

GEORGE'S GREEK GRILL

Plan Approval

15301 Ventura Blvd., STE P-10,
Sherman Oaks, CA 91403

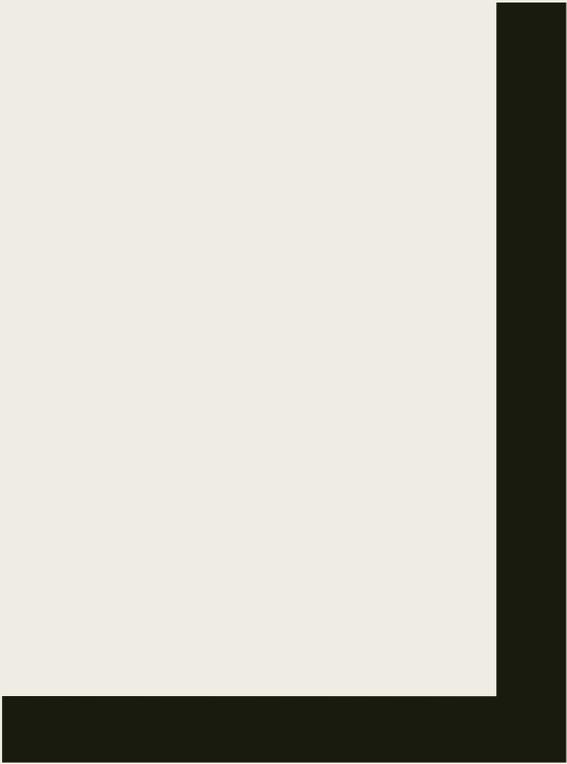
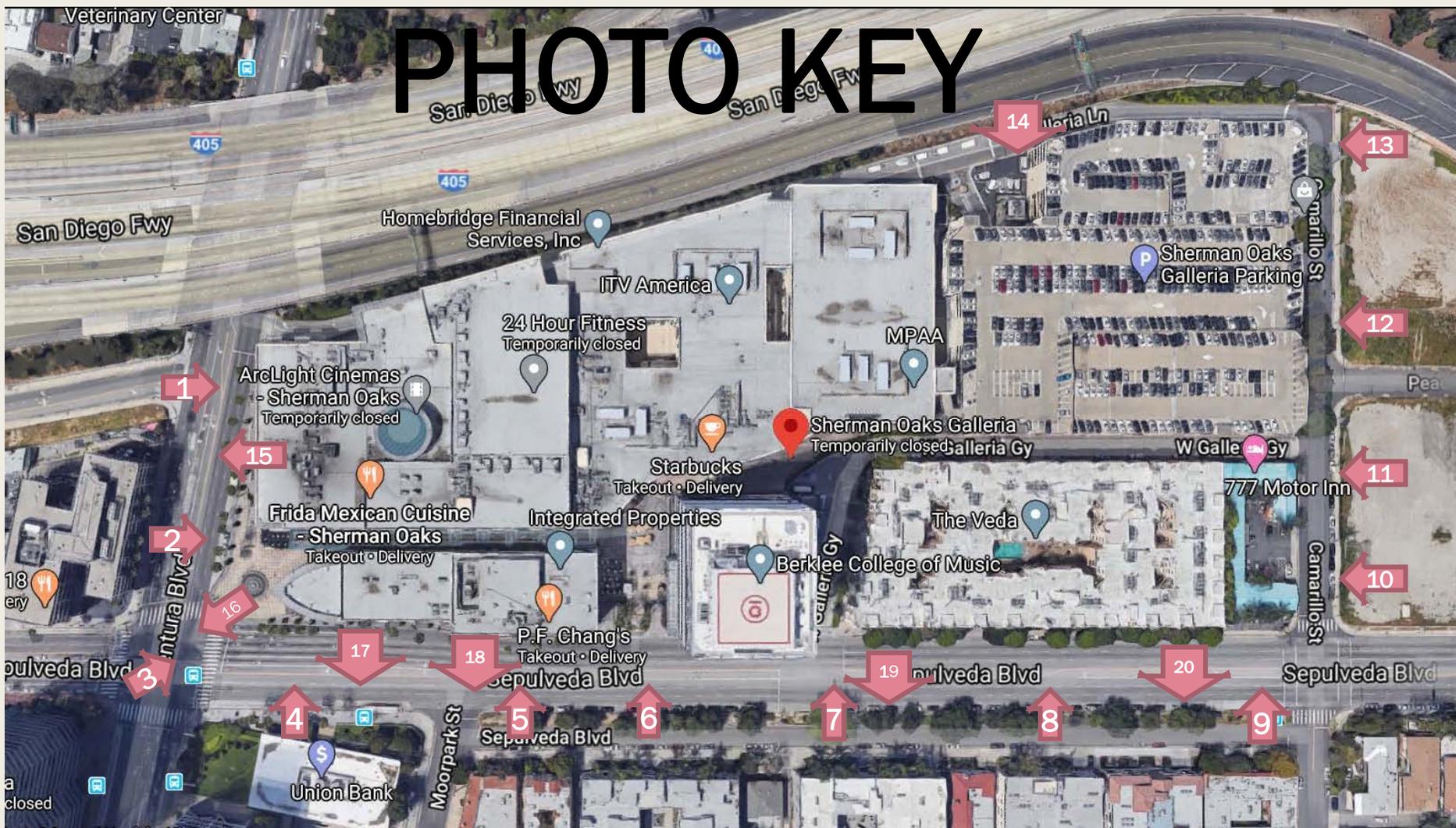
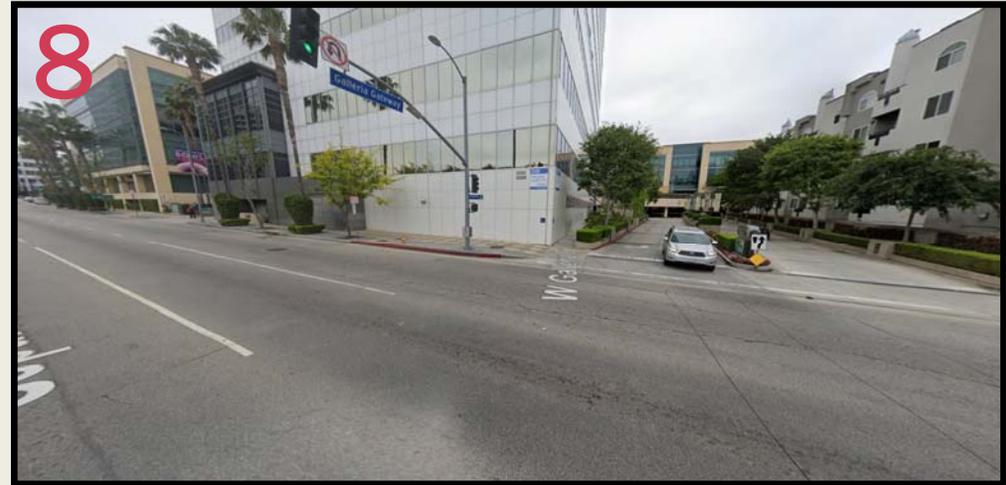


PHOTO KEY







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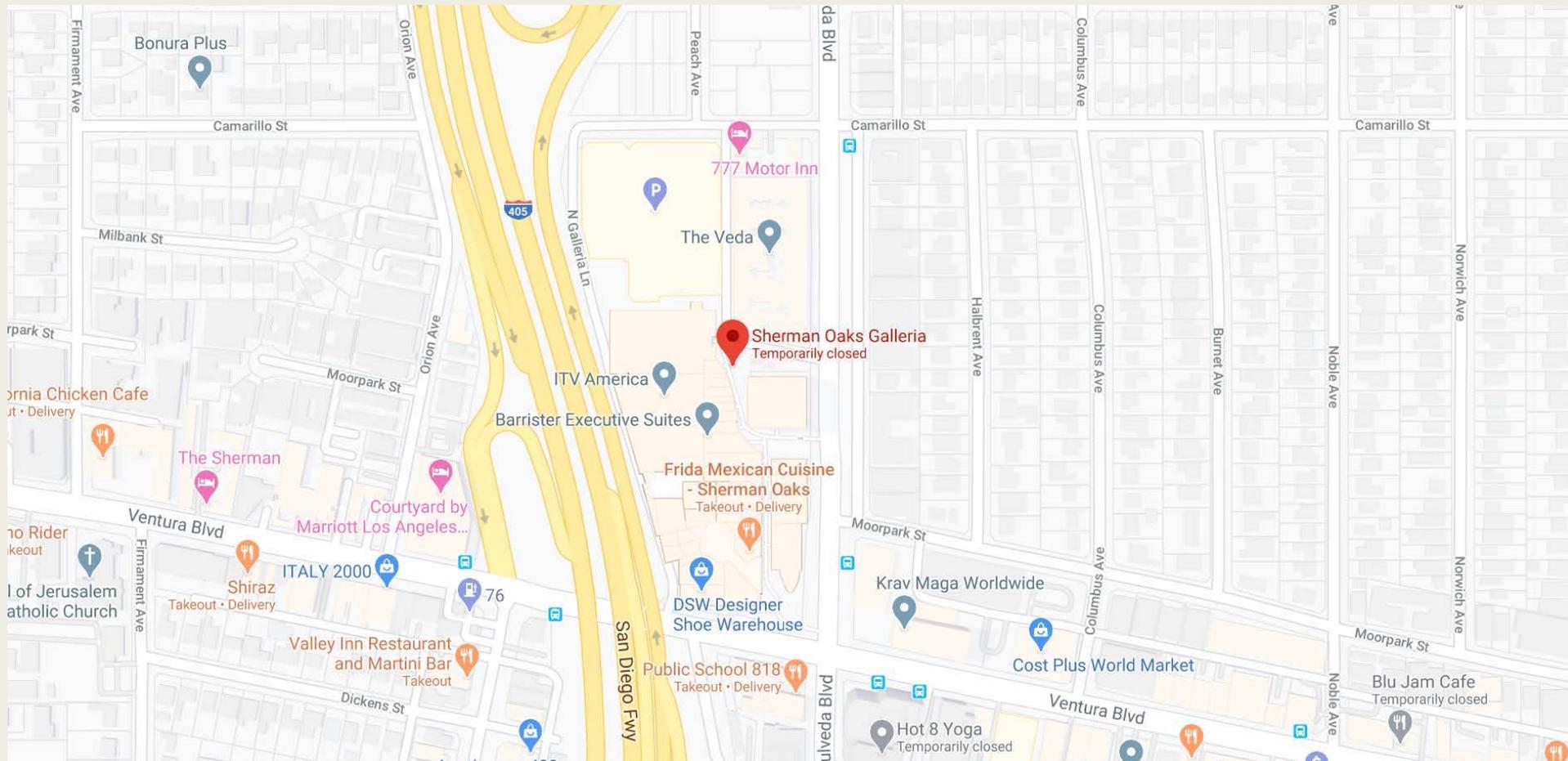
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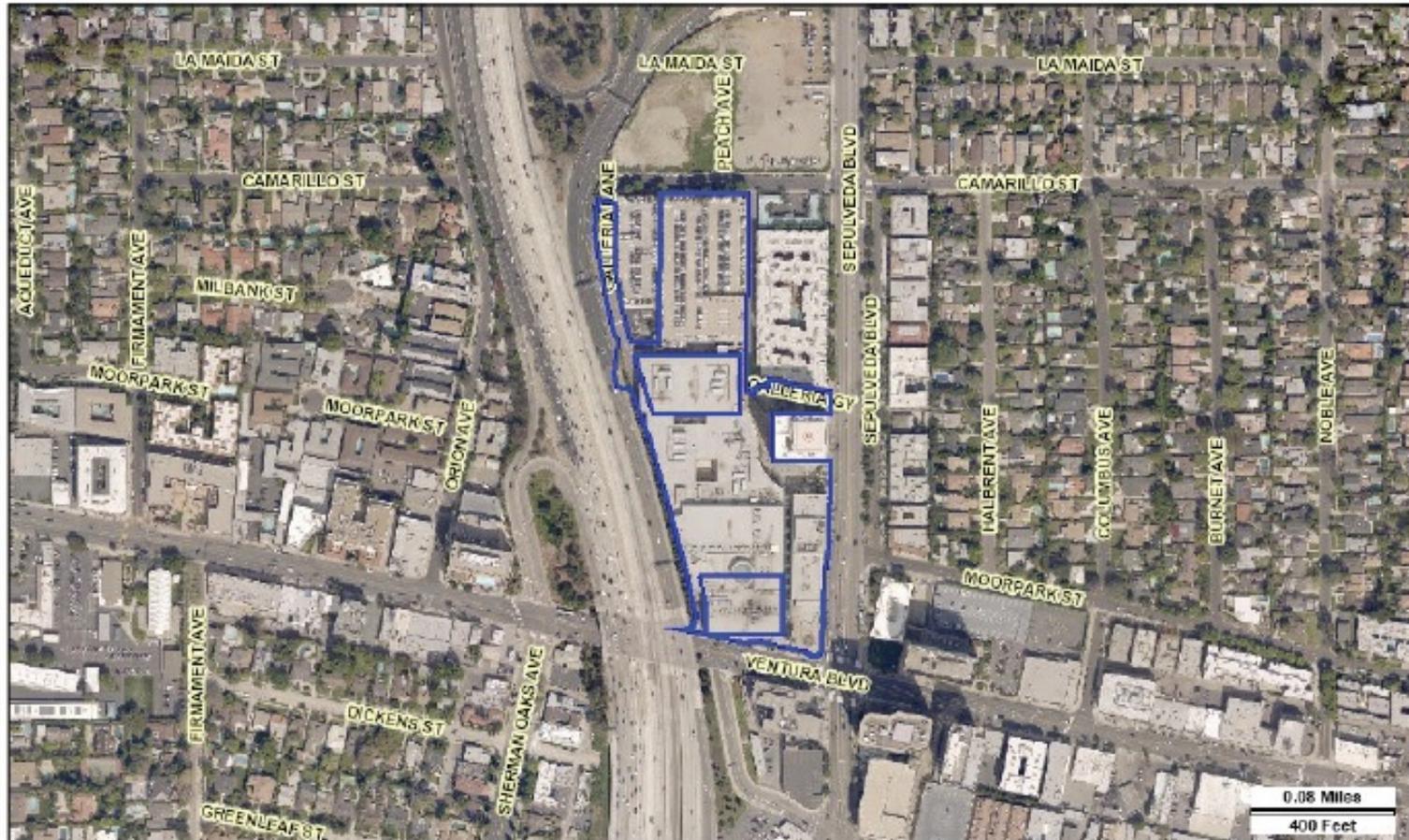


