Orkin		
Brian Reff		
Steve Harris		

3. 6:35 PM -- Public Comments on agenda items.
4. 6:40 PM -- Old Business
 - a. Updates on Senor Sol and discussion by Chair David Jason Uranga.
 - b. Updates and discussion on November 4th 2014 Department of City Planning meeting and 9:30am hearing by Chair David Jason Uranga
5. 6:50 PM – New Business
 - a. Discussion and possible action on 19626 West Nordhoff Street (Case No.: ZA-2014-3380(CUB) presented by Mr. Jason Smith of Land Shark Development Services Group
 - b. Discussion on 9301 Tampa Avenue, Suite 144, Northridge (Case No.: ZA 2014-3318) (CUB) presented by Chairman David Jason Uranga for H2O Sushi & Izakaya restaurant.
 - c. Discussion by Mr. Steve Koch on the enclosed and non-permitted gates on Merridy Street across the street from Nobel Middle School.
6. 7:15 PM – Discussion and possible action upon a Community mini survey conducted by Mike and Marcy Orkin
7. 7:30 PM – Discussion on VANC event and possible assignments on rules and procedures for future use by PLUZ in 2015.
8. 8:00 PM-Public Comments on non- agenda issues.
9. Adjourn at 8:15 PM

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

<i>Planning Staff Use Only</i>			
ENV No.	Existing Zone	District Map	
APC	Community Plan	Council District	
Census Tract	APN	Case Filed With [DSC Staff]	Date

CASE No. _____

APPLICATION TYPE Conditional Use Beverage (CUB) for on-sale beer, wine & liquor "Full Line" for a restaurant
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 9301 Tampa Avenue, Suite 144, Northridge, CA Zip Code 91324
Legal Description: Lot 1-6 Block None Tract TR 25011
Lot Dimensions approx. 1,220' x 2,524' Lot Area (sq. ft.) 444,416.9 (parcel) Total Project Size (sq. ft.) 4,000 sq. ft.

2. PROJECT DESCRIPTION

Describe what is to be done: Applicant intends to develop a new restaurant with a Type 47 On-Sale General Eating Place license ("Full Line"). The proposed use is for a "H2O Sushi & Izakaya" Japanese fusion style restaurant.
Construction is limited to interior tenant improvements and exterior signage.

Present Use: Retail space. Proposed Use: Restaurant with beer, wine & liquor.

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

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24.W.1
On-site consumption of beer, wine & liquor in conjunction with the service of food for a restaurant consisting of 124 interior dining seats, 7 fixed bar seats, 19 patio seats with operating seven (7) days a week with the following hours: Sunday - Thursday 11:00 am to 10:30 pm, Friday and Saturday 11:00 am to Midnight.

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

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

List related or pending case numbers relating to this site:

City of Los Angeles, Dept. of City Planning, Parcel Profile Report, ZA-98-0141(CUB)(SP)(SPR)

4. OWNER/APPLICANT INFORMATION

Applicant's name Jae Chang Company Octopus Restaurant Group, LLC
 Address: 3930 Broadway Place Telephone: (213) 247-2665 Fax: ()
Los Angeles, CA Zip: 90037 E-mail: jaechang@octopusrestaurant.com

Property owner's name (if different from applicant) GGP Northridge Fashion Center LP, Attn: Babette Kubota
 Address: 100 West Broadway, Suite 700 Telephone: (818) 459-6839 Fax: (818)
Glendale, CA Zip: 91436 E-mail: babette.kubota@ggp.com

Contact person for project information Michael Cho, Esq. Company Palmieri Tyler et al.
 Address: 2603 Main Street, Suite 1300 Telephone: (949) 851-7268 Fax: (949) 825-5425
Irvine, CA Zip: 92614 E-mail: mcho@ptwww.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature: BY: [Signature] AUTHORIZED SIGNATORY Print: MARVIN J. LEVINE
 ALL-PURPOSE ACKNOWLEDGMENT

State of ~~California~~ ILLINOIS

County of COOK

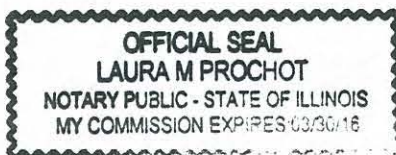
On JULY 11, 2014 before me, LAURA M PROCHOT
 (Insert Name of Notary Public and Title)

personally appeared MARVIN J. LEVINE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature] (Seal)
 Signature

**6. ADDITIONAL INFORMATION/FINDINGS**

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

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

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

GENERAL PARTNER'S CERTIFICATE
NORTHRIDGE GP, LLC

I, the undersigned, being the duly appointed Vice President and Secretary of Northridge GP, LLC, a Delaware limited liability company with its principal place of business at 110 N. Wacker Drive, Chicago, IL 60606, hereby certifies:

1. Northridge GP, LLC is the general partner of GGP Northridge Fashion Center, LP, a Delaware limited partnership with its principal place of business at 110 N. Wacker Drive, Chicago, IL 60606;
2. This certificate is being delivered in connection with that certain Master Land Use Permit Application and any related documents pertaining to Northridge Fashion Center located in Northridge, CA; and
3. Marvin J. Levine is the duly appointed Executive Vice President & Chief Legal Officer of Northridge GP, LLC and as such is authorized to execute any necessary instrument pertaining to item 2. above in connection with Northridge Center.

IN WITNESS THEREOF, I have hereunto subscribed my official signature this 14th day of July, 2014.



Stacie L. Herron, Vice President and Secretary

State of ILLINOIS

County of COOK

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Stacie L. Herron who is personally known to me and the same person who executed the foregoing certificate.

Witness my hand and notarial seal, in the County and State aforesaid, this 14th day of July, 2014.



Christina L. Urbanski, Notary Public
My Commission Expires 06/02/2015



SIGNATURE SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP



LOS ANGELES
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
14540 SYLVAN ST.
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818) 779-8870

CASE NUMBER:

BTCID: LA14-771

REFERENCE:

DATE: 8/28/2014

SITE ADDRESS: 9301 TAMPA AVE., #144

AUTHORIZED BY: WINSTON

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only – Number	656	x \$1.42	\$931.52
Appeals – Number		x \$1.52	
Posting of Site – Number of signs	1	x \$75.00 (1 st)	\$1,095.00
	17	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$2,038.72

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

X *me*

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

X *me*

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.

X *me*

Signature: *[Signature]*

Telephone: (949) 851-7269

Print Name: MICHAEL CHO

Refunds and Credits only valid one year from the original filing date.



COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT
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PROJECT TITLE *	LOG REFERENCE ENV
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PROJECT LOCATION *

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: *
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NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: *

CONTACT PERSON *	AREA CODE *	TELEPHONE NUMBER *	EXT.
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EXEMPT STATUS: (Check One)			
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES	
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b	
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)	
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)	
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1	
Class <u>5</u> Category <u>34</u> (City CEQA Guidelines)			
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)		

JUSTIFICATION FOR PROJECT EXEMPTION: Granting of a conditional use for the on-site consumption of alcoholic beverages pursuant to L.A.M.C. sections 12.24 W 1 and 12.24 X 2; beverages will be dispensed and consumed do not exceed an occupant load of 200 persons, and provided that the premises will not also require an original dancehall, skating rink or bowling alley permit from the Los Angeles Police Commission.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

* Michael C. ...
NAME (PRINTED)

* [Signature]
SIGNATURE

* _____
DATE

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

City of Los Angeles – Department of City Planning

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

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

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

1. RADIUS MAP REQUIREMENTS. In addition to the Public Noticing requirements detailed in the Master Land Use Application Instructions (CP-7810):

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

2. FINDINGS (on a separate sheet)

a. General Conditional Use

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

b. Additional Findings

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

3. QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

- a. What is the total square footage of the building or center the establishment is located in? _____
- b. What is the total square footage of the space the establishment will occupy? 4,000 sq. ft.
- c. What is the total occupancy load of the space as determined by the Fire Department? 150
- d. What is the total number of seats that will be provided indoors? 131 Outdoors? 19
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? Yes
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? Private
 - i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A
- g. Are you adding floor area? No If yes, how much is enclosed? _____ Outdoors? _____
- h. **Parking**
 - i. How many parking spaces are available on the site? Existing
 - ii. Are they shared or designated for the subject use? No
 - iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A
 - iv. Have any arrangements been made to provide parking off-site? N/A
 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

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

 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
 3. Will valet service be available? N/A Will the service be for a charge? N/A
- i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? No
- j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? No

4. QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

- a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	11am-10:30pm	11am-10:30pm	11am-10:30pm	11am-10:30pm	11am-midnight	11am-midnight	11am-10:30pm
Proposed Hours of Alcohol Sale	11am-10:30pm	11am-10:30pm	11am-10:30pm	11am-10:30pm	11am-midnight	11am-midnight	11am-10:30pm

- b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: None.

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

- c. Will there be minimum age requirements for entry? No If yes, what is the minimum age requirement and how will it be enforced? N/A

- d. Will there be any accessory retail uses on the site? No What will be sold? N/A

e. **Security**

- i. How many employees will you have on the site at any given time? Approximately 15

- ii. Will security guards be provided on-site? No

1. If yes, how many and when? N/A

- iii. Has LAPD issued any citations or violations? N/A If yes, please provide copies.

f. **Alcohol**

- i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Beer and wine.

- ii. Will "fortified" wine (greater than 16% alcohol) be sold? Yes, plum wine and soju.

- iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

- iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. **Food**

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? Yes

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis? No

4. Provide a copy of the menu if food is to be served.

vi. **On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? Yes, one (1) fixed bar

- a. If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No

- a. If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time? Yes, if permitted

vii. **Off-Site**

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A
2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A

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

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

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

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

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

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

TENANT: Octopus Restaurant Group LLC dba "H2O Sushi & Izakaya"
PROPOSED USE: Approval of a Type 47 On-Sale General Eating Place alcoholic beverage license ("Full Line") for a new restaurant.
ADDRESS: 9301 Tampa Avenue, Suite 144, Northridge, CA 91324

PROJECT NARRATIVE

The proposed project consists of a proposed Fusion Japanese style restaurant doing business as "H2O Sushi & Izakaya". The applicant will be filing with the California Department of Alcoholic Beverage Control for a Type 47 On-Sale General Eating Place alcoholic beverage license ("Full Line").

The applicant requests approval of the following:

1. A conditional use permit beverage (CUB) to permit a Type 47 On-Sale General Eating Place alcoholic beverage license ("Full Line") to allow the on premise consumption of beer, wine and distilled spirits ("Full Line") in conjunction with the operations of a restaurant.

This request is to permit the sale of beer and wine for on-sale consumption in conjunction with the operations of the restaurant. Service of beer, wine and distilled spirits ("Full Line") is made for the convenience of patrons dining at the restaurant. No exterior improvements or changes are proposed other than signage consistent with City requirements.

The subject property is located in the Northridge Fashion Center, a major regional shopping center and commercial district. The site is bounded by other retail operators in the mall itself and bounded by other residential, commercial and office uses. The proposed restaurant will serve the shopping public, local residents and workers of the surrounding community.

The proposed restaurant will have a total area of approximately 4,000 square feet with 131 interior and 19 patio seats. The proposed restaurant will be open seven (7) days a week. The proposed hours of operation are 11:00 AM to 10:30 PM. The project will employ approximately 15 employees that would be on-site at one time. Employees and the owner will attend ABC LEAD alcoholic beverage sales/service training or the STAR program provided by the LAPD.

The project will employ approximately 15 employees that would be on-site at one time.

The surrounding land uses are as follows:

North: Commercial (mall)/Residential.
South: Commercial (mall)/Commercial and Office.
East: Commercial (mall)/Residential.
West: Commercial (mall)/Commercial and Office.

USE PERMIT APPLICATION JUSTIFICATION

The proposed project is for the approval of a Type 47 On-Sale General Eating Place alcoholic beverage license ("Full Line") for a new restaurant located in the Northridge Fashion Center. The proposed request meets the requirements, goals and policies set forth in the City of Los Angeles Municipal Code and the General Plan.

BURDEN OF PROOF:

2. **The location, size design or operating characteristics of the proposed project will not be incompatible with and will not adversely affect and will not be materially detrimental to adjacent uses, residences, buildings, structures or natural resources, with consideration given to, but not limited to: (a) The adequacy of public facilities, services and utilities to serve the proposed project; (b) The suitability of the site for the type and intensity of use or development which is proposed; and (c) The harmful effect, if any, upon environmental quality and natural resources of the City; or**

Response: The proposed use is not inconsistent with the adjacent uses and will not materially affect the surrounding community or environment. The proposed project is ideally suited for this type of community oriented commercial and shopping area and is well located on a major thoroughfare. The approval of the request that serves the local community and tourists, will not adversely affect the public's health, safety, welfare nor will it jeopardize or endanger the public. It will not be detrimental to the use, valuation or enjoyment of surrounding property owners or residents.

2. **The impacts of the proposed project will not adversely affect the policies of the General Plan or provisions of the Municipal Code; or**

Response: The proposed use is consistent with the General Plan and provisions of the Municipal Code.

3. **The project complies with all other regulations, conditions or policies imposed by the Municipal Code.**

Response: The existing commercial building and proposed use are subject to the all the regulations, conditions, policies or other requirements of the Municipal Code. The proposed use and facilities have been and will be subject to City staff scrutiny and approval through the use permit and building process, if any.

POSSIBLE BENEFITS:

- a. Employment: In order to staff the business during all hours of operation, the applicant will employ approximately 15 local residents.
- b. Taxes Generated: Unknown at this time but the applicant hopes to generate taxable gross revenues in excess of \$4 million annually.
- c. Unique Goods and Services. The applicant proposes a unique Fusion Japanese restaurant focusing on fresh ingredients in a comfortable setting serving local residents.
- d. Upgrade to Area. The new restaurant will serve the area and is part of a revitalization of the Northridge Fashion Center. The proposed use provides improvement to interior of the available space, potential new patrons into the area, and provided new commercial vitality to the area.
- e. Long Term Economic Contribution. It is hoped the success of the proposed business will help attract other symbiotic business like art galleries, boutique clothing stores, restaurants and cafes to the immediate area as envisioning for the area.
- f. Cultural/Entertainment Benefit. It is hoped that added vitality to the area will assist in developing and attracting persons of culture to the area.

POSSIBLE DETRIMENTS:

The sale of alcoholic beverage may impact the surrounding community and create additional law enforcement needs. However, properly managed/operated, maintained and subject to appropriate conditions from the City and ABC as a bona fide restaurant any impacts should be mitigated or eliminated. Based on the proposed operational characteristics, size and sophisticated wine experience not negative impacts are anticipated.

OPERATIONAL CHARACTERISTICS:

The proposed restaurant will have a total area of approximately 4,000 square feet. The proposed restaurant will be open seven (7) days a week. The proposed hours of operation are 11:00 AM to 10:30 PM. The project will employ approximately 15 employees that would be on-site at one time. Employees and the owner will attend ABC LEAD alcoholic beverage sales/service training or the STAR program provided by the LAPD.



EXHIBIT B

NORTHBRIDGE FASHION CENTER NORTHBRIDGE, CALIFORNIA

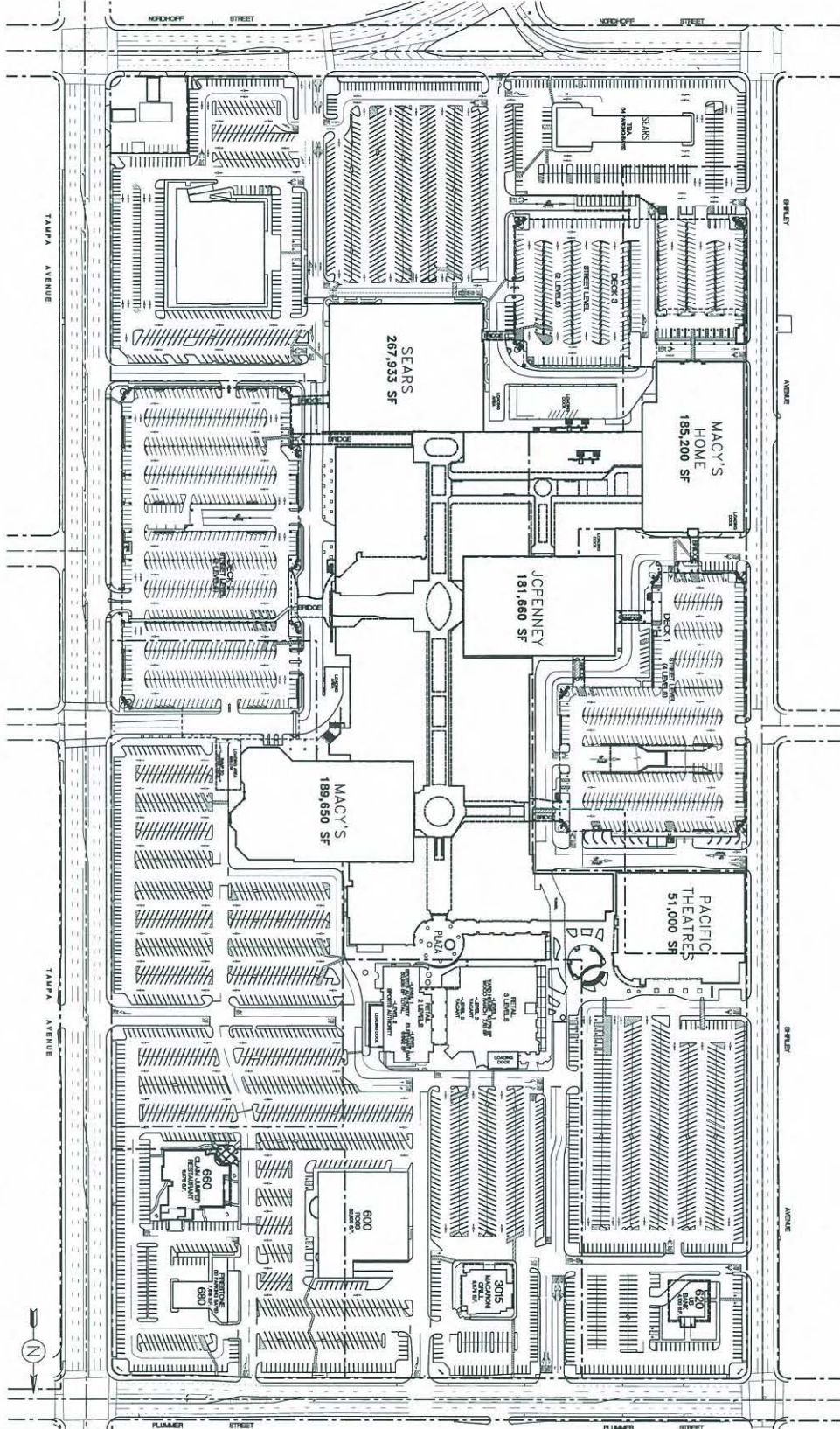
110 NORTH WACKER DRIVE, CHICAGO, IL 60606



SITE PLAN

EXHIBIT B IS FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED ONLY AS A GENERAL DESCRIPTION OF EXISTING OR CONTINGUATED IMPROVEMENTS TO BE MADE AS A PART OF THE SHOPPING CENTER, PROVIDED THAT LANDLORD MAKES NO REPRESENTATION THAT ANY FUTURE DEVELOPMENT OR CONTINGUATED IMPROVEMENTS TO BE MADE AS A SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY STORES, ENTRANCES, OR IMPROVEMENTS ARE NOT INTENDED TO BE, NOR SHOULD BE RELIED UPON AND ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED IN THIS EXHIBIT B.