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VICINITY MAP





Address: 15301 W VENTURA BLVD

APN: 2264001045

PIN #: 168B145 466

Tract: P M 4904

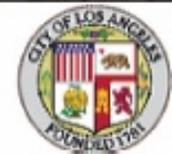
Block: None

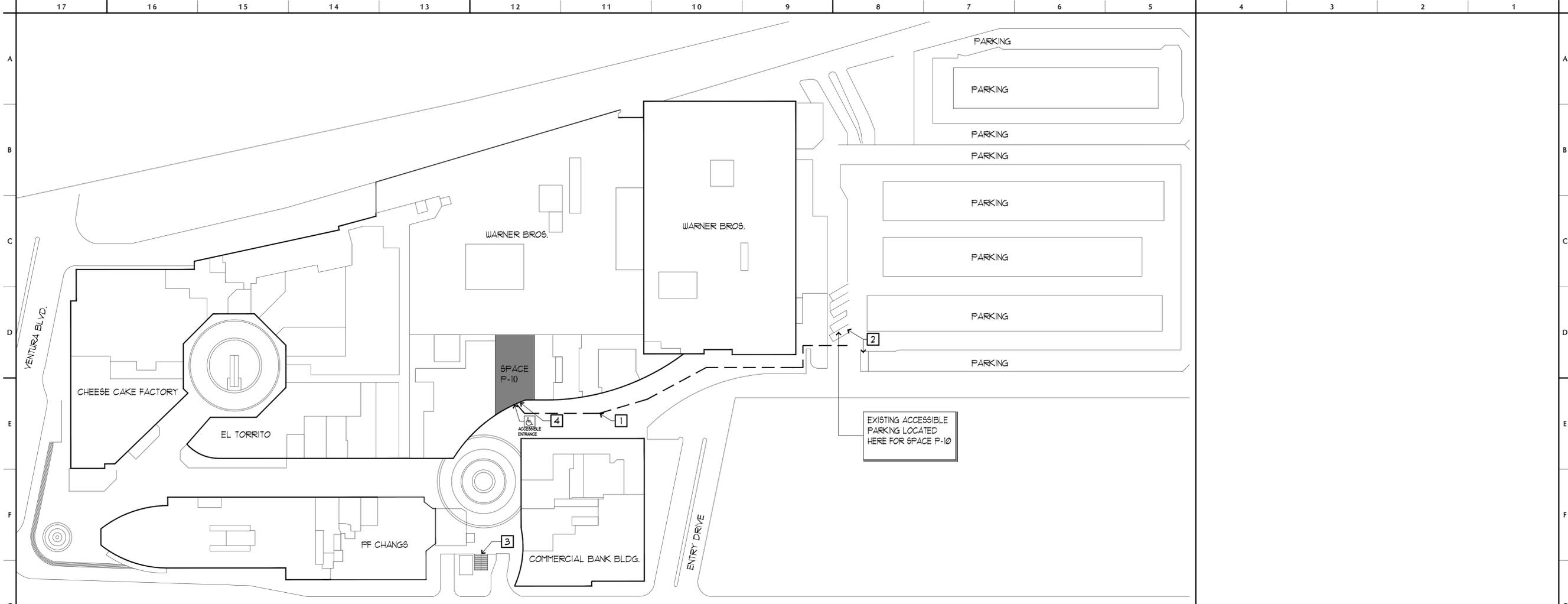
Lot: B

Arb: None

Zoning: [Q]C2-2

General Plan: Public Facilities, Public Facilities-
Regional Center Commercial, Regional Comm





SITE PLAN
SCALE: 1"=60'



NAME:
GEORGE'S GREEK GRILL

SQUARE FOOTAGE	
DINING	1,430 SQ FT
KITCHEN	785 SQ FT
PREP AREA	178 SQ FT
WARE WASHING AREA	170 SQ FT
EMPLOYEE RESTROOM	56 SQ FT
STORAGE	194 SQ FT
CORRIDOR/OTHER	166 SQ FT
WOMEN RESTROOM	53 SQ FT
MEN RESTROOM	53 SQ FT
TOTAL	3,105 SQ FT

TOTAL SEATING :
INDOOR 72
OUTDOOR NONE

PARKING:
REQUIRED FOR SITE - 2,902
AVAILABLE FOR SITE - 3,636

15301 W. VENTURA BLVD
SPACE P-10
SHERMAN OAKS GALLERIA
LOS ANGELES, CA 91403

ISSUE DATES	
No.	DATE DESCRIPTION
1	2/22/16 PERMIT SUBMITTAL

THE CONCEPTS, IDEAS, DESIGN AND IMAGES SHOWN ARE INTENDED ONLY FOR THE PROJECT SPECIFIED ON THIS SHEET AND ARE THE SOLE PROPERTY OF STEVEN LANGFORD ARCHITECTS, INC. THEY ARE NOT TO BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN PERMISSION FROM STEVEN LANGFORD ARCHITECTS, INC.
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STAMP

PROJECT No. 16-002
DATE

SHEET TITLE

SITE PLAN

ST-1

SHEET OF

Mar 16, 2016 - 1:52:39 PM P:\16-002_Pizza 90 Sherman Oaks_LDO\16-002-ST-1.dwg (sh-l)



Los Angeles City Board of Zoning Appeals

Room 1540, 221 North Figueroa Street, Los Angeles, Ca 90012 (213) 580-5527

Mailing Date: February 28, 1996

BZA Case No. 5215 & 5216
ZA Case No. 95-0724-CUB-CUX-SP
CEQA: MND 95-0268
Fish and Game: Exempt

Address: 15301 Ventura Boulevard
Community plan: Sherman Oaks-Studio
City-Toluca Lake
Zone: (Q)C2-1, C2-2, C2-1L, (Q)PB-2,
R4-1L
Council District: 5
D.M.: 168B195
Legal: Lots 1-3, Tract 30647 and Lots A &
B, PMLA 4904

Applicant/Appellant [**BZA 5215**]: Galleria Joint Venture/Prudential Insurance Company
(Bruce F. Buckhorn; Michael Nytzen)
Protestant/Appellant [**BZA 5216**]: Sherman Oaks Homeowners Assn./Homeowners of
Encino (Gerald A. Silver)

BOARD OF ZONING APPEALS DETERMINATION REPORT

Meeting Date: February 13, 1996

Summary of determination action:

Appeal [**BZA 5215**] granted in part
Appeal [**BZA 5216**] granted in part
Granted conditional use, on-site alcohol
Denied conditional use, dance hall
Granted shared parking
Prior conditions modified
Findings of Z.A. adopted
Findings of Z.A. modified

Vote Summary:

Moved:	Mr. Acevedo
Seconded:	Ms. Kezios
Aye(s):	Mr. Pak, Mr. Silcott
No(es):	None
Absent:	Mr. Glushon

Effective Date:

Effective March 15, 1996
unless appealed

Appeal Status:

Appealable on or before
March 14, 1996

Chris Kezios, Chair

David Kuntzman, City Planner

BOARD OF ZONING APPEALS DETERMINATION REPORTBACKGROUND AND APPEAL REQUEST:

1. On December 11, 1995, Zoning Administrator Horace E. Tramel, Jr. granted:
 - a. a conditional use permit, pursuant to Municipal Code Section 12.24-C.33 (on-site alcohol), for the sale and dispensing of alcoholic beverages, in conjunction with a maximum of eight proposed restaurants within a regional shopping center in the (Q)C2-1, C2-2, C2-1L, (Q)PB-2 and R4-1L Zones.
 - b. a conditional use permit, pursuant to Municipal Code Section 12.24-C.38 (dancing), for the establishment of a dance floor within one of the proposed restaurants.
 - c. an authorization, pursuant to Municipal Code Section 12.27-I.15 (shared parking), to permit the shared parking of 3,636 on-site parking spaces between all of the current and proposed uses in the subject shopping center.
2. The applicant appealed Condition Nos. 6 (hours) and 41 and 42 (parking) of the action.
3. The protestant appealed Condition Nos. 5 (number of licenses), 6 (hours), 9 (alcohol sales), 33 (dance floors), 41 (parking), 46 (off-site parking), and 55 (police) of the action.

PROPERTY DESCRIPTION:

Site area: 520,977 square feet

Site description: large 12.26 acres site

Existing use of site: regional shopping center

ACTION: BY VIRTUE OF THE AUTHORITY VESTED IN IT BY CHARTER SECTION 99 AND MUNICIPAL CODE SECTION 12.28. THE BOARD:

1. Pursuant to Board of Zoning Appeals Case Nos. 5215 & 5216 and Zoning Administration Case No. 95-0724-CUB-CUX-SP, GRANTED IN PART both the applicant and protestant appeals, subject to the attached, Exhibit B-I, Conditions of Approval.
2. GRANTED, subject to the attached, Exhibit No. B-1, Conditions of Approval, a conditional use permit, pursuant to Municipal Code Section 12.24-C.33 (on-site alcohol), for the sale and dispensing of alcoholic beverages, in conjunction with a maximum of eight proposed restaurants within a regional shopping center in the

(Q)C2-1, C2-2, C2-1L, (Q)PB-2 and R4-1L Zones.

3. Modification of the application. Pursuant to Board of Zoning Appeals Case No. 5215 and Zoning Administration Case No. 95-0724-CUB-CUX-SP, the Board approved the applicant's request at the hearing to modify the application by DENYING and DELETING a conditional use permit, pursuant to Municipal Code Section 12.24-C.38 (dancing), for the establishment of a dance floor within one of the proposed restaurants.
4. GRANTED, subject to the attached, Exhibit No. B-1, Conditions of Approval, an authorization, pursuant to Municipal Code Section 12.27-I.15 (shared parking), to permit the shared parking of 2,902 of the 3,636 on-site parking spaces between all of the current and proposed uses in the subject shopping center.
5. Environmental. ADOPTED Mitigated Negative Declaration No. 95-0268.

SUMMARY OF THE HEARING:

1. The Zoning Administrator summarized the action, findings and facts set forth in the determination and report to the Board. In addition, the Administrator stated that: the grants and conditions reflect the Council Office and community committee input provided to the Administrator; the dance floor use was not supported but the Administrator opinion was that one dance floor in one of the restaurants was acceptable and would not substantially change the character, mode and operation of the facility; at the hearing there was support for the dance floor and that it would compliment a meal; 10 alcohol licenses were requested and 8 were approved; shared parking arrangements approved included all the parking on the site- the actual demand for parking in the study reviewed by the Administrator is less than the total number of parking spaces during the week and even lower on the weekends, would not appose the modification of the shared parking grant condition.
 - a. Phasing of the alcohol licenses would be acceptable- the approval condition requires a plan approval process to effectuate each license with a public hearing if necessary with conditions fashioned appropriately for each individual use; a review after four licenses have been implemented after a period of six months that would be fine.
 - b. A dance floor in a mall seems acceptable because this is a regional facility and there is going to be 45,000 square feet of a variety of restaurant uses- with different themes and at least one perhaps would be appropriate for that type of entertainment.
2. Councilperson Michael Feuer, 5th District stated: representing the constituents of the 5th District and speaking on the proposed renovation of the Sherman Oaks Galleria; a high quality, vital commercial center is needed for the neighbors and surrounding communities to shop, patronize restaurants and enjoy other opportunities; the Galleria mall reflects the vitality of the community; aggressive

action is needed to prevent deterioration of the mall- extensive efforts have been made in concert with the community in establishing an agreed upon set of goals; the proposal for the Galleria before the Board with some minor modifications is on the correct path to achieving those mutually agreed upon goals for the community of Sherman Oaks and for this Galleria mall particularly- the plans for the mall have changed significantly in response to the legitimate concerns of the community; there is almost universal support of this proposed renovation and as has been articulated both before the City Planning Commission and Zoning Administrator; this is not a "City Walk" style/type development- the Galleria proposal before the Board is family market targeted and oriented.

Support the proposed project as recommended by staff with the following modifications:

- a. Condition No. 33 would permit a 1,500 square-foot dance floor- no dance floors should be permitted at this site;
- b. Condition No. 9 requires the sales of alcohol not exceed 40% of food sales- only support the moving forward with this proposal with a 30% number.
- c. The City Planning Commission action requires the project to be phased so that restaurants are not built out until the public plaza is completed- similar phasing should be required for liquor licenses, no more than four liquor licenses should be granted pending experience from these grants, a period of six months, to examine what has taken place at this site prior to the issuance of any additional licenses above the initial four approved.
- d. Oppose an extension of the hours of operation for the restaurants- support the hours as stated in the staff report are hours that the mall can accommodate and the community will benefit by having a good neighbor.

This proposed renovation needs to take place to benefit everyone in the community and demonstrate that this will work.

3. A representative of the Mayor's Office stated: the Galleria renovation is important to Sherman Oaks, the San Fernando Valley and the City; in support of the renovation proposal from the initiation of the project; the community input has been sought from the beginning; support on going communication on the issue of the percentage of alcohol sales to food sales.
4. The applicant appellant's representative stated:
 - a. The issue of parking is similar to the City Planning Commission's specific plan exception that action and the Administrator's action. The condition requests to the Board are consistent to the Commission action when the same issue was addressed.

- b. The goal of this project was developed through consensus with the community and that goal is to renovate the Galleria into an attractive and financially successful mixed use project with retail as a corner stone of the project, targeting a family and mature adult audience- this expressly agreed to.
 - c. The project was issued a mitigated negative declaration with the Department of Transportation requiring two million dollars of improvements for traffic mitigation which is a major commitment to this project by the applicant especially since the over all size of the project will be reduced with this renovation.
 - d. The two issues appealed are hours of operation and a clarification on the parking condition.
 - e. The hours of operation: flexibility is needed to attract tenants; the conditions are very restrictive and if the hours are significantly shorter than other locations this is a disincentive to the establishments everyone would like to see at the Galleria; other major malls in the area have less restrictive or no restriction on hours; asking what other establishments have.
 - i. Percentage of alcohol sales- have volunteered to go down to 35%; do not know of any other establishment in the City below 40%; the California restaurant industry has a 1995 study that shows that average high quality restaurants in California have on average 33% revenue from alcohol- establishments range seasonally; the concern is that down to 30% will be too restrictive in the business evaluation done by restaurants in their location decisions; 35% is as low as can be volunteered because the mall will not be able to attract that key element of quality restaurants for its revitalization.
 - f. On parking, the clarification and agreement made by the Administrator is appreciated [the Administrator confirmed his agreement with the clarification request]- statistics support this usage, the maximum usage is at about 2,800 parking spaces- there are 3,600 plus spaces which means some of those spaces can be reserved for other uses.
5. A representative from the Los Angeles County of Health Services/ Alcohol and Drug Program Administration stated in support of the applicant's appeal that: the Council Office requested a review of the alcohol related conditions for the Galleria; just the number of licenses in a given area is not a good test- new licenses need to be looked at in context with the conditions of operation; the proposed conditions are restrictive and exhaustive and have not been applied to any other project; the conditions provide assurances that there will be safe and responsible approach to alcohol sale.
6. Other supporters of the applicant's appeal stated:

- a. The merchants of the Galleria fully support this renovation program with a rapid implementation.
 - b. The Galleria as proposed will enhance opportunities for mature adults; the shared parking as proposed is reasonable.
 - c. A Sherman Oaks Chamber of Commerce representative stated: the Galleria is the gateway landmark into the San Fernando Valley; unrenovated it is not a viable center; the renovation has been fully discussed in the community; fully support the proposal as presented to the Board.
 - d. Residents of the area stated: extended hours are needed for the restaurants and on Friday and Saturday should stay open until 2:00 a.m. to be attractive to diners; the expansion of theaters is needed to provide options; the proposed changes are needed for the community; there should be dancing and dining; finer restaurants are needed.
7. The protestant appellant and representatives stated: Both the number of alcohol licenses and parking are issues of concern.
- a. There are a very large number of liquor licenses along Ventura Boulevard- additional licenses are not needed for public convenience or necessity that has been demonstrated; there are 14 on-site licenses and 5 off-site licenses in the census tract with another 12 on-sale in the adjacent census tract; the numbers indicate that with 8 more approved, there will be 22 on-site licenses in the tract; not all the requested conditions were put into the grant; the number of licenses and the percentage of alcohol sales to retail sales is unacceptable; a restaurant with a dance floor open late at night is not a restaurant; the community does not want an entertainment center with this high density and high alcohol use.
 - i. The proposal is two licenses at a maximum with hours to 11:00 p.m. during the week and to midnight on Friday and Saturday.
 - ii. Alcohol percentage at 20% and should be substantially less.
 - iii. A dance floor is not family entertainment and should not be permitted at all.
 - iv. Parking for Ventura Boulevard has been studied for years and closely evaluated including for this site- the Specific Plan number for this site is 4,838 parking spaces or the 3,900 parking spaces required by Code; there is not enough parking particularly during the holiday periods- shuttle service for parking is another way of requesting a bigger project that can not be supported by inadequate parking on the site; all parking

should be provided on-site for employees, owner, staff and the customers as free parking- it will be impossible to add the parking later.

- v. There should be 8 full time security guards patrolling the premises at all times including two hours after closing.
 - vi. There should be valet parking for all customers who chose to use it; there should be no limit to the hours of free parking; object to shared parking; without free parking people park on adjacent streets.
 - vii. Upscale restaurants can be attracted without alcohol as has been shown in other parts of the country- this entertainment approach is a quick fix.
-
- b. A representative from the San Fernando Valley Alcohol Policy Coalition: the position of the Coalition is that there should be a maximum of two alcohol licenses for the site and hours should be limited; this is a very broad based and representative Coalition. [The Administrator responded to the Board that formerly the site had four licenses.]
 - c. A L.A.P.D. alcohol education officer [not representing the L.A.P.D.] stated: the Galleria has not been a crime or parking problem location in the past and has been exemplary; four license at the location were not a problem in the past and seems to be a good starting point again; the crime in the area that has proliferated in the area is drunk driving and more alcohol outlets are not needed. [The Administrator advised that the L.A.P.D. representative could not attend the Board's hearing but by phone had advised the Administrator the police could support the conditions as proposed alcohol sales with the provision that the police be allowed to review the individual licenses as they are processed for plan approval.]
 - d. A representative from the Encino Properties Owner Association: objected to the project as proposed; the project should have a retail emphasis and there should be a retail anchor actively involved in the process; representatives from Council District 11 should be included the Community Advisory Committee required by Condition No. 27; appose the dance floor; the Galleria is close to problem drug and gang areas and security after closing is important; parking was previously inadequate on the site.
 - e. An Encino resident stated: did an informal survey of chain restaurants, the results showed that low percentage of total sales was from alcohol- 2% to 4% for family oriented restaurants; number of full line alcohol sale restaurants should be reduced.

- f. Adjacent property owner representative stated: concerned about proposed location of a bus lay over zone to the east side of Sepulveda- this would create a hazard to monthly parkers at our site; a dance floor should not be permitted; 8 liquor licenses is excessive.
- g. A resident from the immediately adjacent apartments, Grand Apartments, stated: noise will increase from patrons of alcohol sale restaurants; already noise from maintenance and trash; the management has not responsive; no one has contacted the residents of the 240 units regarding this project before the hearing; there will be major impacts on the Grand Apartments- there needs to be better response to the residents concerns and complaints.
- h. Other residents from the area stated: the area has experience increased crime; the entertainment complex proposed may drive the retail out; the parking is inadequate.

8. The Board deliberated as follows:

- a. The Administrator advised in response to the Board:
 - i. the applicant had indicated the withdrawal of the dance floor use- this should be confirmed to the Board by the applicant. The Administrator advised that there is adequate parking on-site pursuant to his review of the parking study; except at holiday periods there may be over flow parking need but there is a condition for seasonal off-site parking with shuttle for employees; also there is a requirement for a parking management that both the Departments of Transportation and Planning will review and approve; the plan is required to address all aspects of parking; the 3,636 on-site parking is adequate and exceeds actual demand during the week and on the weekends- therefore the Administrator does not object to clarifying the condition and to have some designated parking.
 - ii. The Board has the authority to require a phasing of licenses with a six month review and require a review of the licenses at this same time by the L.A.P.D.
 - iii. Security has an environmental condition with consultation with the police department required to determine appropriate security measures; there is a 24 on-site security force existing at the center- the Planning Commission required an additional 5 security guards; the site volunteered and will provide space for a police substation.
- b. The applicant's representative responded and provided the Board with a written proposal of volunteered and requested modified conditions:

- i. Requesting extended hours for the restaurant. [The Administrator advised he does not have the authority to restrict the sale of alcohol hours but can restrict the restaurant hours.] Will volunteer restriction of alcohol sales, if restaurants can stay open longer. Agree to: weekdays, Sunday through Wednesday, alcohol service would stop at 12:00 a.m., midnight with the restaurant staying open until 1:00 a.m.; weekends, Thursday through Saturday, alcohol service to stop at 1:00 a.m., restaurant staying open until 2:00 a.m.
 - ii. Shared parking as proposed in the condition.
 - iii. Volunteering 35% with the Administrator to review for compliance.
 - iv. With drawing dance floor request at this time.
- c. The Council Office representative responded that: the Council Office does have problems with the applicants proposed conditions; the 35% is not acceptable; the proposed hours are unacceptable for alcohol service and should remain as required by the current hours of operation- do not object to longer restaurant hours but the applicant has not volunteered the more restrictive alcohol sales; compliance review, parking and security seem acceptable.