NOTE:

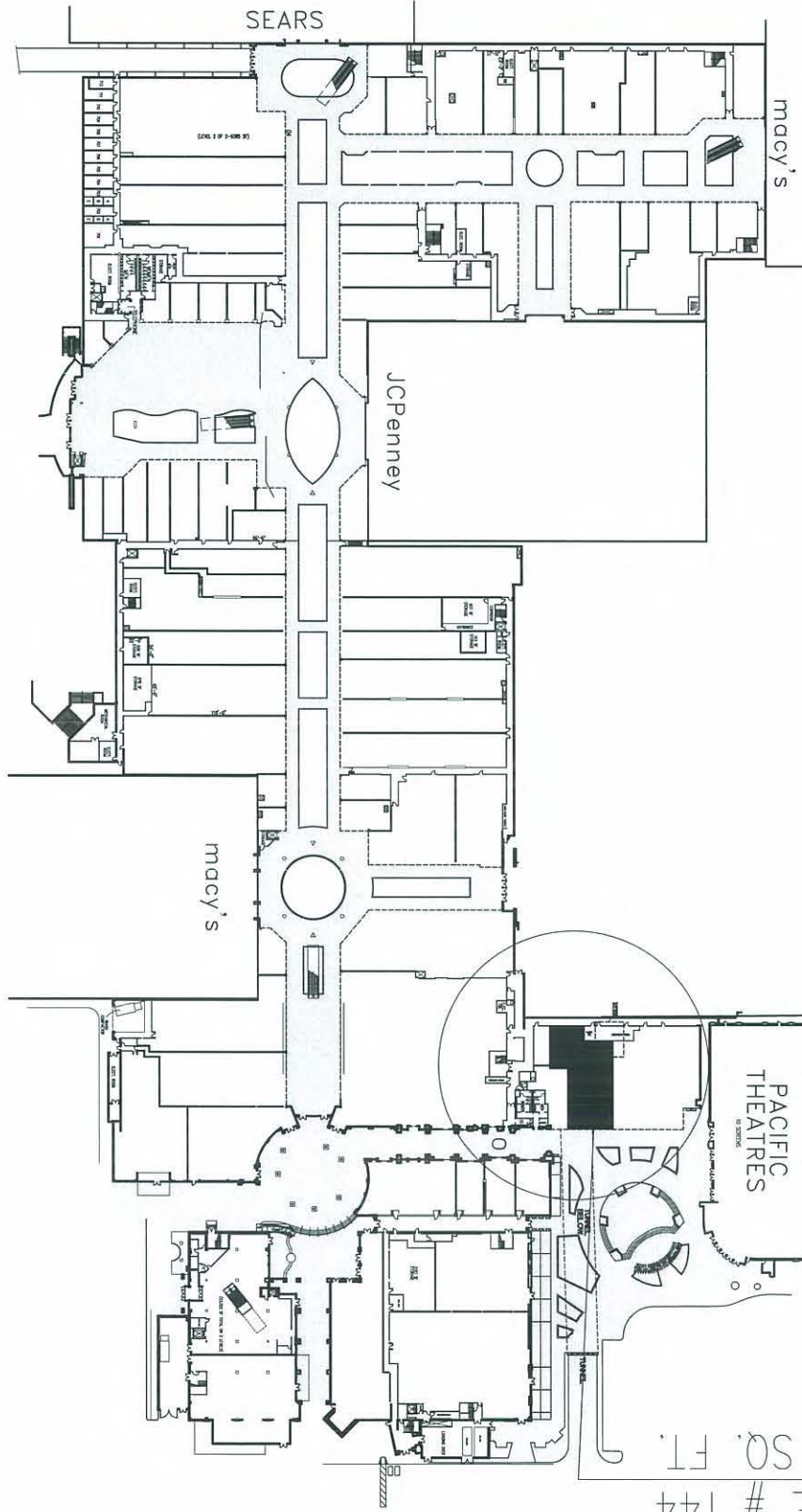


UPPER LEVEL

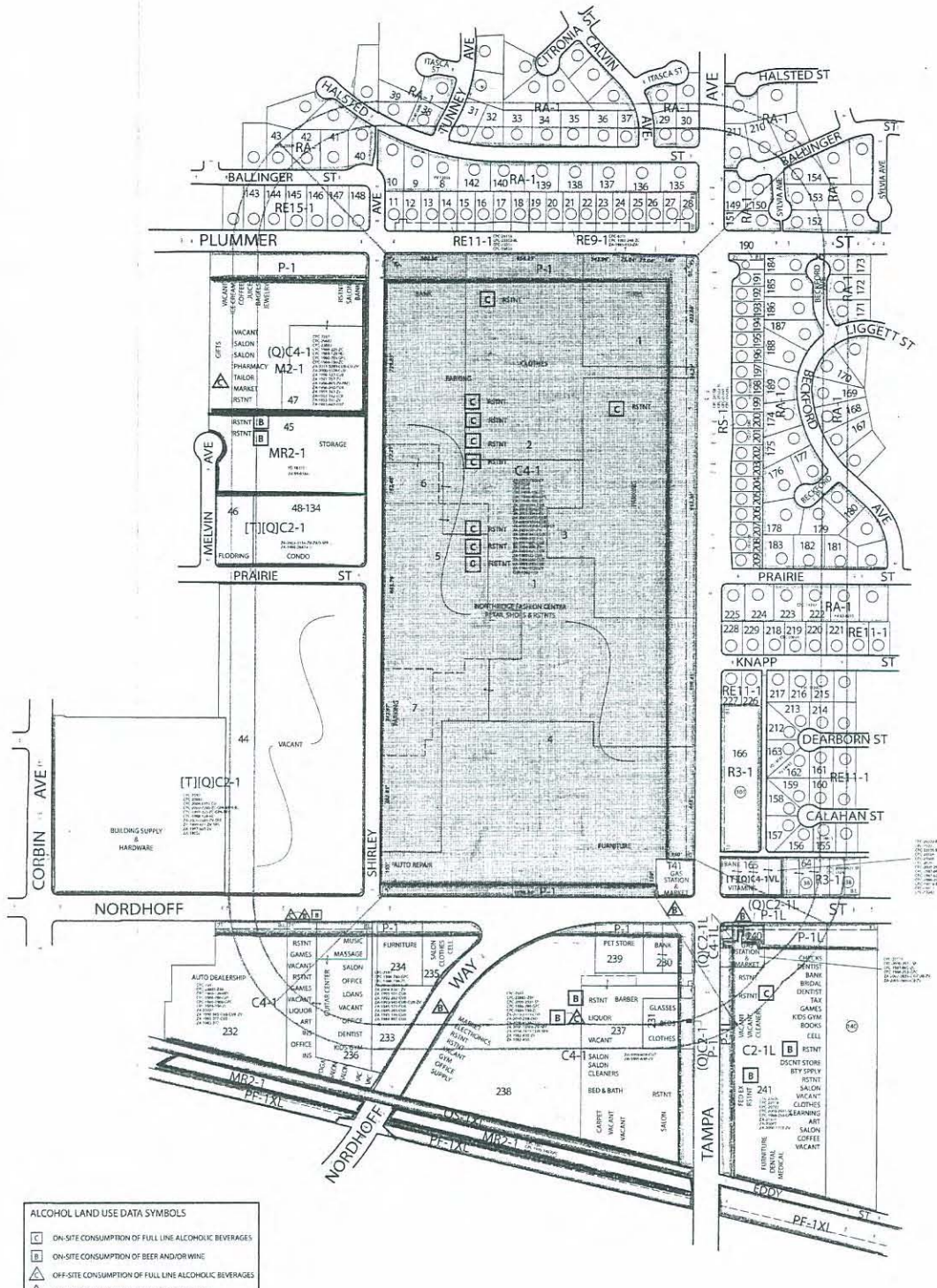
EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED ONLY AS A GENERAL DESCRIPTION OF EXISTING OR CONTINGENT DEVELOPMENTS TO BE MADE AS A PART OF THE SHOPPING CENTER. PROVIDED THAT LANDLORD MAKES NO REPRESENTATION THAT ANY FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY STORES, ENTRANCES, OR IMPROVEMENTS ARE NOT INTENDED TO BE, NOR SHOULD BE RELIED UPON AND ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR SPECIFIED IN THIS EXHIBIT A.

NOTE:



SPACE # 144



CONDITIONAL USE - CUB



Quality Mapping Service

14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
Page: 500 Grid: F-6, F-7, G-7

LEGAL

LOT: 1-6

TRACT: TR 25011
MB 798-27-28

CONTACT: PALMIERI, TYLER, WIENER, WILHELM, & WALDRON LLP

A.P.N.

2761-037-(001,002,004,006,014,016,021,022)

SITE ADDRESS
9301 TAMPA AVE

CD: 12

CT: 1133.01

PA: 221 - CHATSWORTH -
PORTER BRANCH
USES: FIELD

CASE NO:

SCALE: 1"=200'

D.M.: 201B117, 201B121,
198B117, 198B121,
195B117, 195B121

PHONE: (949) 851-9400

DATE: 08-05-14

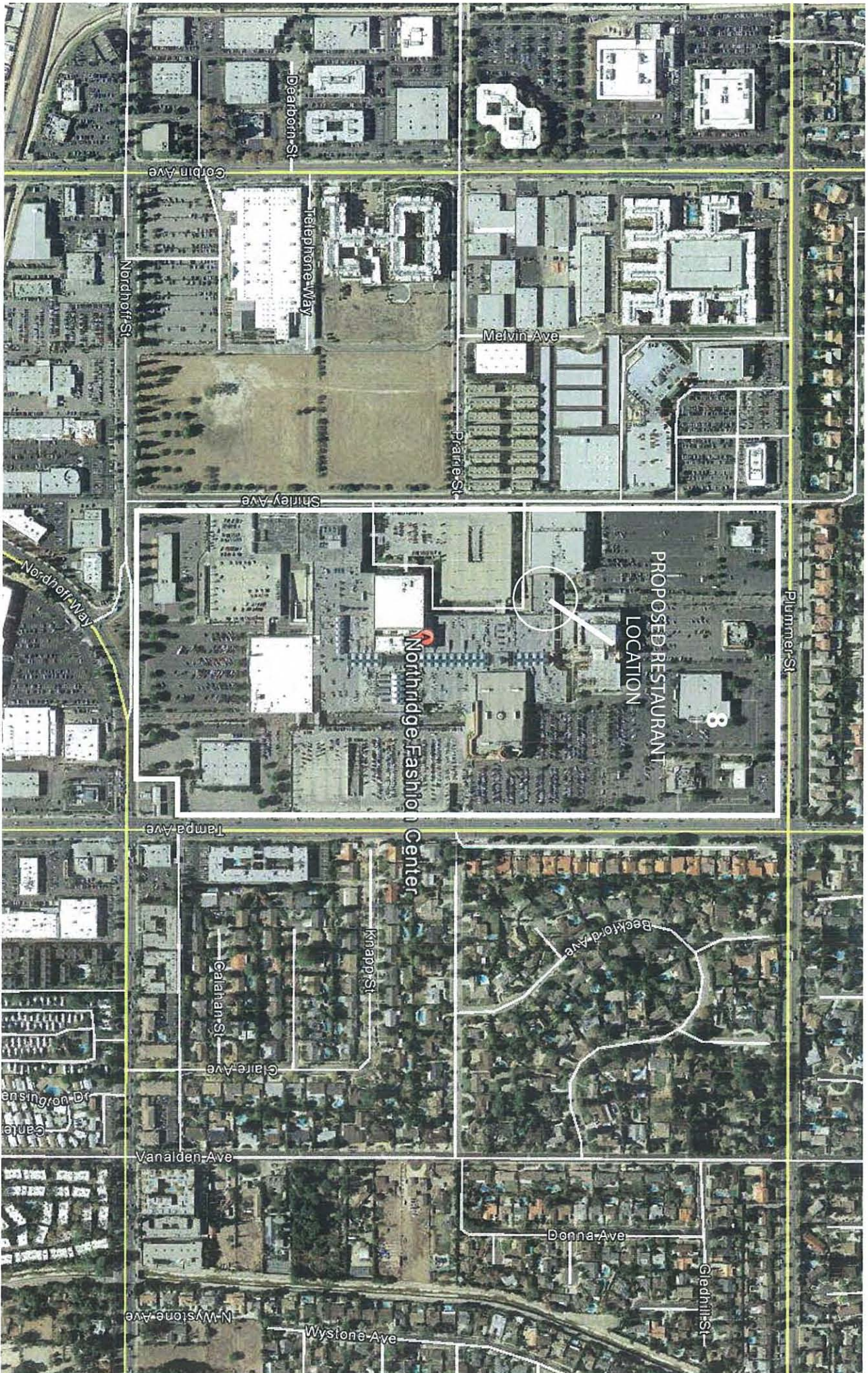
Update:

NET AC: 71.86

QMS: 14-260

NORTH

NORTHRIDGE FASHION CENTER 9301 TAMPA AVE



NORTHRIDGE FASHION CENTER 9301 TAMPA AVE



NORTHRIDGE FASHION CENTER 9301 TAMPA AVE

PROPOSED RESTAURANT-H2O-SPACE 114



QMS 14-260

NORTHRIDGE FASHION CENTER 9301 TAMPA AVE PROPOSED RESTAURANT-H2O-SPACE 114



QMS 14-260

NORTHRIDGE FASHION CENTER 9301 TAMPA AVE PROPOSED RESTAURANT-H20-SPACE 114



9



10



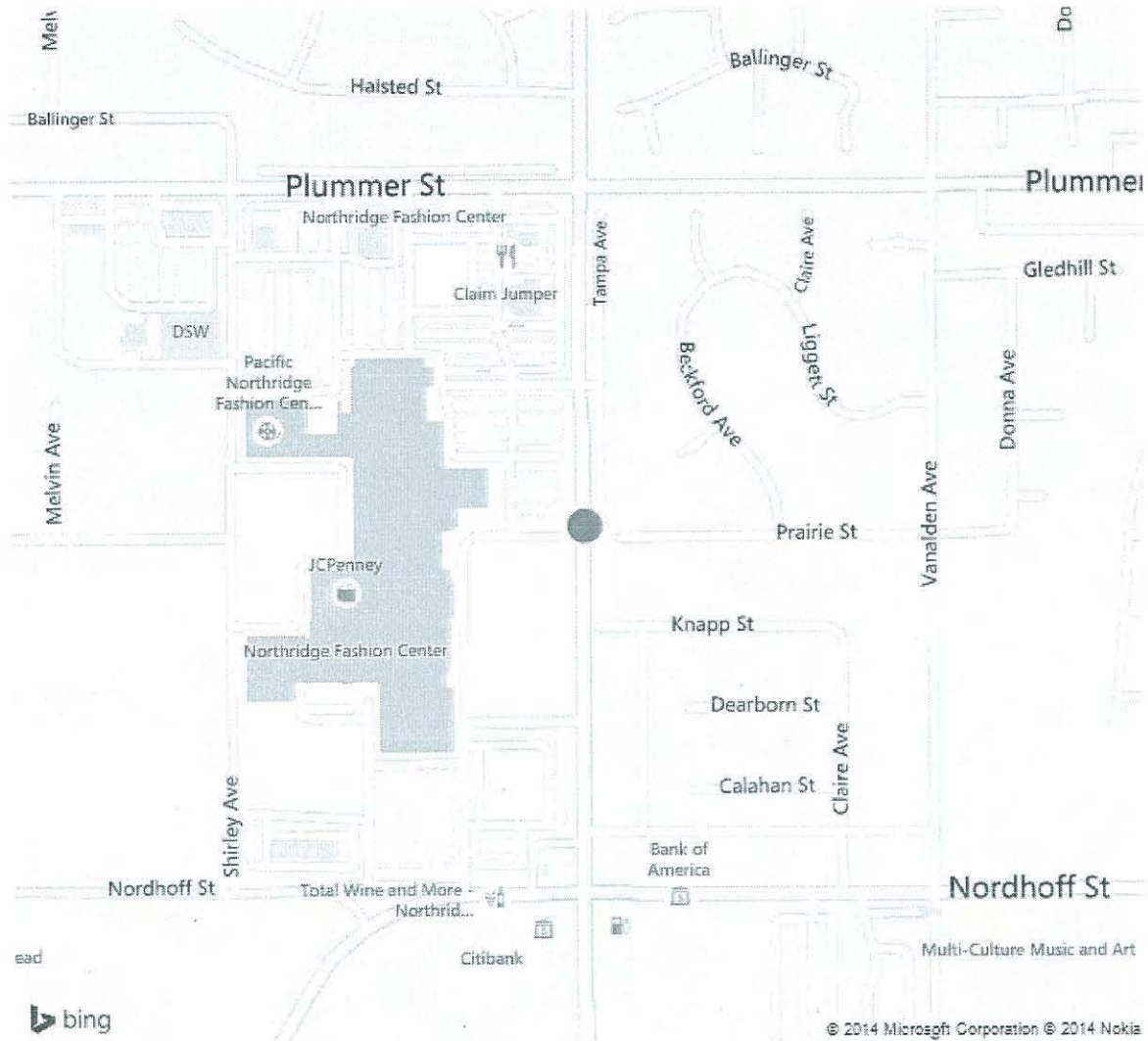
11



12

QMS 14-260

Vicinity Map



Address: 9301 TAMPA AVENUE #144



14-260

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

EMILY J. GABEL-LUDDY

DANIEL GREEN

LOURDES GREEN

ALBERT LANDINI

LEONARD S. LEVINE

JON PERICA

SARAH A. RODGERS

HORACE E. TRAMEL, JR.

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

221 NORTH FIGUEROA STREET
ROOM 1500
LOS ANGELES, CA 90012-2601
(213) 580-5495
FAX: (213) 580-5569

May 11, 1998

David L. Carlson, V.P. (A)(O)
U. K. Northridge, Inc.
15303 Dallas Parkway
Dallas, TX 75248

Robert M. Wilkinson (R)
10125 Wystone
Northridge, CA 91324

Department of Building and Safety

CASE NO. ZA 98-0141(CUB)(SP)(SPR)
CONDITIONAL USE, SHARED
PARKING AND SITE PLAN REVIEW
9301 Tampa Avenue
Chatsworth-Porter Ranch
Planning Area
Zone : C4-1, P-1
D. M. : 198B117
C. D. : 12
CEQA : MND 98-0056-CUB(SP)(SPR)
Fish and Game: Exempt
Legal Description: Lots 1-6,
Tract 25011

Pursuant to Los Angeles Municipal Code Section 12.24-C,42, I hereby APPROVE:

a conditional use for the sale and dispensing of a full line of alcoholic beverages (Type 47 license) for on-site consumption for a maximum of eight establishments, and

Pursuant to Los Angeles Municipal Code Section 12.24-C,56, I hereby APPROVE:

specified deviations from Section 12.22-A,23, Commercial Corner Development Review, and

Pursuant to Los Angeles Municipal Code Section 12.27-I,15, I hereby APPROVE:

a Zoning Administrator's determination to permit a total of 7,003 parking spaces to be used as shared parking for various changes of use from retail to restaurants and theaters, and

Pursuant to Section 16.05 of the Los Angeles Municipal Code, I hereby APPROVE:

a Zoning Administrator's determination for Site Plan Review for the development of plans for the proposed shopping center with restaurants, theaters and multi-tenants at the above-referenced location,



all of the above in conjunction with the renovation and development of a 70-acre site with approximately 1.8 million square feet of retail, offices, entertainment and restaurants, in the C4-1 and P-1 Zones,

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 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 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 in the same color as the surface to which it is applied within 24 hours of its occurrence.
5. The applicant shall comply with the requirements of Section 12.22A,23 of the Los Angeles Municipal Code except for the following:
 - a. Hours of operation: 7 a.m. to 2 a.m., seven days per week.

Sale of Alcoholic Beverages

6. The total number of alcohol sales conditional use permits allowed by this authorization is eight permits for on-site consumption within the subject ownership. The number of alcohol sales facilities may be changed only by a new conditional use authorization.
7. Within the retail portion of the subject site, known as the Northridge Fashion Center, alcoholic beverages may be sold for on-site consumption within eight establishments, authorized by this grant, occupying a total of approximately 58,000 square feet with four restaurants located within the renovated mall and four within the parking lot exterior to the mall:
 - a. The primary use of the subject facilities shall be a restaurants. The primary use of the restaurants shall be sit down meal service.
 - b. Beverages must be served incidental to meal service.

- c. At all times when a restaurant dispenses alcoholic beverages, it also shall provide a luncheon/dinner menu and shall be prepared to serve the foods listed on the menu.
 - d. The kitchen of the restaurants shall comply with the definition in Section 91.0404 of the Los Angeles Municipal Code.
 - e. All new employees serving alcohol to patrons shall enroll in a training program for the responsible service of alcohol as certified by the State of California Department of Alcoholic Beverages Control. The training shall be offered to new employees on no less than a quarterly basis.
 - f. No employees, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employees, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while in said premises.
 - g. All operators shall be given a copy of these conditions prior to executing a lease and these conditions shall be incorporated into the lease.
8. The applicant shall file an application for conditional use plan approval (for subsequent restaurants). The application must be accompanied by the payment of appropriate fees (\$523 fee) and must be accepted as complete by the Planning Department public counter. A completed application must be accompanied by abutting tenant/owner notice labels. Subsequent plan approvals shall not require a public hearing. The purpose of the Plan Approval is to review the proposed restaurant in greater detail for such matters as security, landscape, signs, lighting, take-out service, pay phones, games, television, piano bar, noise, trash, maintenance, storage, etc. (the detail of which cannot be known under the instant grant) of subsequent restaurant facilities permitted under this authorization. Please refer to Condition Nos. 12-21 for environmental requirements.
9. The minimum number of on-site parking space shall be: 7,003
10. Reserved or otherwise restricted spaces shall not be shared.

ENVIRONMENTAL CONDITIONS (applies to the specified uses permitted under this authorization)

11. Construction mitigation measures
- a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.
 - b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling and at all times provide reasonable control of dust caused by wind.

- c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
- d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. One flag person(s) shall be required at the job site to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."