9. The hearing was closed and the Board deliberated further as follows:

- a. The City needs to be business friendly and the Galleria has put forth conditions; a large segment of the community members are in favor of the project.
- b. Mr. Acevedo moved, second by Ms. Kezios, to grant the appeals in part:
 - i. The existing conditions, conditions offered and volunteered by the applicant and as reviewed and modified by the Board and to include:

as volunteered by the applicant the restaurants, weekdays, Sunday through Wednesday, alcohol service to stop at 11:00 p.m. with the restaurants closing at 12:00 a.m., midnight; weekend, Thursday through Saturday, alcohol service to stop at 12:00 a.m., midnight, with the restaurants closing at 1:00 a.m. for the seven restaurants; and for one restaurant to serve alcohol until 1:00 a.m. with closing at 2:00 a.m.
- c. The Board voted as recorded above.

FINDINGS:

1. Erred. The Board determined that the Zoning Administrator erred only insofar as all of the required findings for the dance hall action CAN NOT be made, as elaborated in the subject findings.
2. Withdrawal of the dance floor use request pursuant to Board of Zoning Appeals Case Nos. 5215 and 5216 was requested by the applicant appellant at the subject meeting. The Board is required by the Municipal Code to act on an appeal. Therefore, the Board denied the dance floor request insofar as the appellant requested that the subject request be terminated.
3. Conditional use (alcoholic beverage sales for on-site consumption). Pursuant to Municipal Code Section 12.24-C.33, the Board sustained the findings of the Zoning Administrator and incorporates those findings herein by reference to Zoning Administration Case No. 95-0724-CUB-CUX-SP.
4. Conditional use. Pursuant to Municipal Code Section 12.24-C.38.a, the Board sustained the findings of the Zoning Administrator, except as stated in the subject findings.
 - a. The proposed location of the subject use IS NOT in proper relation to adjacent uses or development insofar as this community serving retail commercial center which is intended to serve primarily a mature and family oriented segment of the immediate community and greater area; a late night dancing use in conjunction a restaurant serving alcoholic beverages does not meet the criteria of the identified market segment of the population for the mall and the stated and agreed upon goals developed by the applicant and the community.
 - b. The proposed location of the subject use or development IS NOT consistent with and IS NOT in proper relation to the various elements and objectives of the General Plan insofar as, although the use is permitted by conditional use in the subject community plan designated Commercial Community and Regional Center classification (CR, C2, C4, P, PB zones), the use is immediately adjacent to and near residential uses and testimony clearly indicated that the subject mall is intended to have a family and mature adult orientation that the subject use has not and will not be compatible with in this location.
 - c. The proposed use WILL be materially detrimental to the character of the development in the immediate neighborhood insofar as the use will likely promote a late night entertainment character that will exacerbate existing noise and traffic impacts especially in the late evening and early morning hours and will further impact adjacent and nearby residential uses.
5. Shared Parking. Pursuant to Municipal Code Section 12.27-I.15, the Board sustained the findings of the Zoning Administrator and incorporates the findings

herein by reference to Zoning Administrator Case No. 95-0724-CUB-CUX-SP.

6. The prior conditions and limitations were modified in part for the following reasons:
 - a. To protect the surrounding community and environment.
 - b. To assure a project as described by the applicant.

MANDATORY FINDINGS:

1. Environmental (MND). For the reasons set forth in the subject Mitigated Negative Declaration, the project WILL NOT have a significant impact on the environment.
2. Fish and Game impact (ND/MND/EIR). Pursuant to California State Code of Regulations Title 14, Section 753.5. The Initial Study and environmental clearance for this project in Los Angeles County DID NOT identify any impacts on wildlife resources or habitats.
3. Flood Hazard. The site IS NOT located in a designated "Flood Hazard area" for which a flood hazard map has been prepared pursuant to the Flood Hazard Management Specific Plan Ordinance No. 154,405.
4. The Board arrived at its determination based upon its review of available records and evidence contained in the subject and related files and upon testimony and evidence provided at the Board's hearing on the subject matter.

APPEAL RIGHTS:

1. Appealable. The determination in this matter is appealable. Said determination will become effective on the date indicated on the front page of this report unless an appeal therefrom is filed with the City Council.
2. Appeal filing requirements:
 - a. Must be filed in person by the appellant or appellant's representative on the prescribed forms.
 - b. Must be accompanied by the required fee payments.
 - c. Applicant appeal applications must be accompanied by hearing notice labels or a receipt of payment for vendor mailing services, to the satisfaction of the public counter.
 - d. Must be filed in person by the appellant or appellant's representative at any of the following public counters:

Planning Counter

Planning Counter

City Hall Room 460-S
200 North Spring Street
Los Angeles, CA 90012
Hours: Monday thru Friday
7:30 a.m.-5:00 p.m.
(except holidays)

First Floor,
6251 Van Nuys Boulevard
Van Nuys, CA 91411
Hours: Monday thru Friday
7:30 a.m.-5:00 p.m.
(except holidays)

- e. Must be filed within the time period set forth on the front of this report.
- f. No hearing notice posting is required for City Council appeals hearings.

EFFECTUATION OF THE ACTION:

1. Conditional Use:

- a. Pursuant to Municipal Code Section 12.24-E, the subject authorization must be utilized within 180 days after the effective date of the grant.
- b. If the subject authorization is not utilized, or if construction or installation of physical improvements has not begun and diligently been carried on to completion, within the 180 days, this grant shall become void. Further, any privilege or use authorized by the subject grant shall be deemed to have lapsed.

2. Time Extension: A request for permit utilization time extension:

- a. Must be filed at a public counter of the Planning Department, and
- b. the extension application must be accepted prior to the expiration of the time to utilize the grant or other authorization.
- c. The extension application must be accompanied by the appropriate fee payment and substantial evidence that unavoidable delay has prevented or will prevent the applicant from taking advantage of the grant or authorization within the specified time limits.
- d. WARNING: IF more than one permit is involved, be sure you secure an extension of time for each separate permit, as may be required by law. Often permits have different time limits and extension allowances.

REVOCAATION/PROSECUTION WARNING:

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 not complied with, then the applicant or applicant's successor in interest may be prosecuted or the grant may be revoked. 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 such person or corporation regarding the conditions of this authorization. If any portion of the authorization is utilized, the other conditions and requirements of the grant will become operative and must be strictly observed.

REFERENCED EXHIBITS:

Exhibit No. B-1: Conditions of Approval (attached).

Exhibit No. A-1: Applicant's plot plan (file copy only).

CONDITIONS OF APPROVAL

The conditions and requirements of Zoning Administration Case No. 95-0724-CUB-CUX-SP have not been modified substantially, except as indicated below.

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 specifically varied or waived herein or by actions authorized under Case Nos. CPC 95-0288(ZV) or CPC 95-0289(SPE).
2. The use and development of the subject property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be modified as a result of this action or as subsequently modified by Case No. CPC 95-0288(ZC) or Case NO. CPC 95-0289(SPE).
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 within 24 hours of its occurrence.
5. The conditional use authorization granted herein for the sale or dispensing for consideration of alcoholic beverages for consumption on the premises shall be limited to a total of eight (8) licenses, each in conjunction with a restaurant use and, as volunteered by the applicant, two of the licenses shall be limited to the sale or dispensing for consideration of beer and wine only. Individual licenses shall be effectuated through a Plan Approval process consistent with Los Angeles Municipal Code Sections 12.24-F and G. The various maximum occupancies of the individual restaurants offering alcoholic beverages shall be determined through this process and in no event shall the total combined gross floor area of the establishments offering alcoholic beverages exceed 45,000 square feet.
 - a. No more than four (4) licenses shall be permitted to be issued prior to a review for compliance by the Zoning Administrator. The review shall be conducted six (6) months from the commencement of operations of the fourth establishment offering alcoholic beverages with the review to include compliance and project impacts.
 - i. The property owner shall file an application for conditional use "plan approval." The application must be accompanied by the payment of appropriate fees and must be accepted as complete by the Planning Department public counter.

10. The owners, operators, managers and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol which program is recognized by the State Department of Alcoholic Beverage Control. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.
11. The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen, and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.
12. The applicant shall furnish the premises with tables and/or booths at which food may be comfortably consumed and with all cutlery and condiments with which an eating establishment is customarily equipped.
13. The applicant shall inform customers and the general public that the primary business of the establishment is the sale of food, which shall include, but not be limited to, providing each customer with a menu, posting signs on the premises, and advertising the food service.
14. As volunteered by the applicant, no exterior advertising of any kind or type shall promote alcoholic beverages, nor shall leaflets or newspaper advertising be used to promote alcoholic beverages.
15. As volunteered by the applicant, the sale of distilled spirits by the bottle is prohibited.
16. No employee shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises. No employee shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while in said premises.
17. No booth or group seating shall be installed which completely prohibits observation of the occupants.
18. The sale of alcoholic beverages for consumption off the premises is prohibited.
19. As volunteered by the applicant, the sale of prepackaged drink mixes or fortified wines such as Thunderbird, etc. is prohibited.
20. Amplified music shall not be audible beyond that part of the structure which is under the control of the applicant.
21. The alcoholic beverage licenses shall not be exchanged for "public premises" licenses unless approved through a new conditional use authorization. "Public Premises" is defined as a premises maintained and operated for sale or service of

alcoholic beverages to the public for consumption on the premises, and in which food is not sold to the public as in a bona fide eating place.

22. A copy of these conditions of approval shall be retained on the premises at all times and shall be produced immediately upon the request of the Planning or Police Departments.
23. Live entertainment within the restaurants shall be limited to low-key performances, including piano, harp, guitar and vocal performances, with the foregoing being illustrative and not exhaustive.
24. There shall be no cover charge or pre-payment fee for food and/or beverage service, required for admission to the location.
25. Payment for food and beverage service shall be made only after such service has been provided to the patron inside the location.
26. A 24-hour telephone hot line shall be provided to residents and local neighborhood associations for reporting of any complaints. The hotline shall be answered promptly at all times to receive and resolve complaints regarding the operation of the mall, including any of its establishments, or violations of the grant.
27. A Community Advisory Committee shall be formed, including representatives of neighboring residents and businesses, which shall meet at least quarterly, to discuss any concerns about any detrimental impacts of the restaurant operations on the local community. The members of the Community Advisory Committee shall be appointed by the Council Office of the District and the applicant shall notify relevant homeowner and business groups within a reasonable distance of the project site of each meeting and shall submit a copy of the meeting notice and a list of notified persons to the Council Office and the Office of Zoning Administration as ongoing evidence of compliance with the terms and conditions of the conditional use authorization.
28. As volunteered by the applicant, two of the licenses shall be restricted to beer and wine only.
29. A phone number to a responsible representative of the owner shall be posted at each establishment for the purposes of allowing residents to report an emergency or a complaint about the method of operation of any facility serving alcoholic beverages.
30. All restaurant operators shall be given a copy of these conditions prior to executing a lease, and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violation of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.