12. Air pollution (construction) mitigation measures

All unpaved demolition and construction areas shall be wetted at least twice a day during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

- a. All clearing, grading, earth moving, or excavation activities shall be discontinued during period of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- b. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- c. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

13. Noise (construction) mitigation measures

The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- a. Construction shall be restricted to the hours of 7 a.m. to 6 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday.
- b. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which cause high noise levels.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- d. The project contractor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

14. The applicant shall install air filtration systems to reduced diminished air quality effects on occupants of the project.
15. All exterior lighting shall be installed with shielding such that the light source cannot be seen from adjacent residential properties. The applicant shall review proposed exterior lighting and shielding with the Windsor Square Homeowners Association prior to Zoning Administrator sign off on proposed exterior lighting.
16. A parkway and driveway plan shall be submitted to the Bureau of Engineering and Department of Transportation prior to Zoning Administrator sign off.
17. The applicant shall seek to reduce impacts resulting from consumption of non-renewable resources, including such measures as compliance with Title 24, California State Code (Energy Conservation Standards), the use of natural gas and/or solar energy; and consultation with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
18. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscape and maintained in accordance with a landscape plan, including automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Zoning Administrator.
19. The owner shall maintain the property clean and free of debris and rubbish, and promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1 and 91.1707-E. Further, exterior walls of new commercial buildings of other than class may be covered with clinging vines screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.
20. One 24-inch box tree (minimum trunk diameter of 2 inches and height of 8 feet at the time of planting) shall be planted for every four surface parking spaces, that are required by each restaurant. The trees may be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb and landscape. Automatic irrigation plan shall be approved to the satisfaction of the Zoning Administrator (modified by the Zoning Administrator to apply to individual restaurants).
21. Signs for the subject restaurants shall be limited to the minimum necessary to identify the name of the subject business establishment (modified by the Zoning Administrator).

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

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 two 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. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

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 that you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.24-J,3 of the Los Angeles Municipal Code provides:

"It shall be unlawful to violate or fail to comply with any requirement or condition imposed by final action of the Zoning Administrator, Board or Council pursuant to this subsection. Such violation or failure to comply shall constitute a violation of this Chapter and shall be subject to the same penalties as any other violation of this Chapter."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 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 MAY 26, 1998, UNLESS AN APPEAL THEREFROM IS FILED WITH THE BOARD OF ZONING APPEALS. 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 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. SUCH OFFICES ARE LOCATED AT:

Figueroa Plaza
201 North Figueroa Street
Room 300, Counter N

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401

Los Angeles, CA 90012
(213) 977-6083

(818) 756-8596

NOTICE

THE APPLICANT IS FURTHER ADVISED THAT ALL SUBSEQUENT CONTACT WITH THIS OFFICE REGARDING THIS DETERMINATION MUST BE WITH THE ZONING ADMINISTRATOR WHO ACTED ON THE 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 report of the Zoning Analyst thereon, and the statements made at the public hearing before the Zoning Administrator on April 20, 1998, all of which are by reference made a part hereof, as well as knowledge of the property and the surrounding district, I find that the requirements for authorizing a conditional use permit under the provisions of Section 12.24-C of the Municipal Code have been established by the following facts:

BACKGROUND

The total subject property is a gently sloping, rectangular, corner/through parcel of land consisting of approximately 70 acres, bounded by Tampa Avenue on the east, Shirley Avenue on the west, Plummer Street on the north and Nordhoff Street on the south.

Surrounding properties are within the RA-1, RE11-1, RE9-1, RS-1, R3-1, C4-1, (Q)C4-1 and MR2-1 Zones and are characterized by level to gently sloping topography and improved streets. The surrounding properties are developed with one- to three-story single-family dwellings, apartments, commercial and industrial buildings.

Adjoining properties to the north of Plummer Street are zoned RE11-1 and RE9-1 and are developed with one- and two-story single-family dwellings. Adjoining properties to the south of Nordhoff Street are zoned C4-1 and P-1 and are developed with one- and two-story commercial buildings occupied by restaurants, furniture stores, nightclubs and other regional retail and service uses. Adjoining properties to the east of Tampa Avenue are zoned RE11-1, RA-1, RS-1 and R3-1 and are developed with one- to three-story single-family dwellings and apartments. Adjoining properties to the west of Shirley Avenue are zoned (Q)C4-1 and MR2-1 and are developed with one- and two-story commercial buildings and industrial buildings occupied by Litton's Guidance and Control System facility, a tennis club, a public storage facility and a neighborhood retail shopping mall.

Plummer Street, adjoining the subject property to the north, is a designated State Highway dedicated a variable width of 85 to 90 feet and improved with curb, sidewalk.

Nordhoff Street, adjoining the subject property to the south, is a designated Major Highway dedicated a width of 100 feet and improved with curb, gutter, and sidewalk.

Tampa Avenue, adjoining the subject property to the east, is a designated Major Highway dedicated a variable width of 100 to 134 feet and improved with curb, gutter, and sidewalk.

Shirley Avenue, adjoining the subject property to the west, is a designated Collector Street dedicated a variable width of 60 to 62 feet and improved with curb, gutter, and sidewalk.

Previous zoning related actions on the site/in the area include:

Subject Property:

Case No. ZA 89-0072(CUB) - On August 1, 1989, the Zoning Administrator approved a conditional use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a 4,500 square-foot deli restaurant accommodating approximately 154 patrons, to be located in the Northridge Fashion Center, having hours of operation from 8:30 a.m. to 9 p.m. Monday through Friday, and 8:30 a.m. to 7 p.m. Saturday and Sunday, all selling alcoholic beverages until 11 p.m. Friday and Saturday nights.

Case No. ZA 93-0621(CUB) - On August 27, 1993, the Zoning administrator approved a conditional use to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a proposed 5,724 square-foot restaurant accommodating approximately 190 persons and having hours of operation from 11 a.m. to 12 midnight, Sunday through Thursday and 11 a.m. to 2 a.m. Friday and Saturday. (The proposed restaurant is located in a unit of an existing building in a commercial center.)

Surrounding Properties:

No similar or relevant cases were found on surrounding properties in the immediate neighborhood.

PUBLIC HEARING

The public hearing on the matter was held on April 20, 1998 at the Sherman Oaks Woman's Club, 4808 Kester Avenue in Sherman Oaks. The applicant's representative, a representative from the security service to the Fashion Center, a resident and officers from the Los Angeles Police Department spoke in support of the proposed project. There was no opposition.

At the public hearing and based upon the files, the total number of conditional use permits for on-site consumption within the subject ownership is:

ZA98-0141(CUB)(SP)(SPR)
ZA89-0072(CUB)

8 on-site, Type 47
1 on-site Type 42

ZA93-0621(CUB)	1 on-site Type 47
ZA98-0137(CUB)	1 on-site Type 47 PENDING
TOTAL	11

This authorization for eight is reviewed in the context of the other three.

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 conditional use permit from the Zoning Administrator are located within Section 12.24-C of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be made. In certain cases, specific conditional use categories have additional or unique findings only applicable to that specific use beyond the four standard findings for other conditional use categories.

FINDINGS

In order for a conditional use permit for conditional use permit for the on-site sale of a full line of alcoholic beverages for eight restaurants/commercial corner project to be approved, the mandated findings delineated in Municipal Code Section 12.24-C must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

- 1. The proposed location will be desirable to the public convenience or welfare and the location is proper in relation to adjacent uses or the development of the community.**

The proposed project will result in the addition of eight restaurants to an existing 1.8 million square foot shopping center improved with retail shops, office, restaurants and entertainment facilities, located on 70 acres and bounded by Tampa Avenue, Plummer Street, Nordhoff Street and Shirley Avenue. Existing zoning is C4-1 and P-1. Tampa Avenue, a Major Highway, is located along the eastern boundary. Nordhoff Street, a Major Highway, is located along the southern boundary. Plummer Street, a Secondary Highway, is located along the northern boundary. To the west, adjoining the subject property is Shirley Avenue, a designated Collector Street.

The proposed project represents a portion of a major renovation of the existing Northridge Fashion Center.

Single-family neighborhoods are located to the north and east of the subject site. A variety of commercial retail/service businesses are located to the south and west of the subject site. Litton Industries is located to the west of the subject site across Shirley Avenue.

One of the proposals is to secure a conditional use permit for the sale of a full line of alcoholic beverages for on-site consumption at eight future restaurants.

This request is consistent with other similar facilities that combine a mixture of retail shopping uses and entertainment. Restaurants are frequently used by movie goers and shoppers. The Beverly Center, Century City Shopping Center and Sherman Oaks Galleria have similar development profiles. The subject site is no different. It will, however, be located in a place more convenient to residents of the west and north San Fernando Valley, and residents of nearby Simi and Santa Clarita.

According to the California Department of Alcoholic Beverage Control licensing criteria, there are 2 on-site and 2 off-site licenses allocated to subject Census Tract No. 1133.01. There are currently 18 on-site and 4 off-site licenses within this census tract. Within 600 feet of the subject property, there are 4 on-site and 1 off-site existing licenses.

As can be seen from the statistics from the ABC, the number of licenses allocated to this particular Census Tract is low while the actual number is high. With approval of the instant request, the new total will be 26 -- well over the ABC guidelines. While this may appear to be an over concentration of licenses, a review of the Census Tract itself indicates that it is large -- generally twice the size of abutting Census Tracts -- and it contains a comparatively low residential population which accounts in part for the low license rate allocated to it by ABC guidelines. In addition, approximately one half of the census tract area is developed with commercial and industrial uses.

Moreover, the existing and proposed uses will continue to draw customers from a wide geographic area, including the Simi, Santa Clarita and San Fernando Valleys. A high concentration of people is common in Regional Shopping centers, such as Northridge. Other regional centers such as the Glendale Galleria, the Sherman Oaks Galleria and the Beverly Center are typical of regional centers. They also offer multi-retail tenants, multiple restaurants and multi-screen theaters or other entertainment venues.

There are, according to the staff Analyst, 2 existing on-site licenses and one pending. This multiple authorization will bring the total to 11.

Within 1,000 feet of the project site is one church. There are no public or private schools, or parks within 1,000 feet of the project site.

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

The proposed project will result in authorization for 8 additional conditional use permits for the sale and dispensing of alcoholic beverages for on-site consumption. Currently, there are two at the Northridge Fashion Center and one additional ("Claim Jumper" restaurant) pending. The proposed leaseholds anticipate a wide range of restaurant choice: steak house, sports-orientation, pasta, a brewery, a unique restaurant (not franchise). The alcohol service will compliment meals served by these restaurants.

Statistics from the Los Angeles police Department reveal that the subject Crime Reporting District No. 1754, which has jurisdiction over the subject property, a total of 983 crimes were reported in 1996 compared to the citywide average of 467 crimes and a high crime reporting district average of 478 crimes for the same period. Officers from the Los Angeles Police Department who testified at the public hearing indicated that crimes within the subject site are more directly related to theft due to the concentrated retail nature of the land use. Also auto theft, which has been reduced over the past two years.