31. Each restaurant operator shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.
32. A "Designated Driver Program" shall be operated to provide an alternate driver for restaurant patrons unable to safely operate a motor vehicle. Each restaurant operator shall submit the details of the program to the Zoning Administrator for review and approval prior to the opening of any restaurant offering alcoholic beverages.
33. ~~Dancing shall be permitted only in one establishment, with dance floors confined to a maximum of 1,500 square feet each. No dancing and/or dance floors are permitted.~~ (Deleted/modified by BZA 2-13-96)
34. Security. State licensed private security personnel shall be maintained at the project site on a 24-hour basis. Such private security shall patrol the shopping center, the parking areas, the office area, the exterior boundaries of the site, and particularly along the exterior boundary adjacent to Camarillo Street, to prevent unusual disturbances within the project site and to assist and report to the proper authorities any loitering, trespassing or any other criminal activities in the general vicinity of the project site.
35. Security. For all hours that the restaurants and movie theaters are open to the public, the owner shall ensure regular patrols in the common areas in and around the restaurants and movie theaters by certified security personnel. As volunteered by the applicant, a minimum of five security guards shall be used to monitor and patrol the entire project site during regular business hours and for one additional hour after the close of business hours. Security guards shall provide surveillance in the areas where alcoholic beverages are sold at all times that alcoholic beverage service is available as well as parking areas, interior and exterior walkways, and plaza areas. (Modified by BZA 2-13-96)
36. Police Consultation. The Los Angeles Police Department shall be consulted for recommendations regarding the appropriate number of security personnel to be provided and additional security measures which will provide for adequate protection to visitors and employees of the site and nearby residents. A plan setting forth the feasible protection measures shall be submitted for approval by the Department of City Planning and inclusion in the subject case file.
37. Operations. All use of trash compactors, trash collections and pickups and deliveries using the loading dock to the west of the property shall be controlled to avoid interference with traffic utilizing the service road on the western boundary of the project.
38. Adult entertainment activities including, but not limited to "hostess" type activities, shall not be permitted within any of the restaurants authorized for the sale of alcoholic beverages.

39. No pool or billiard tables or coin operated amusement devices shall be maintained in any of the restaurants authorized for the sale of alcoholic beverages.

Shared Parking Conditions

40. This shared parking authorization shall be in effect so long as the subject uses as authorized under CPC 95-0288(ZC), CPC 95-0289(SPE) and ZA 95-0724(CUB)(CUX)(SP) are maintained on the subject premises, and shall terminate upon the termination of those uses or through some other arrangement which will provide required parking as approved by the Office of Zoning Administration or other appropriate City agency. The owners of the subject property shall execute and record with the County Recorder a covenant and agreement to this effect. The document shall be submitted to the Zoning Administrator prior to its recordation. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. After recordation, a copy of the agreement bearing the Recorder's stamp shall be submitted for inclusion in the file.
41. ~~A minimum of 3,636 shared parking spaces shall be maintained on-site. A minimum of 2,902 shared parking spaces of the 3,636 on-site parking spaces are permitted and shall be maintained on the site. (A minimum of 2,838 shared parking spaces of the 3,636 on-site parking spaces are permitted and shall be maintained on the site prior to the issuance of a Certificate of Occupancy for the subject completed project.)~~ (Modified by the BZA 2-13-95)
42. Reserved or otherwise restricted parking spaces shall not be shared.
43. In no event shall the property involved be operated as a commercial automobile parking facility for parking by the general public. Such property shall be maintained primarily as a parking facility to serve the customers and employees of the subject property.
- a. Parking validation. As volunteered by the applicant, three hours of validated free parking shall be provided for patrons during daily business hours of operation of the shopping center. An additional one hour of free validated parking shall be permitted for theater patrons. (Modified by BZA 2-13-96)
44. Site Parking Management Plan. Prior to the issuance of any building permit for construction of the project, the project applicant will prepare and submit to the Department of Transportation for approval a parking management plan which will include a program for car pool and other employee parking, valet operation and parking validation system. The parking management plan will be designed to address all aspects of facility use, including peak shopping periods. The plan will also address parking during various phases of development, including construction periods. The plan shall also describe the nature of uses, hours of operation, parking requirements, and the allocation of parking spaces and will demonstrate that the required parking for each use will be available taking into account hours of

operation.

45. Employee and business owner parking shall be provided on site. All employees shall regularly be notified not to park on adjoining residential streets. Employee license plate numbers shall be kept on file in order for the applicant to spot check when complaints are received of suspected employee parking on neighborhood streets.
46. Notwithstanding the parking provisions in Condition 45 above, employee parking may be located off-site during seasonal periods of peak parking demand, such as Thanksgiving and the Christmas holidays. Such off-site parking shall be provided in an off-street location, and a shuttle service shall be provided between such off-site parking and the project for use by employees parking in such location.

Environmental Conditions

47. Seismic: To mitigate impacts which may accrue to future employees and patrons of the subject commercial complex due to the project's location in an area of potential seismic activity, the project shall comply with administrative procedures required by the Municipal Code including the following:
 - a. Seismic Safety.
 - 1) Specific geotechnical engineering and design requirements shall be determined and incorporated as appropriate into the structural engineering design of the project.
 - 2) The project shall conform to the City's adopted Seismic Safety Plan.
 - 3) Structures shall be designed in accordance with the criteria set forth in the Building Code and the Recommended Lateral Force Requirements and Commentary of the Structural Engineers Association of California.
48. Air Quality: To mitigate adverse impacts to future employees and patrons of the subject commercial complex due to the existing ambient air pollution levels in the project vicinity, the project shall provide an air filtration system(s) to reduce the diminished air quality effects on users of the complex.
49. Trees. Prior to issuance of any grading or building permit for the subject project, a plot plan prepared by a reputable tree expert, as defined by Ordinance 153,478, indicating the location, size, type and condition of existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation or relocation of as many trees

as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Department of City Planning.

50. Noise: To mitigate impacts to adjoining properties which may result from construction activities associated with implementation of the subject project, the project shall comply with the following measures:
- a. The project shall comply with the City of Los Angeles Municipal Code, Section 41-40 (a) and (c), City Ordinance No. 144,331, 158,587 and 166,170, and noise regulation 112.03, which regulates construction activity hours.
 - b. Construction vehicles, haul trucks for demolition debris and heavy-duty equipment vehicles delivering construction equipment and/or materials to the site shall avoid residential neighborhoods.
 - c. Construction equipment will be turned off when not in direct use.
 - d. To the extent feasible, demolition of the Garden Office Building should be phased to use existing building walls as a shield for neighboring uses, demolishing the exterior walls last.
 - e. All sound reducing devices and restrictions shall be correctly maintained through the construction period.
 - f. Notice shall be provided to residents, businesses and institutions of adjoining properties and properties on the opposite side of abutting streets of a construction telephone hotline number. The number can be called with complaints or with inquiries regarding construction noise.
 - g. To the extent feasible, temporary noise barriers, mufflers and noise entrenching devices should be employed to reduce intrusive construction noise.
51. Illumination: To mitigate impacts to adjoining residential properties which may occur due to illumination of the project site, all outdoor lighting shall be designed and installed with shielding such that the light source cannot be seen from adjacent residential properties. This condition shall not preclude the installation of low level security lighting.
52. Traffic: To mitigate impacts which could result from the project's generation of vehicular traffic, the project shall comply with the mitigation measures identified through an investigation and analysis conducted by the Department of Transportation and detailed in a communication from said department to the applicant dated March 17, 1995 attached to the subject case file and which includes

the following:

- a. Project Driveway/405 Freeway Northbound On-Ramp and Ventura Boulevard:
 - 1) Restripe the project driveway on Ventura Boulevard to provide one ingress lane and one right turn only egress lane. The driveway reservoir should extend at least 120 feet from the back of sidewalk if feasible.
 - 2) Design and install a new traffic signal coordinated through the Ventura Corridor Automated Traffic Surveillance and Control (ATSAC) System if found to be warranted by the Department of Transportation. If not warranted, contribute an additional amount of \$75,000 (the cost of a new signal, to the amount established below as the project's contribution toward new freeway ramps).
 - 3) Restripe Ventura Boulevard to provide one left-turn-only lane three through lanes and one shared through/right lane in the eastbound direction.
- b. Kester Avenue and Ventura Boulevard:
 - 1) Widen Kester Avenue on the west side by five feet from Ventura Boulevard to the alley north of, to provide a 10-to 13 foot sidewalk and 30-foot half roadway within the existing 40-43-foot half right-of-way.
 - 2) Restripe Kester Avenue to provide an exclusive southbound right-turn lane, thereby providing one left-turn-only lane, one left/right-shared lane, and one right-turn-only lane in the southbound direction.
 - 3) Relocate and modify traffic signal equipment as required.
- c. Employee Trip Reduction Program. Prior to the issuance of any building permit for construction of the project, the Applicant shall submit to the Department of Transportation (DOT) a Preliminary Employee Trip Reduction Program. Prior to issuance of any certificate of occupancy beyond the first 110,000 square feet of remodeled occupancy, the Department of Transportation shall approve a Final Employee Trip Reduction Program and the applicant shall record a covenant and agreement committing the applicant or any successor to the implementation of the provisions of the approved program. The approved program shall consist of measures such as annual reports on employee ridesharing and commitments for preferential parking to employee carpools and vanpools, a trained employee trip coordinator, ridesharing matching services

and other measures designed to assist employers of the shopping center to reduce employee trips in the peak hours.

- d. Greenleaf Street and Sepulveda Boulevard.
- 1) Widen Sepulveda Boulevard on the west side and east side by four feet, between Dickens Street and approximately 400 feet south of Greenleaf Street, thereby providing an 82-foot roadway width and two nine-foot sidewalks within the existing 100-foot right-of-way.
 - 2) Remove the raised median islands on the north and south legs of Sepulveda Boulevard.
 - 3) Restripe Sepulveda Boulevard to widen the southbound curb lane 12 feet to a minimum of 18 feet between Dickens Street and 400 feet south of Greenleaf Street.
 - 4) Relocate the bus stop and bus layover zone on the west side of Sepulveda Boulevard from south of Ventura Boulevard to north of Ventura boulevard either adjacent to the project frontage along Sepulveda Boulevard or on the east side of Sepulveda Boulevard.
 - 5) Relocate and modify traffic signals as required.
- e. Sherman Oaks Avenue/101 and 405 Ramps and Ventura Boulevard:
- 1) Widen Ventura Boulevard on the north side by ten feet between the ramps and approximately 100 feet east of, to provide a 50-foot half-roadway and a ten-foot sidewalk within a 60-foot half right-of-way.
 - 2) Widen the southbound 405 Freeway on-ramp by 12 feet along the east side to provide an additional storage/on-ramp lane.
 - 3) Restripe Ventura Boulevard to add an exclusive westbound right-turn only lane, thereby providing one left-turn-only lane, two through lanes, one through/right shared lane and one right-turn-only lane in the westbound direction.
 - 4) Relocate and modify traffic signal equipment as required.
- f. Contribution for Regional Improvement. The applicant has offered to make a one-time proportional contribution of up to \$450,000 for new I-405 Freeway off/on-ramps in the vicinity of the project to enhance local and subregional

access. This funding will provide seed money for the City to establish a capital improvement program for this proposed set of improvements. At the time of issuance of the first construction building permit for the project, the applicant shall pay \$200,000 in cash and guarantee the remaining \$250,000 through a letter of credit, or other means acceptable to the Department of Transportation, which would execute the following: permit the Department of Transportation to draw down up to \$100,000 when 110,000 of the remodeled square footage is occupied; up to an additional \$75,000 to be drawn by DOT when a total of 160,000 square feet of the remodeled building area is occupied; and the final \$75,000 to be drawn down when a total of 200,000 square feet of the remodeled building area is occupied. In the event that the City does not proceed with construction of these improvements or these improvements are found infeasible within five years of occupancy of the 200,000 square feet of the remodeled building area, any remaining balance of this funding shall be refunded to the applicant.

- g. Parking/Driveway Plan: A parking area and driveway plan shall be submitted for approval to the Department of Transportation and the Bureau of Engineering prior to the issuance of building permits for the project.
53. Parking Plan. Prior to issuance of any building permit for construction of the project, a parking plan which shall provide for a minimum of 3,636 off-street parking spaces on the property, shall be submitted for approval to the Department of City Planning. The project shall comply with the findings and requirements of the shared use parking approval (Case No. ZA 95-0724(SP)). This plan may include improvements to vehicular access and circulation and pedestrian circulation within the parking structures including: enhanced queuing space at structure access and egress points; improved signage directing retail customers to available parking supplies; improved linkages between on-site parking reservoirs; improved vertical pedestrian transportation systems; and improved signage and other graphics to facilitate pedestrian access between parking and building areas.
54. To mitigate impacts from the project site's location in an area having marginal fire protection facilities, the project shall incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes a plot plan approval prior to the issuance of building permits for the project. The plot plan approval shall consider but not be limited to access concerns and interior heat sensitive sprinkler systems.

Subject to existing conditions, new development shall comply with the following measures:

- a. Any person owning or having control of any facility, structure, group of structures or premises shall provide and maintain Fire Department access (LAMC Section 57.09.03, Subsection A).

- b. If any portion of the first-story exterior walls of any building or structure is more than 150 feet from the edge of the roadway of an improved street, an approved fire lane shall be provided so that such portion is within 150 feet of the edge of the fire lane (LAMC Section 57.09.03, Subsection B), except where limited by existing construction.
 - c. Width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - d. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - e. At least two different ingress/egress roads for each area, that will accommodate major fire apparatus and provide for an evacuation during emergency situations, shall be required.
 - f. Private development shall conform to the standard street dimensions shown on the Department of Public Works Standard Plan D-22549.
 - g. During demolition, the Fire Department access will remain clear and unobstructed.
 - h. Fire lanes, where required, and dead-ending streets shall terminate in a cul-de-sac or other approved turning area. No dead-ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - i. All access roads, including fire lanes, shall be maintained in an unobstructed manner; removal of obstructions shall be at the owner's expense. The entrance to all fire lanes or required private/driveways shall be posted with a sign no less than three square feet in area in accordance with LAMC Section 57.09.05.
 - j. Definitive plans and specifications shall be submitted to the Fire Department and requirements for necessary permits satisfied prior to the commencement of any portion of the project. Prior to the issuance of a building permit, plans shall be submitted to the Fire Department for review and approval. The Fire Department approval shall consider, but is not limited to, access concerns and interior heat sensitive sprinkler systems.
55. Police: To mitigate impacts from the location of the project site in an area having marginal police services, the project shall incorporate into the plans for the project the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to: access control to building, secured parking facilities, walls/fences with key security, lobbies, corridors and elevators equipped with

electronic surveillance systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrance in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

Subject to existing conditions, new development shall comply with the following measures:

- a. Entryways, elevators, lobbies and parking areas shall be well illuminated and designed with minimum dead space to eliminate areas of concealment.
 - b. Parking areas shall be controlled by an automated entry system.
 - c. Security guards shall be used to monitor and patrol the project site during regular business hours, as well as after hours.
 - d. The applicant shall provide the Police Department's Crime Prevention Unit project plans prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the project.
 - e. Upon completion of the project, the applicant shall provide the Van Nuys Area Commanding Officer with a diagram of the project. The diagram shall include access routes, unit numbers, and any information that might facilitate police response.
56. Energy. New construction within the project shall comply with the State Energy Conservation Standards for New Residential and Non-Residential Buildings (Title 24, Par. 6, Article 2, California Administrative Code).
57. Water: Subject to existing conditions , new development shall comply with the following measures:
- a. The project shall comply with all of the sections of the City of Los Angeles Water Conservation Ordinance (No. 166,080), as applicable.
 - b. Automatic sprinkler systems shall be set to irrigate landscaping during the early morning hours or during the evening to reduce water losses from evaporation. Sprinklers should be reset to water less frequently in cooler months and during the rainfall season.
 - c. Drought tolerant, low water consuming plant varieties shall be used to reduce irrigation water consumption in newly landscaped areas.
 - d. The applicant shall comply with any necessary improvements to meet fire flow requirements as determined by the Fire Department.

58. Public facilities/utilities (project postponement authority). Impacts of the project on sewers and solid waste disposal may contribute to a demand on the systems which exceeds the available resources. In such event, the agency responsible for the impacted facility/utility may cause the project to be postponed until the system(s) capacity is deemed adequate.
59. Solid Waste: Subject to existing conditions, new development shall comply with the following measures:
- a. The project applicant shall demonstrate that, where possible, construction and demolition debris will be recycled in a practical, available and accessible manner during the construction phase. Documentation of this recycling program will be provided to the City of Los Angeles, Department of Public Works.
 - b. In accordance with AB 939, the City's Source Reduction and Recycling Element (SREE) and the City's Solid Waste Management Policy Plan (CiSWMPP), the project applicant shall prepare and submit a Source Reduction and Recycling Plan (SRPP) to the Planning Department in connection with new development prior to the approval of building permits. The SRPP shall document and outline the incorporation of an on-site recycling/conservation program.
60. Aesthetics: Subject to existing conditions, new development shall comply with the following measures:
- a. All areas of the site to be landscaped and/or revegetated shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect. All such areas shall be diligently maintained at all times.
 - b. To the extent feasible, new roof structures (such as air conditioning, etc.) should be screened or similarly disguised, thereby precluding visibility from proximal locations.
 - c. As necessary, any additional street trees planted along the street frontages of the site, shall be subject to review and approval by the Street Tree Division of the City of Los Angeles' Department of Public Works, in consultation with the Ventura Boulevard Specific Plan Streetscape Committee for Sherman Oaks.

CITY OF LOS ANGELES
CALIFORNIA



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DEPARTMENT OF
CITY PLANNING

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JOHN J. PARKER, JR.

JON PERICA

HORACE E. TRAMEL, JR.

December 11, 1995

Galleria Joint Venture (A)(O)
Prudential Insurance Company
2029 Century Park East, #3600
Los Angeles, CA 90067-3022

Bruce F. Buckhorn (R)
355 South Grand Avenue, #4280
Los Angeles, CA 90071

Department of Building and Safety

CASE NO. ZA 95-0724(CUB)(CUX)(SP)
CONDITIONAL USE AND SHARED PARKING
15301 Ventura Boulevard
Sherman Oaks-Studio City
Planning Area
Zone : (Q)C2-1, C2-2, C2-1L,
(Q)PB-2 and R34-1L
D. M.: 168B195
C. D.: 5
CEQA : MND 95-0268
Fish and Game: Exempt
Legal Description: Lots 1, 2 and
3, Tract 30647 ad Lots A and B,
PMLA 4904

Pursuant to Los Angeles Municipal Code Section 12.24-C,33 and 38(a), I
hereby APPROVE:

a conditional use permit to allow 1) the sale and dispensing for
consideration of alcoholic beverages for consumption on the premises in
conjunction with a maximum of eight proposed restaurants with a
combined total floor area of approximately 45,000 square feet and 2) one
dance floor use in one of the eight restaurants, and

Pursuant to Los Angeles Municipal Code Section 12.27-1,15, I hereby
APPROVE:

a Zoning Administrator's determination to permit the shared parking of a
total of 3,636 on-site parking spaces between all of the current and
proposed uses at the location,

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 specifically varied or waived herein or by actions
authorized under Case Nos. CPC 95-0288(ZV) or CPC 95-0289(SPE).

2. The use and development of the subject property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be modified as a result of this action or as subsequently modified by Case No. CPC 95-0288(ZC) or Case NO. CPC 95-0289(SPE).
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 within 24 hours of its occurrence.
5. The conditional use authorization granted herein for the sale or dispensing for consideration of alcoholic beverages for consumption on the premises shall be limited to a total of eight (8) licenses, each in conjunction with a restaurant use and, as volunteered by the applicant, two of the licenses shall be limited to the sale or dispensing for consideration of beer and wine only. Individual licenses shall be effectuated through a Plan Approval process consistent with Los Angeles Municipal Code Sections 12.24-F and G. The various maximum occupancies of the individual restaurants offering alcoholic beverages shall be determined through this process and in no event shall the total combined gross floor area of the establishments offering alcoholic beverages exceed 45,000 square feet.
6. The restaurants dispensing alcoholic beverages shall have hours of operation as follows; Sunday through Thursday not more than four of the restaurants may operate between the hours of 11 a.m. and 11 p.m., and the other restaurants may operate between 11 a.m. and 10 p.m. On Friday and Saturday no more than one of the restaurants may remain open until 1 a.m. and the rest of the establishments shall close no later than 12 midnight.
7. As volunteered by the applicant, at all times when the premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
8. No more than 10 percent of the total restaurant square footage in aggregate shall be devoted to bar area, and in no event shall such area include more than 20 seats.
9. As volunteered by the applicant, the quarterly gross sales of alcoholic beverages shall not exceed forty (40%) percent of the gross sales of food during the same period. The applicant shall, at all times, maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed premises. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Zoning Administrator on demand.

10. The owners, operators, managers and all employees serving alcohol to patrons shall enroll in and complete a certified training program for the responsible service of alcohol which program is recognized by the State Department of Alcoholic Beverage Control. This training shall be completed by new employees within four weeks of employment and shall be completed by all employees serving alcoholic beverages every 24 months.
11. The premises shall be maintained as a bona fide eating place (restaurant) with an operational kitchen, and shall provide a menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during normal operating hours.
12. The applicant shall furnish the premises with tables and/or booths at which food may be comfortably consumed and with all cutlery and condiments with which an eating establishment is customarily equipped.
13. The applicant shall inform customers and the general public that the primary business of the establishment is the sale of food, which shall include, but not be limited to, providing each customer with a menu, posting signs on the premises, and advertising the food service.
14. As volunteered by the applicant, no exterior advertising of any kind or type shall promote alcoholic beverages, nor shall leaflets or newspaper advertising be used to promote alcoholic beverages.
15. As volunteered by the applicant, the sale of distilled spirits by the bottle is prohibited.
16. No employee shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises. No employee shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while in said premises.
17. No booth or group seating shall be installed which completely prohibits observation of the occupants.
18. The sale of alcoholic beverages for consumption off the premises is prohibited.
19. As volunteered by the applicant, the sale of prepackaged drink mixes or fortified wines such as Thunderbird, etc. is prohibited.
20. Amplified music shall not be audible beyond that part of the structure which is under the control of the applicant.
21. The alcoholic beverage licenses shall not be exchanged for "public premises" licenses unless approved through a new conditional use authorization. "Public Premises" is defined as a premises maintained and operated for sale or service of alcoholic beverages to the public for consumption on the premises, and in which food is not sold to the public as in a bona fide eating place.

22. A copy of these conditions of approval shall be retained on the premises at all times and shall be produced immediately upon the request of the Planning or Police Departments.
23. Live entertainment within the restaurants shall be limited to low-key performances, including piano, harp, guitar and vocal performances, with the foregoing being illustrative and not exhaustive.
24. There shall be no cover charge or pre-payment fee for food and/or beverage service, required for admission to the location.
25. Payment for food and beverage service shall be made only after such service has been provided to the patron inside the location.
26. A 24-hour telephone hot line shall be provided to residents and local neighborhood associations for reporting of any complaints. The hotline shall be answered promptly at all times to receive and resolve complaints regarding the operation of the mall, including any of its establishments, or violations of the grant.
27. A Community Advisory Committee shall be formed, including representatives of neighboring residents and businesses, which shall meet at least quarterly, to discuss any concerns about any detrimental impacts of the restaurant operations on the local community. The members of the Community Advisory Committee shall be appointed by the Council Office of the District and the applicant shall notify relevant homeowner and business groups within a reasonable distance of the project site of each meeting and shall submit a copy of the meeting notice and a list of notified persons to the Council Office and the Office of Zoning Administration as ongoing evidence of compliance with the terms and conditions of the conditional use authorization.
28. As volunteered by the applicant, two of the licenses shall be restricted to beer and wine only.
29. A phone number to a responsible representative of the owner shall be posted at each establishment for the purposes of allowing residents to report an emergency or a complaint about the method of operation of any facility serving alcoholic beverages.
30. All restaurant operators shall be given a copy of these conditions prior to executing a lease, and these conditions shall be incorporated into the lease. Furthermore, all vendors of alcoholic beverages shall be made aware that violation of these conditions may result in revocation of the privileges of serving alcoholic beverages on the premises.
31. Each restaurant operator shall retain full control of all events within the subject premises. No premises may be sublet to an independent promoter for any purpose.
32. A "Designated Driver Program" shall be operated to provide an alternate driver for restaurant patrons unable to safely operate a motor vehicle. Each restaurant operator shall submit the details of the program to the

Zoning Administrator for review and approval prior to the opening of any restaurant offering alcoholic beverages.