The head of security for the Fashion Center testified and reviewed the extensive security measures that are and will be put into place as the proposed project proceeds with construction. These measures include: roving security guards in the parking lots; a 67 remote camera monitoring system with a central command and control area, specially trained security employees, a 30% increase in security staff, a posted Code of Conduct at each mall entrance and a "zero tolerance" policy (which may also account for the comparatively high numbers of arrests). Also, security have been trained in "people skills" and the Security chief has implement a "One-step back" policy to diffuse potentially confrontational situations. The Northridge Fashion Center has evolved into a safe and friendly environment, given these improvements. Future programs include the "Security Ambassador" program in which seniors and others assist patrons and monitor high traffic areas.

Given the support of the LAPD and the extensive measures put in place by the mall security as well as the clear reduction in crimes over the past two years, it appears that the proposed uses will not be detrimental to the surrounding neighborhood.

Four of the restaurants will be located within the mall and four will be located within the surrounding surface parking lot. The height of proposed structures will be compatible with the surrounding one- to three-story development in the immediate area. Residential land uses along the north and east property boundary will be adequately buffered.

Given the extensive remodeling and upgrade of the Fashion Center, the extensive and successful security measures now in place, and the compatible scale of proposed new restaurants, I find that the use will not be materially detrimental to the character of the development in the immediate neighborhood.

3 The proposed project will be in harmony with the various elements and objectives of the General Plan.

The Chatsworth-Porter Ranch Plan designates the subject property for Regional Center Commercial with corresponding zones of C2, C4, P and PB and Height District No. 2. A request for sales for on-site consumption of alcoholic beverages is a conditional use for which the required findings have been made in the affirmative herein.

The proposed project is in harmony with the various elements and objectives of the General Plan; and is consistent with the purpose, intent and provisions of the Chatsworth-Porter Ranch Plan.

ADDITIONAL FINDINGS. COMMERCIAL CORNER DEVELOPMENT (Section 12.24-C,56 of the Municipal Code)

4. The Mini-Shopping Center or Commercial Corner Development is consistent with the public welfare and safety.

The access, ingress and egress to the Mini-Shopping Center or Commercial Corner Development will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets, based on data provided by the City Department of Transportation or by a licensed traffic engineer.

The City Department of Transportation has submitted their March 11, 1998 report on the proposed project (including their review of the Shared Parking Plan) and thereby the proposed Commercial Corner Development will not constitute a traffic hazard nor cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

5. There is not a detrimental concentration of Mini-shopping Centers or Commercial Corner Developments in the vicinity of the proposed Mini-Shopping Center or Commercial Corner Development.

There is an adjacent commercial corner development which includes an upscale market, some limited retail services and a restaurant with which the proposed project is complimentary and adds to rather than detracts from the commercial retail activity in the immediate vicinity. Both projects are of high quality and both include new architectural treatments which appear to upgrade the aesthetic values of the commercial corner developments.

Because of the quality and mix of uses associated with the existing and proposed projects, I find that there is not a detrimental concentration of Mini-Shopping Centers or Commercial Corner development in the vicinity.

6. The Mini-Shopping Center or Commercial Corner Development is not located in an identified pedestrian oriented area or zone, or, if the lot or lots are located in an identified pedestrian oriented area or zone, that the Mini-Shopping Center or Commercial Corner Development will not have an adverse impact on the pedestrian oriented area or zone.

The proposed project is not within an identified pedestrian oriented area or zone.

BASIS FOR SHARED PARKING (Section 12.27-I,15 of the Municipal Code)

A particular type of development is subject to a Zoning Administrator's Interpretation for Shared Parking because it has been determined that such use of property should not

be permitted by right in a particular zone. All uses requiring a Zoning Administrator's determination are located in Section 12.27-1 of the Los Angeles Municipal Code. In order for a particular request to be authorized, certain designated findings have to be made. In certain cases, specific conditional use categories have additional or unique findings only applicable to that specific use beyond the standard findings for other conditional use categories.

7. The proposed location will be desirable to the public necessity, convenience, general welfare and good zoning practice

The applicant is requesting a Shared Parking for 9301 Tampa Avenue, a 70 acre site known as the Northridge Fashion Center. The existing site is improved with a 1.8 million square-foot shopping center currently under renovation. Multi-tenants occupy the subject site and consist of retail, offices, entertainment and restaurants uses-- uses common to regional shopping malls. The applicant is requesting shared parking in order to accommodate restaurants proposed to be located within the existing surface parking lot.

The remix of uses will occur as follows (these numbers represent square-footage, and are rounded. For a precise accounting of square-footage, please refer to "Northridge Fashion Center, Shared Parking Analysis," by Crain and Associates, March 1998, p. 4):

Use	Base(SF)	Change(SF)	Future(SF)
<u>Mall</u>			
Retail sales	1.55 mil.	-61,000	1.49 mil.
Restaurants	18,462	+25,775	44,237
Food Court	16,031	N.C.	16,031
Theater	17,926	+34,074	52,000
Storage	201,015	-76,800	124,215
Total	1.8 million	-78,209	1.73 million
<u>Outparcels</u>			
Restaurants	5,800	+43,975	49,775
Firestone Tire	7,560	N.C.	7,560
Financial	16,267	-12,167	4,100
TOTAL	1.837 million	-46,401SF	1.79 million

The subject property is bounded by Tampa Avenue, Nordhoff Street, Shirley Avenue and Plummer Street. The property is zoned C4 and P.

The subject site, known as the Northridge Fashion Center, is currently improved with a major mall building and several smaller buildings located within the surrounding surface parking lot.

Site plans for the renovated Center shows 7,003 parking spaces.

The applicant requests conversion of approximately 31,808 square feet of surface parking to restaurant uses for two new restaurants. While four restaurants are proposed within the parking lot itself, sites F and G will replace one of the stores in the northern parking areas of the site and do not appear to reduce the amount of on-site parking available. However, as estimated by the staff Analyst, sites E and H will eliminate approximately 170 spaces of existing surface parking.

The restaurant uses will complement other uses in the vicinity, however. According to the parking analysis for the Shared Parking request, at peak use in December, estimated parking demand (with the new mix of uses) will be 90% of the number of available parking spaces, or 6,360 occupied spaces (based upon a total of 7,003 parking spaces provided for the renovated mall).

Other than changes within the Mall for four new restaurants and the conversion of approximately 170 surface parking spaces to two new restaurants located within the surface parking lot, no other changes are proposed to the subject site by this grant. The applicant has renovated and exchanged square footage within the old mall uses to create a more use-diverse shopping experience. For the aforementioned reasons, I find that the proposed location will be desirable to the public necessity, convenience, welfare and is consistent with good zoning practices. and the location is proper in relation to adjacent uses or the development of the community.

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

Property adjacent to the subject site is zoned RA, RE11, RE9, TRS, R3, C4, (Q)C4 and MR2. Improvements on the surrounding properties consist of 1 to 3-story single-family dwellings, apartments, commercial and industrial buildings, parking lots and parking structures.

Section 12.27-1,15 requires a specific analysis of parking demand on the subject site's parking lot with respect to days of the week, hours per day. According to the parking analyses, during peak usage times (December), there will be a surplus of 643 parking spaces on the subject site, indicating that the conversion of surface parking area to restaurant uses will result in continued adequate on-site parking.

The uses will add to the diversity of activity within the shopping center itself, providing additional food service facilities.

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

Please see Finding No. 3.

10. **SITE PLAN REVIEW FINDINGS** (Section 16.05-F of the Los Angeles Municipal Code)

- a. The project complies with all applicable provisions of the Municipal Code and any applicable specific plan.

The proposed project consists of a 58,000 square feet of new restaurants within an existing 1.8 million square-foot shopping mall currently undergoing renovation.

Four of the restaurants will be located within the mall and four within the surface parking lot. Of these, only two will result in the loss of parking spaces (see findings for Shared Parking, above).

The project site is not located within any specific plan area.

- b. The project is consistent with the General Plan.

Please see Finding No. 3.

- c. The project is consistent with any applicable adopted redevelopment plans.

Does not apply.

- d. The project consists of an arrangement of buildings and structures (including height, bulk and setback), off-street parking facilities, lighting, landscaping, trash storage and collection and other such pertinent improvement which is or will be compatible with existing and future development on neighboring properties.

The proposed site plan submitted to the file, labeled Exhibit "A" and dated April 20, 1998, shows the arrangement of buildings and structures, as well as off-street parking and locations of the new restaurants within the existing mall and on outparcels within the existing surface parking lot. Development of the property will be oriented through the mall in a kind of interior street and connect the entertainment areas with the shopping areas. Restaurants to be located within the surface parking lot will be low scale restaurants typically found as out-buildings in association with regional malls. Vehicular traffic flow will continue to be controlled by the exits from the existing Northridge Fashion Center.

Residential land uses along the northerly and easterly boundaries are located across Major Highways and further separated by wall and

landscape buffers. They will continue to be adequately buffered. With the restaurants over 300 feet away from the nearest residence, no adverse impacts will occur.

7,003 total parking spaces will be provided, approved by the Shared Parking findings, supra.

The new structures are one-story, compatible with existing and surrounding structures. The size of the site, 70 acres, is large, thereby minimizing the visual effects of new restaurants. Each restaurant is required to file a Plan Approval to enable the decision-maker a review of the details, such as specific site hours, noise, trash disposal, any piano bar, large screen television, etc.-- details which cannot be known at this stage of approval. A Plan Approval review will assure continuing compatibility with the mall and surrounding areas.

- e. The project incorporates feasible mitigation measures, monitoring measures when necessary, or alternative identified in the environmental review which would substantially lessen the significant environmental effects of the property and/or any additional findings as may be required by CEQA.

To mitigate any impacts on surrounding land uses, the proposed project will conform to the environmental conditions recommended by Mitigated Negative Declaration No. 98-0056-CUB(PAS)(SPR), the conditions of which have been incorporated into this authorization.

LADOT has determined that there will be no significant transportation impacts as documented in their March 11, 1998 Traffic Assessment.

- f. Any project containing residential uses provides its resident with appropriate type and placement of recreational facilities and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties where appropriate.

The proposed project does not include a residential component.

ADDITIONAL MANDATORY FINDINGS

11. 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. 154,405, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding. (No shading)
12. On March 12, 1998, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. MND 98-0056-CUB(SP)(SPR) (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance. I hereby certify that action. The records upon which this decision is based are

with the Environmental Review Section in Room 1500, 221 North Figueroa Street.

13. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.