33. Dancing shall be permitted only in one establishment, with dance floors confined to a maximum of 1,500 square feet each.
34. Security. State licensed private security personnel shall be maintained at the project site on a 24-hour basis. Such private security shall patrol the shopping center, the parking areas, the office area, the exterior boundaries of the site, and particularly along the exterior boundary adjacent to Camarillo Street, to prevent unusual disturbances within the project site and to assist and report to the proper authorities any loitering, trespassing or any other criminal activities in the general vicinity of the project site.
35. Security. For all hours that the restaurants and movie theaters are open to the public, the owner shall ensure regular patrols in the common areas in and around the restaurants and movie theaters by certified security personnel.
36. Police Consultation. The Los Angeles Police Department shall be consulted for recommendations regarding the appropriate number of security personnel to be provided and additional security measures which will provide for adequate protection to visitors and employees of the site and nearby residents. A plan setting forth the feasible protection measures shall be submitted for approval by the Department of City Planning and inclusion in the subject case file.
37. Operations. All use of trash compactors, trash collections and pickups and deliveries using the loading dock to the west of the property shall be controlled to avoid interference with traffic utilizing the service road on the western boundary of the project.
38. Adult entertainment activities including, but not limited to "hostess" type activities, shall not be permitted within any of the restaurants authorized for the sale of alcoholic beverages.
39. No pool or billiard tables or coin operated amusement devices shall be maintained in any of the restaurants authorized for the sale of alcoholic beverages.

Shared Parking Conditions

40. This shared parking authorization shall be in effect so long as the subject uses as authorized under CPC 95-0288(ZC), CPC 95-0289(SPE) and ZA 95-0724(CUB)(CUX)(SP) are maintained on the subject premises, and shall terminate upon the termination of those uses or through some other arrangement which will provide required parking as approved by the Office of Zoning Administration or other appropriate City agency. The owners of the subject property shall execute and record with the County Recorder a covenant and agreement to this effect. The document shall be submitted to the Zoning Administrator prior to its recordation. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. After

recording, a copy of the agreement bearing the Recorder's stamp shall be submitted for inclusion in the file.

41. A minimum of 3,636 shared parking spaces shall be maintained on site.
42. Reserved or otherwise restricted parking spaces shall not be shared.
43. In no event shall the property involved be operated as a commercial automobile parking facility for parking by the general public. Such property shall be maintained primarily as a parking facility to serve the customers and employees of the subject property.
44. Site Parking Management Plan. Prior to the issuance of any building permit for construction of the project, the project applicant will prepare and submit to the Department of Transportation for approval a parking management plan which will include a program for carpool and other employee parking, valet operation and parking validation system. The parking management plan will be designed to address all aspects of facility use, including peak shopping periods. The plan will also address parking during various phases of development, including construction periods. The plan shall also describe the nature of uses, hours of operation, parking requirements, and the allocation of parking spaces and will demonstrate that the required parking for each use will be available taking into account hours of operation.
45. Employee and business owner parking shall be provided on site. All employees shall regularly be notified not to park on adjoining residential streets. Employee license plate numbers shall be kept on file in order for the applicant to spot check when complaints are received of suspected employee parking on neighborhood streets.
46. Notwithstanding the parking provisions in Condition 45 above, employee parking may be located off-site during seasonal periods of peak parking demand, such as Thanksgiving and the Christmas holidays. Such off-site parking shall be provided in an off-street location, and a shuttle service shall be provided between such off-site parking and the project for use by employees parking in such location.

Environmental Conditions

47. *Seismic:* To mitigate impacts which may accrue to future employees and patrons of the subject commercial complex due to the project's location in an area of potential seismic activity, the project shall comply with administrative procedures required by the Municipal Code including the following:
 - a. *Seismic Safety.*
 - 1) Specific geotechnical engineering and design requirements shall be determined and incorporated as appropriate into the structural engineering design of the project.
 - 2) The project shall conform to the City's adopted Seismic Safety Plan.

- 3) Structures shall be designed in accordance with the criteria set forth in the Building Code and the Recommended Lateral Force Requirements and Commentary of the Structural Engineers Association of California.
48. Air Quality: To mitigate adverse impacts to future employees and patrons of the subject commercial complex due to the existing ambient air pollution levels in the project vicinity, the project shall provide an air filtration system(s) to reduce the diminished air quality effects on users of the complex.
 49. Trees. Prior to issuance of any grading or building permit for the subject project, a plot plan prepared by a reputable tree expert, as defined by Ordinance 153,478, indicating the location, size, type and condition of existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall contain measures recommended by the tree expert for the preservation or relocation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Department of City Planning.
 50. Noise: To mitigate impacts to adjoining properties which may result from construction activities associated with implementation of the subject project, the project shall comply with the following measures:
 - a. The project shall comply with the City of Los Angeles Municipal Code, Section 41-40 (a) and (c), City Ordinance No. 144,331, 158,587 and 166,170, and noise regulation 112.03, which regulates construction activity hours.
 - b. Construction vehicles, haul trucks for demolition debris and heavy-duty equipment vehicles delivering construction equipment and/or materials to the site shall avoid residential neighborhoods.
 - c. Construction equipment will be turned off when not in direct use.
 - d. To the extent feasible, demolition of the Garden Office Building should be phased to use existing building walls as a shield for neighboring uses, demolishing the exterior walls last.
 - e. All sound reducing devices and restrictions shall be correctly maintained through the construction period.
 - f. Notice shall be provided to residents, businesses and institutions of adjoining properties and properties on the opposite side of abutting streets of a construction telephone hotline number. The number can be called with complaints or with inquiries regarding construction noise.

- g. To the extent feasible, temporary noise barriers, mufflers and noise entrenching devices should be employed to reduce intrusive construction noise.
51. Illumination: To mitigate impacts to adjoining residential properties which may occur due to illumination of the project site, all outdoor lighting shall be designed and installed with shielding such that the light source cannot be seen from adjacent residential properties. This condition shall not preclude the installation of low level security lighting.
52. Traffic: To mitigate impacts which could result from the project's generation of vehicular traffic, the project shall comply with the mitigation measures identified through an investigation and analysis conducted by the Department of Transportation and detailed in a communication from said department to the applicant dated March 17, 1995 attached to the subject case file and which includes the following:
- a. Project Driveway/405 Freeway Northbound On-Ramp and Ventura Boulevard:
- 1) Restripe the project driveway on Ventura Boulevard to provide one ingress lane and one right turn only egress lane. The driveway reservoir should extend at least 120 feet from the back of sidewalk if feasible.
 - 2) Design and install a new traffic signal coordinated through the Ventura Corridor Automated Traffic Surveillance and Control (ATSAC) System if found to be warranted by the Department of Transportation. If not warranted, contribute an additional amount of \$75,000 (the cost of a new signal, to the amount established below as the project's contribution toward new freeway ramps).
 - 3) Restripe Ventura Boulevard to provide one left-turn-only lane three through lanes and one shared through/right lane in the eastbound direction.
- b. Kester Avenue and Ventura Boulevard:
- 1) Widen Kester Avenue on the west side by five feet from Ventura Boulevard to the alley north of, to provide a 10-to 13 foot sidewalk and 30-foot half roadway within the existing 40-43-foot half right-of-way.
 - 2) Restripe Kester Avenue to provide an exclusive southbound right-turn lane, thereby providing one left-turn-only lane, one left/right-shared lane, and one right-turn-only lane in the southbound direction.
 - 3) Relocate and modify traffic signal equipment as required.
- c. Employee Trip Reduction Program. Prior to the issuance of any building permit for construction of the project, the Applicant

shall submit to the Department of Transportation (DOT) a Preliminary Employee Trip Reduction Program. Prior to issuance of any certificate of occupancy beyond the first 110,000 square feet of remodeled occupancy, the Department of Transportation shall approve a Final Employee Trip Reduction Program and the applicant shall record a covenant and agreement committing the applicant or any successor to the implementation of the provisions of the approved program. The approved program shall consist of measures such as annual reports on employee ridesharing and commitments for preferential parking to employee carpools and vanpools, a trained employee trip coordinator, ridesharing matching services and other measures designed to assist employers of the shopping center to reduce employee trips in the peak hours.

d. Greenleaf Street and Sepulveda Boulevard.

- 1) Widen Sepulveda Boulevard on the west side and east side by four feet, between Dickens Street and approximately 400 feet south of Greenleaf Street, thereby providing an 82-foot roadway width and two nine-foot sidewalks within the existing 100-foot right-of-way.
- 2) Remove the raised median islands on the north and south legs of Sepulveda Boulevard.
- 3) Restripe Sepulveda Boulevard to widen the southbound curb lane 12 feet to a minimum of 18 feet between Dickens Street and 400 feet south of Greenleaf Street.
- 4) Relocate the bus stop and bus layover zone on the west side of Sepulveda Boulevard from south of Ventura Boulevard to north of Ventura boulevard either adjacent to the project frontage along Sepulveda Boulevard or on the east side of Sepulveda Boulevard.
- 5) Relocate and modify traffic signals as required.

e. Sherman Oaks Avenue/101 and 405 Ramps and Ventura Boulevard:

- 1) Widen Ventura Boulevard on the north side by ten feet between the ramps and approximately 100 feet east of, to provide a 50-foot half-roadway and a ten-foot sidewalk within a 60-foot half right-of-way.
- 2) Widen the southbound 405 Freeway on-ramp by 12 feet along the east side to provide an additional storage/on-ramp lane.
- 3) Restripe Ventura Boulevard to add an exclusive westbound right-turn only lane, thereby providing one left-turn-only lane, two through lanes, one through/right shared lane and one right-turn-only lane in the westbound direction.
- 4) Relocate and modify traffic signal equipment as required.

- f. Contribution for Regional Improvement. The applicant has offered to make a one-time proportional contribution of up to \$450,000 for new I-405 Freeway off/on-ramps in the vicinity of the project to enhance local and subregional access. This funding will provide seed money for the City to establish a capital improvement program for this proposed set of improvements. At the time of issuance of the first construction building permit for the project, the applicant shall pay \$200,000 in cash and guarantee the remaining \$250,000 through a letter of credit, or other means acceptable to the Department of Transportation, which would execute the following: permit the Department of Transportation to draw down up to \$100,000 when 110,000 of the remodeled square footage is occupied; up to an additional \$75,000 to be drawn by DOT when a total of 160,000 square feet of the remodeled building area is occupied; and the final \$75,000 to be drawn down when a total of 200,000 square feet of the remodeled building area is occupied. In the event that the City does not proceed with construction of these improvements or these improvements are found infeasible within five years of occupancy of the 200,000 square feet of the remodeled building area, any remaining balance of this funding shall be refunded to the applicant.
- g. Parking/Driveway Plan: A parking area and driveway plan shall be submitted for approval to the Department of Transportation and the Bureau of Engineering prior to the issuance of building permits for the project.
53. Parking Plan. Prior to issuance of any building permit for construction of the project, a parking plan which shall provide for a minimum of 3,636 off-street parking spaces on the property, shall be submitted for approval to the Department of City Planning. The project shall comply with the findings and requirements of the shared use parking approval (Case No. ZA 95-0724(SP)). This plan may include improvements to vehicular access and circulation and pedestrian circulation within the parking structures including: enhanced queuing space at structure access and egress points; improved signage directing retail customers to available parking supplies; improved linkages between on-site parking reservoirs; improved vertical pedestrian transportation systems; and improved signage and other graphics to facilitate pedestrian access between parking and building areas.
54. To mitigate impacts from the project site's location in an area having marginal fire protection facilities, the project shall incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes a plot plan approval prior to the issuance of building permits for the project. The plot plan approval shall consider but not be limited to access concerns and interior heat sensitive sprinkler systems.