EMILY GABEL-LUDDY
Associate Zoning Administrator

EGL:lmc

cc: Councilmember Hal Bernson
Twelfth District
Adjoining Property Owners
County Assessor



City of Los Angeles Department of City Planning

8/23/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

9410 N TAMPA AVE
9401 N TAMPA AVE
9301 N TAMPA AVE

ZIP CODES

91324

RECENT ACTIVITY

ZA-2000-2310-CUB-PAI
ZA-2013-2926-ZV
ZA-2012-1318-PAB

CASE NUMBERS

CPC-9812
CPC-7597
CPC-1986-786-GPC
CPC-1986-196-ZC
CPC-17039
ORD-165788-SA2000
ORD-128002
ORD-114842
ORD-105340
ZA-2013-313-CUB
ZA-2003-1262-ZV
ZA-2001-1643-CU
ZA-2000-2310-CUB
ZA-2000-1764-CUB
ZA-2000-1059-CUZ-CCR
ZA-1999-507-ZV
ZA-1998-141-CUB
ZA-1998-137-F
ZA-1997-831-CUZ
ZA-1994-876-ZV
ZA-1986-1136-ZV
ZA-1982-115-CUX
ZA-1980-27
YD-16781-YV
TT-43475
ENV-2013-314-MND
ENV-2013-1714-CE
ENV-2012-1317-CE
ENV-2003-1263-CE
ENV-2001-1644-CE
ENV-2000-2870-CE
MND-84-535-ZC
MND-88-197-ZC

Address/Legal Information

PIN Number 198B117 99
Lot/Parcel Area (Calculated) 444,416.9 (sq ft)
Thomas Brothers Grid PAGE 500 - GRID F6
PAGE 500 - GRID F7
PAGE 500 - GRID G6
PAGE 500 - GRID G7

Assessor Parcel No. (APN) 2761037004
Tract TR 25011
Map Reference M B 798-27/28
Block None
Lot 4
Arb (Lot Cut Reference) None
Map Sheet 198B117

Jurisdictional Information

Community Plan Area Chatsworth - Porter Ranch
Area Planning Commission North Valley
Neighborhood Council Northridge West
Council District CD 12 - Mitchell Englander
Census Tract # 1133.01
LADBS District Office Van Nuys

Planning and Zoning Information

Special Notes None
Zoning C4-1
P-1
Zoning Information (ZI) None
General Plan Land Use Regional Center Commercial
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay None
NSO - Neighborhood Stabilization Overlay No
Streetscape No
Sign District No
Adaptive Reuse Incentive Area None
CRA - Community Redevelopment Agency None
Central City Parking No

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MND-96-335-ZC-CUZ-CUB	Downtown Parking	No
MND-97-374-CUZ	Building Line	25
MND-98-54-CUB	500 Ft School Zone	No
MND-98-56-CUB-PAS-SPR	500 Ft Park Zone	No
MND-99-266-ZV	Assessor Information	
ND-82-96-CUZ	Assessor Parcel No. (APN)	2761037004
ND-86-333-ZC	APN Area (Co. Public Works)*	10.200 (ac)
ND-88-128-CUB	Use Code	1600 - Shopping Center (Regional)
ND-89-1115-ZC	Assessed Land Val.	\$9,997,384
ND-89-35-CUB	Assessed Improvement Val.	\$11,536,724
AFF-37405	Last Owner Change	12/19/94
FG	Last Sale Amount	\$9
CFG-2000	Tax Rate Area	16
CFG	Deed Ref No. (City Clerk)	801897
		4-707
		1944928
	Building 1	
	Year Built	1971
	Building Class	BX
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	187,184.0 (sq ft)
	Building 2	
	Year Built	1971
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	320,000.0 (sq ft)
	Building 3	No data for building 3
	Building 4	No data for building 4
	Building 5	No data for building 5
	Additional Information	
	Airport Hazard	None
	Coastal Zone	None
	Farmland	Urban and Built-up Land
	Very High Fire Hazard Severity Zone	No
	Fire District No. 1	No
	Flood Zone	None
	Watercourse	No
	Hazardous Waste / Border Zone Properties	No
	Methane Hazard Site	None
	High Wind Velocity Areas	No
	Special Grading Area (BOE Basic Grid Map A-13372)	No
	Oil Wells	None
	Seismic Hazards	
	Active Fault Near-Source Zone	
	Nearest Fault (Distance in km)	6.5919096
	Nearest Fault (Name)	Santa Susana
	Region	Transverse Ranges and Los Angeles Basin
	Fault Type	B
	Slip Rate (mm/year)	5.00000000
	Slip Geometry	Reverse
	Slip Type	Poorly Constrained

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Down Dip Width (km)	16.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	80.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1764
Fire Information	
Division	3
Battalion	15
District / Fire Station	70
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-786-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN-ZONING CONSISTENCY-CHATSWORTH-PORTER RANCH
Case Number:	CPC-1986-196-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	CHANGE OF ZONE FROM MR2-1 AND M2-1 TO (Q)C2-2-D AND CHANGE OF HEIGHT DISTRICT FROM NO 1 TO NO. 2-D, ON PROPERTY GENERALLY BOUNDED BY PLUMMER STREET, TAMPA AVENUE, LIMEKILN CREEK, AND CORBIN AVENUE
Case Number:	ZA-2013-313-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A NEW 6,569 SQ FT RESTAURANT WITH 198 INTERIOR SEATS AND 40 PATIO SEATS AND HOURS OF OPERATION FROM 11 AM TO 2 PM AND 4 PM TO 11 PM MONDAY THRU FRIDAY AND 11 AM TO 10 PM SATURDAY AND SUNDAY.
Case Number:	ZA-2003-1262-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT THE CONTINUED USE AND MAINTENANCE OF AN EXISTING FARMERS MARKET AND FESTIVAL (OPEN AIR SALES) OCCUPYING A PORTION OF THE PARKING AREA OF AN EXISTING REGIONAL SHOPPING CENTER IN THE C4 AONE AS PREVIOUSLY APPROVE3D UNDER ZA 99-0507.
Case Number:	ZA-2001-1643-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	CONDITIONAL USE FOR THE INSTALLATION, USE, AND MAINTENANCE OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 4 ROOF-MOUNTED PANEL ANTENNAS AND TWO EQUIPMENT CABINETS.
Case Number:	ZA-2000-2310-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	TO REPLACE EXISTING RESTAURANT WITH SUSHI FACTORY.
Case Number:	ZA-2000-1764-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	REQUEST FOR ALCOHOLIC BEVERAGES OFF-SITE FOR A 17,565 SQ. FT. COST PLUS WORLD MARKET.
Case Number:	ZA-2000-1059-CUZ-CCR
Required Action(s):	CCR-COMMERCIAL CORNER REVIEW CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	REQUEST TO ESTABLISH A 31,668 SQ. FT. CIRCUIT CITY STORE/ WITH TELECOMMUNICATION FACILITY.
Case Number:	ZA-1999-507-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	ZONE VARIANCE TO PERMIT AN IMPROVED VEHICLE PARKING AREA TO BEUTILIZED FOR A FARMERS MARKET AND FAMILY FESTIVAL ON A ONCE-A-WEEK BASIS IN CONJUNCTION WITH THE NORTHRIDGE FASHION CENTER.
Case Number:	ZA-1998-141-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES ON SITE, HOURS OF OPERATION FROM 11:00P.M. TO 2:00 A.M., SHARED PARKING AND FOR SITE PLAN REVIEW FINDINGS.
Case Number:	ZA-1998-137-F
Required Action(s):	F-FENCE HEIGHT
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1997-831-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	REQUEST THE CONSTRUCTION OF A TEN-PLEX THEATRE TO REPLACE FORMER 135,000 SQ. FT.BUILDING IN THE C4-1 AND P-1 ZONE.
Case Number:	ZA-1994-876-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	EXCEPTION FROM BUILDING LINE ORDINANCE REPLACING VARIOUS MONUMENT AND DIRECTIONAL SIGNS AT THE NORTHRIDGE FASHION CENTER
Case Number:	ZA-1986-1136-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	ZONE VARIANCE - TRACT MAP TO CREATE 2 ADDITIONAL LOTS FROM 6 EXISTING LOTS FOR THE PROPOSED ADDITION OF 550,000 SQ. FT. TO THE EXISTING 1,500,000 GROSS SQ. FT.OF AN EXISTING DEVELOPED SHOPPING CENTER AND INCREASE ON-SITE PARKING SPACES, M2-1 AND P-1.

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Case Number: ZA-1982-115-CUX
Required Action(s): CUX-ADULT ENTERTAINMENTS
Project Descriptions(s): Data Not Available

Case Number: ZA-1980-27
Required Action(s): Data Not Available
Project Descriptions(s):

Case Number: YD-16781-YV
Required Action(s): YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s): Data Not Available

Case Number: TT-43475
Required Action(s): Data Not Available
Project Descriptions(s): REQUEST APPROVAL OF A PARCEL MAP EXEMPTION TO ADJUST LOT LINES BETWEEN EXISTING BUILDING ON A 1,118,011 SF SHOPPING CENTER.

Case Number: ENV-2013-314-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s): PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITHA NEW 6,569 SQ FT RESTAURANT WITH 198 INTERIOR SEATS AND 40 PATIO SEATS AND HOURS OF OPERATION FROM 11 AM TO 2 PM AND 4 PM TO 11 PM MONDAY THRU FRIDAY AND 11 AM TO 10 PM SATURDAY AND SUNDAY.

Case Number: ENV-2013-1714-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES ON SITE, HOURS OF OPERATION FROM 11:00P.M. TO 2:00 A.M., SHARED PARKING AND FOR SITE PLAN REVIEW FINDINGS.

Case Number: ENV-2012-1317-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): PLAN APPROVAL PURSUANT TO 12.24 M OF THE LAMC TO ALLOW THE CONTINUATION OF A FULL-LINE OF ALCOHOL FOR ON-SITE CONSUMPTION HAVING THE EXISTING MASTER PROGRAM OPERATING HOURS OF 7:00 AM TO 2:00 AM IN CONJUNCTION WITH THE OPERATION OF A REPLACEMENT FULL-SERVICE RESTAURANT OF 6,696 SQ. FT. WITH SEATING FOR 200 INDOOR AND 69 OUTDOOR, IN TWO PATIOS, IN THE C4-1 ZONE.

Case Number: ENV-2003-1263-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): TO PERMIT THE CONTINUED USE AND MAINTENANCE OF AN EXISTING FARMERS MARKET AND FESTIVAL (OPEN AIR SALES) OCCUPYING A PORTION OF THE PARKING AREA OF AN EXISTING REGIONAL SHOPPING CENTER IN THE C4 AONE AS PREVIOUSLY APPROVE3D UNDER ZA 99-0507.

Case Number: ENV-2001-1644-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): CONDITIONAL USE FOR THE INSTALLATION, USE, AND MAINTENANCE OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 4 ROOF-MOUNTED PANEL ANTENNAS AND TWO EQUIPMENT CABINETS.

Case Number: ENV-2000-2870-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): ESTABLISHMENT OF A RESTAURANT/LOUNGE AND BAR, NOTED AS RESTAURANT C UNDER CASE NO. ZA 98-0141(CUB)

Case Number: MND-84-535-ZC
Required Action(s): ZC-ZONE CHANGE
Project Descriptions(s): Data Not Available

Case Number: MND-88-197-ZC
Required Action(s): ZC-ZONE CHANGE
Project Descriptions(s): Data Not Available

Case Number: MND-96-335-ZC-CUZ-CUB
Required Action(s): CUB-Conditional Use Beverage-Alcohol
 CUZ-ALL OTHER CONDITIONAL USE CASES
 ZC-ZONE CHANGE
Project Descriptions(s): Data Not Available

Case Number: MND-97-374-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s): Data Not Available

Case Number: MND-98-54-CUB
Required Action(s): CUB-Conditional Use Beverage-Alcohol

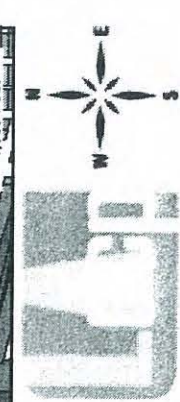
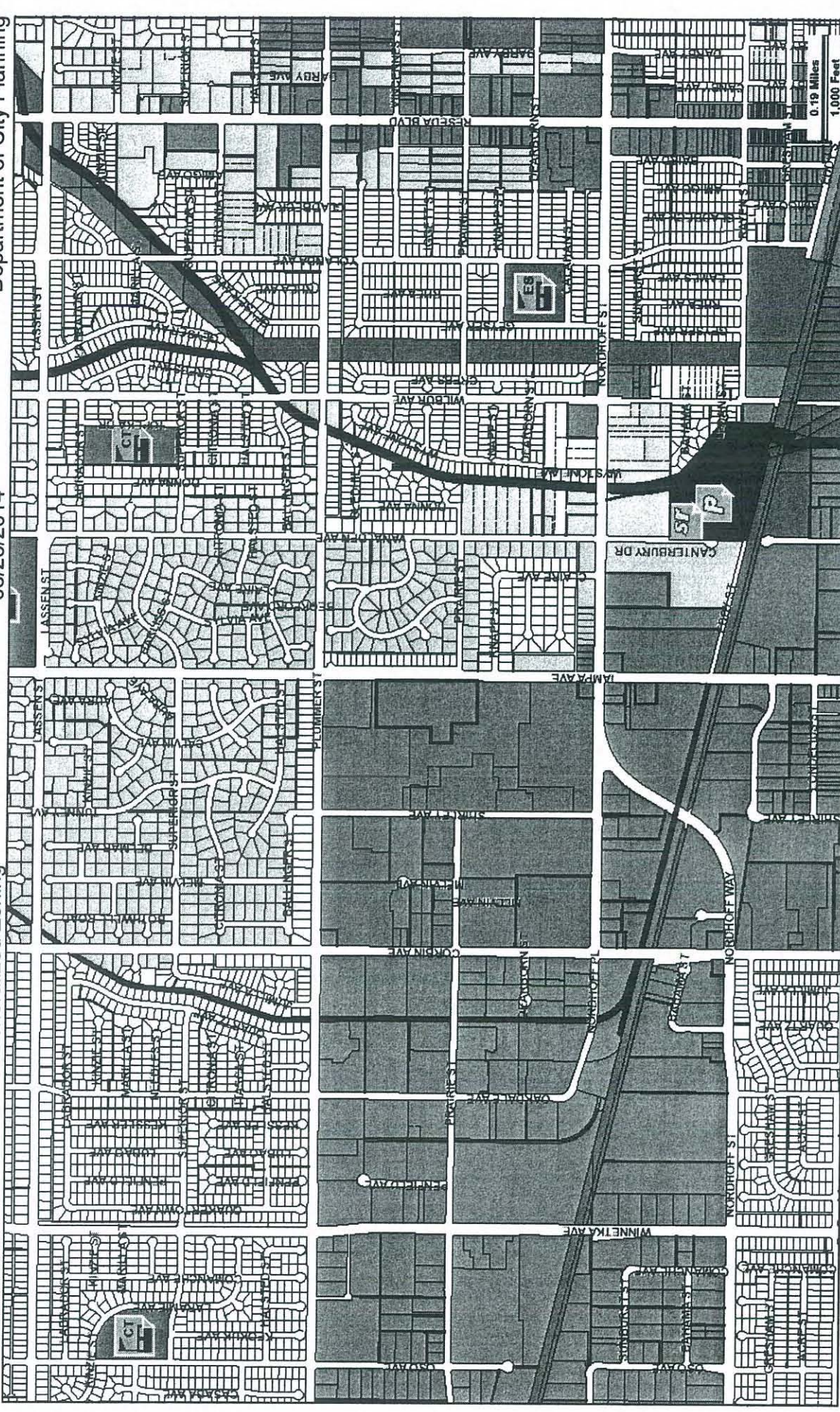
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Project Descriptions(s): Data Not Available
Case Number: MND-98-56-CUB-PAS-SPR
Required Action(s): CUB-Conditional Use Beverage-Alcohol
SPR-SITE PLAN REVIEW
Project Descriptions(s): Data Not Available
Case Number: MND-99-266-ZV
Required Action(s): ZV-ZONE VARIANCE
Project Descriptions(s): Data Not Available
Case Number: ND-82-96-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s): Data Not Available
Case Number: ND-86-333-ZC
Required Action(s): ZC-ZONE CHANGE
Project Descriptions(s): Data Not Available
Case Number: ND-88-128-CUB
Required Action(s): CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s): Data Not Available
Case Number: ND-89-1115-ZC
Required Action(s): ZC-ZONE CHANGE
Project Descriptions(s): Data Not Available
Case Number: ND-89-35-CUB
Required Action(s): CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

CPC-9812
CPC-7597
CPC-17039
ORD-165788-SA2000
ORD-128002
ORD-114842
ORD-105340
AFF-37405
FG
CFG-2000
CFG

08/23/2014



Address: 9410 N TAMPA AVE
APN: 2761037004
PIN #: 198B117 99

Tract: TR 25011
Block: None
Lot: 4
Arb: None

Zoning: C4-1, P-1
General Plan: Regional Center Commercial

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5
- CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP
- CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside
- Airport Airside
- Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

	Arterial Mountain Road
	Collector Scenic Street
	Collector Street
	Collector Street (Hillside)
	Collector Street (Modified)
	Collector Street (Proposed)
	Country Road
	Divided Major Highway II
	Divided Secondary Scenic Highway
	Local Scenic Road
	Local Street
	Major Highway (Modified)
	Major Highway I
	Major Highway II
	Major Highway II (Modified)






	Major Scenic Highway
	Major Scenic Highway (Modified)
	Major Scenic Highway II
	Mountain Collector Street
	Park Road
	Parkway
	Principal Major Highway
	Private Street
	Scenic Divided Major Highway II
	Scenic Park
	Scenic Parkway
	Secondary Highway
	Secondary Highway (Modified)
	Secondary Scenic Highway
	Special Collector Street
	Super Major Highway

FREEWAYS

	Freeway
	Interchange
	On-Ramp / Off- Ramp
	Railroad
	Scenic Freeway Highway

MISC. LINES




	Airport Boundary
	Bus Line
	Coastal Zone Boundary
	Coastline Boundary
	Collector Scenic Street (Proposed)
	Commercial Areas
	Commercial Center
	Community Redevelopment Project Area
	Country Road
	DWP Power Lines
	Desirable Open Space
	Detached Single Family House
	Endangered Ridgeline
	Equestrian and/or Hiking Trail
	Hiking Trail
	Historical Preservation
	Horsekeeping Area
	Local Street

	MSA Desirable Open Space
	Major Scenic Controls
	Multi-Purpose Trail
	Natural Resource Reserve
	Park Road
	Park Road (Proposed)
	Quasi-Public
	Rapid Transit Line
	Residential Planned Development
	Scenic Highway (Obsolete)
	Secondary Scenic Controls
	Secondary Scenic Highway (Proposed)
	Site Boundary
	Southern California Edison Power
	Special Study Area
	Specific Plan Area
	Stagecoach Line
	Wildlife Corridor

POINTS OF INTEREST





























 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	 Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

OTHER SYMBOLS

- | | | |
|--|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision is rendered.

Hearing By: Associate Zoning Administrator
Date: Tuesday, December 16, 2014
Time: 1:00 p.m.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Staff Contact: Christina Toy Lee
Phone No.: (213) 473-9723
christina.toy-lee@lacity.org

Case No.: ZA 2014-3380(CUB)
CEQA No.: ENV-2014-3381-MND
Incidental Cases: N/A
Related Cases: N/A
Council No.: 12
Plan Area: Chatsworth - Porter Ranch
Specific Plan: N/A
Certified NC: Northridge West
GPLU: Regional Center Commercial
Zone: C4-1 and P-1

Applicant: Freddy Farid Popal, Tilted
Kilt SoCal
Representative: Jason M. Smith, LandShark
Development Services
Group

PROJECT LOCATION: 19626 West Nordhoff Street

PROPOSED PROJECT: The sale of a full line of alcoholic beverages for on-site consumption in an 8,603 square-foot restaurant. The project includes a remodel of an existing restaurant space and the addition of a 182 square-foot entrance area and a 330 square-foot expansion to the existing outdoor patio dining area, resulting in 7,506 square feet of indoor space and 1,097 square feet outdoor space.

REQUESTED ACTION: 1. Pursuant to the Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of full line of alcoholic beverages for on-site consumption, in conjunction with a 8,603 square-foot restaurant (7,506 square feet indoor and 1,097 square feet outdoor) with 222 indoor seats and 71 outdoor seats, for a total of 293 seats;

2. Pursuant to LAMC Section 12.24-W,27, a Conditional Use to allow the proposed hours of operation from 11:00 a.m. to 12:00 midnight., Sunday through Thursday and 11:00 a.m. to 2:00 a.m., Friday and Saturday, in lieu of the Mini-Shopping Center hours of limitation from 7:00 a.m. to 11:00 p.m. pursuant to LAMC Section 12.22-A,23; and
3. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Expedited Processing Section, 200 N. Spring Street, Room 721, Los Angeles, CA 90012 (attention: Christina Toy Lee).

REVIEW OF FILE: ZA 2014-3380(CUB), including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. Please call Christina Toy Lee at (213) 473-9723 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1912