Subject to existing conditions, new development shall comply with the following measures:

- a. Any person owning or having control of any facility, structure, group of structures or premises shall provide and maintain Fire Department access (LAMC Section 57.09.03, Subsection A).
 - b. If any portion of the first-story exterior walls of any building or structure is more than 150 feet from the edge of the roadway of an improved street, an approved fire lane shall be provided so that such portion is within 150 feet of the edge of the fire lane (LAMC Section 57.09.03, Subsection B), except where limited by existing construction.
 - c. Width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - d. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - e. At least two different ingress/egress roads for each area, that will accommodate major fire apparatus and provide for an evacuation during emergency situations, shall be required.
 - f. Private development shall conform to the standard street dimensions shown on the Department of Public Works Standard Plan D-22549.
 - g. During demolition, the Fire Department access will remain clear and unobstructed.
 - h. Fire lanes, where required, and dead-ending streets shall terminate in a cul-de-sac or other approved turning area. No dead-ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - i. All access roads, including fire lanes, shall be maintained in an unobstructed manner; removal of obstructions shall be at the owner's expense. The entrance to all fire lanes or required private/driveways shall be posted with a sign no less than three square feet in area in accordance with LAMC Section 57.09.05.
 - j. Definitive plans and specifications shall be submitted to the Fire Department and requirements for necessary permits satisfied prior to the commencement of any portion of the project. Prior to the issuance of a building permit, plans shall be submitted to the Fire Department for review and approval. The Fire Department approval shall consider, but is not limited to, access concerns and interior heat sensitive sprinkler systems.
55. Police: To mitigate impacts from the location of the project site in an area having marginal police services, the project shall incorporate into the plans for the project the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to: access control to building, secured parking facilities, walls/fences

with key security, lobbies, corridors and elevators equipped with electronic surveillance systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrance in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed.

Subject to existing conditions, new development shall comply with the following measures:

- a. Entryways, elevators, lobbies and parking areas shall be well illuminated and designed with minimum dead space to eliminate areas of concealment.
 - b. Parking areas shall be controlled by an automated entry system.
 - c. Security guards shall be used to monitor and patrol the project site during regular business hours, as well as after hours.
 - d. The applicant shall provide the Police Department's Crime Prevention Unit project plans prior to finalization, to allow time to review the plans regarding additional crime prevention features appropriate to the design of the project.
 - e. Upon completion of the project, the applicant shall provide the Van Nuys Area Commanding Officer with a diagram of the project. The diagram shall include access routes, unit numbers, and any information that might facilitate police response.
56. Energy. New construction within the project shall comply with the State Energy Conservation Standards for New Residential and Non-Residential Buildings (Title 24, Par. 6, Article 2, California Administrative Code).
57. Water: Subject to existing conditions, new development shall comply with the following measures:
- a. The project shall comply with all of the sections of the City of Los Angeles Water Conservation Ordinance (No. 166,080), as applicable.
 - b. Automatic sprinkler systems shall be set to irrigate landscaping during the early morning hours or during the evening to reduce water losses from evaporation. Sprinklers should be reset to water less frequently in cooler months and during the rainfall season.
 - c. Drought tolerant, low water consuming plant varieties shall be used to reduce irrigation water consumption in newly landscaped areas.
 - d. The applicant shall comply with any necessary improvements to meet fire flow requirements as determined by the Fire Department.
58. Public facilities/utilities (project postponement authority). Impacts of the project on sewers and solid waste disposal may contribute to a

demand on the systems which exceeds the available resources. In such event, the agency responsible for the impacted facility/utility may cause the project to be postponed until the system(s) capacity is deemed adequate.

59. Solid Waste: Subject to existing conditions, new development shall comply with the following measures:
- a. The project applicant shall demonstrate that, where possible, construction and demolition debris will be recycled in a practical, available and accessible manner during the construction phase. Documentation of this recycling program will be provided to the City of Los Angeles, Department of Public Works.
 - b. In accordance with AB 939, the City's Source Reduction and Recycling Element (SREE) and the City's Solid Waste Management Policy Plan (CiSWMPP), the project applicant shall prepare and submit a Source Reduction and Recycling Plan (SRPP) to the Planning Department in connection with new development prior to the approval of building permits. The SRPP shall document and outline the incorporation of an on-site recycling/conservation program.
60. Aesthetics: Subject to existing conditions, new development shall comply with the following measures:
- a. All areas of the site to be landscaped and/or revegetated shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect. All such areas shall be diligently maintained at all times.
 - b. To the extent feasible, new roof structures (such as air conditioning, etc.) should be screened or similarly disguised, thereby precluding visibility from proximal locations.
 - c. As necessary, any additional street trees planted along the street frontages of the site, shall be subject to review and approval by the Street Tree Division of the City of Los Angeles' Department of Public Works, in consultation with the Ventura Boulevard Specific Plan Streetscape Committee for Sherman Oaks.

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 one year 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 two consecutive additional periods not to exceed one year each, prior to the termination date of each period, if a written request 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 12.27-K,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 DECEMBER 28, 1995, 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:

Los Angeles City Hall
200 North Spring Street
Room 460, Counter S
Los Angeles, CA 90012
(213) 485-7826

6251 Van Nuys Boulevard
First Floor
Van Nuys, CA 91401
(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 October 23, 1995, 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 subject property is a large, 12.26-acre (net) site located on the northwesterly corner of Ventura and Sepulveda Boulevards, having a frontage of approximately 373 feet along the north side of Ventura Boulevard, and a frontage of approximately 367 feet along the south side of Camarillo Street, and a street side lot line for a distance of approximately 720 feet along the west side of Sepulveda Boulevard. The site is improved with the Sherman Oaks Galleria shopping complex.

Surrounding properties are within the C2, R3, R4 and R1 Zones and are characterized by level topography and improved streets. The surrounding properties are developed with one- and multiple-story single-family dwellings, apartments and commercial buildings. The interior streets, Camarillo Street, Peach Avenue, Moorpark and Halbrent are improved with single-family residences.

Adjoining properties to the north of Camarillo Street are zoned R1 and R3-1L and are developed with one- and two-story single-family dwellings and apartments.

Adjoining properties to the south of Ventura Boulevard are zoned C2-2 and are developed with multiple-story bank/office buildings.

Adjoining properties to the east of Sepulveda Boulevard are zoned R3-2 and are developed with three-story apartments.

Adjoining properties to the west is the San Diego Freeway; I-405.

Ventura Boulevard, adjoining the subject property to the south, is a designated Major Highway dedicated a variable width of 100 to 110 feet and improved with curb, gutter, and sidewalk.

Sepulveda Boulevard, adjoining the subject property to the east, is a designated Major Highway dedicated a variable width of 150 to 155 feet and improved with curb, gutter, and sidewalk.

Camarillo Street, is a local street, dedicated a width of 60 feet and fully improved.

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

Subject Property:

Case No. ZA 92-1083(CUX) - On January 8, 1993, the Zoning Administrator approved a conditional use to permit the establishment, use and maintenance of a family amusement center and video arcade.

Case No. ZA 87-1166(CUZ) - approved January 20, 1988 to permit the installation, use and maintenance of an 8-foot antenna dish on the roof of an existing 15-story building (Imperial Bank) in the C2 Zone.

Case No. ZA 87-0373(CUZ) - Authorized at the subject site, the installation of a 10-foot parabolic antenna on the roof of the subject multiple-story building.

Case No. CUX 84-082 - relates to the establishment of a dance floor in conjunction with a proposed restaurant, with said dance floor having a maximum area of 200 square feet, and hours of operation from 9 a.m. to 1:30 a.m., seven days a week. It was granted June 25, 1984. The grant was not utilized within the stipulated time and the request for time extension was denied may 9, 1985 since it was not a timely request.

Case No. ZV 80-199 - Case requesting 30 percent (approximately 1,091) compact parking spaces for the subject shopping center, instead of the 20 percent permitted by Section 12.21-A,5(a) of the Municipal Code. Granted September 15, 1980.

Case No. ZV 79-420 - Off-site parking greater than 750 feet away and other deviations from parking requirements. Involved the shopping center and contains the subject site. Granted February 14, 1980.

Case No. ZV 78-462 - Construction of a parking building in the PB Zone, with a continuous enclosing wall. Involved the subject shopping center. Granted June 29, 1979.

Case Nos. ZA 19604 and 16733 - Storage of 300 new autos on the present shopping center site. Granted December 11, 1968 and September 24, 1963, respectively.

Case No. ZA 16109 - Sunday school class in a single-family home. Denied June 25, 1962.

Case No. CUB 80-276 - Sale of alcoholic beverages for consumption on the premises in conjunction with the operation of at least two restaurants, with the possibility of additional restaurants at a subsequent time. The request was granted on October 9, 1980.

Case No. CUB 80-177 - On-site sale of alcoholic beverages for the restaurant. The request was granted on August 7, 1980.

Case No. ZAI 83-093(E) - Sale of alcoholic beverages incidental to meal service. Exemption granted on May 25, 1983.

Case No. CPC 27184 - On May 24, 1978, Ordinance No. 150,881 became effective for a change of zone application requesting modification of three of the 10 previously approved "Q" Qualified limitations on property presently zoned (T)(Q)PB-2 and (T)C2-1 enacted by Ordinance No. 149,817 lying on the south side of Camarillo Street between a line approximately 210 feet west of Sepulveda Boulevard and the San Diego Freeway having a maximum depth of approximately 900 feet. The (T)(Q)PB-2 is located on the northerly approximately 446 feet, the (T)(Q)C2-1 on the remainder.

Case No. CPC 25250 - On April 20, 1977, the City Council approved a change of height districts - 7.6 acres - south side of Camarillo Street between a line of approximately 210 feet west of Sepulveda Boulevard and the San Diego Freeway having a maximum depth of approximately 900 feet (includes Langdon Avenue which is proposed to be vacated).

Case No. CPC 25249 - On June 23, 1977, Ordinance No. 149,817 became effective for a change of zone from R1-1 and R3-2 to C2-1 and PB-2 on 7.6 acres - south side of Camarillo Street between a line approximately 210 feet west of Sepulveda Boulevard and the San Diego Freeway having a maximum depth of approximately 900 feet (includes Langdon Avenue which is proposed to be vacated).

Case No. CPC 86-782-GPC - On April 4, 1989, the City Council adopted in conjunction with the General Plan/Zoning Consistency Program for the Sherman Oaks-Studio City-Toluca Lake District. No action was taken regarding the subject site. (Ordinance No. 164,742 became effective on May 27, 1989.)

Surrounding Properties:

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

At the public hearing conducted for the application 29 persons commented with 22 expressing support for approval, 5 expressing opposition to approval and 2 persons who did not indicate a position. Those speaking in support included four persons representing the applicant and the project, a representative of the district councilman, representatives of the Sherman Oaks and Encino Chambers of Commerce and local residents and business persons. Speaking in opposition were representatives of the Police Department, Encino Property Owners Association, Home Owners of Encino, a local resident and a Galleria business person. One of the owners of a property located adjacent to the project site and a local resident who is the chairperson of the Ventura Boulevard Specific Plan Committee commented but did not indicate a position on the project.

The applicant's representatives described the proposed project indicating that the applicant proposes to renovate the existing Sherman Oaks Galleria to meet the desires of current and prospective customers by improving the restaurant options for patrons in connection with enhancing the retail mix and expanding the existing movie theatre offerings. The reconfiguration will involve the reduction in office space currently located at the site and redevelopment of that area and portions of the existing retail areas into new shops, additional restaurants and an expanded movie theatre complex. It is anticipated that up to ten of the new restaurants will offer alcoholic beverages for on-site consumption and at least two of the restaurants would also include dancing facilities with a maximum of 1500 square feet of floor area for each. The new dining areas will be limited to a maximum of 45,000 square feet of floor area and are expected to be located on the first and third levels of the Galleria and there is a possibility that some restaurant facilities may also be located on the second level. A range of cuisines and dining atmospheres will be offered. The project also includes a request to allow the shared parking of the available on-site parking among all of the various uses at the location. The project will not result in the creation of a Citywalk and the center will not change in character and retail sales will remain as the primary commercial activities at the location. The proposed 4,000 theatre seats were compared with the number of such seats at other surrounding regional centers including Burbank, Universal City and Warner Center. Each of these locations has substantially more seats than proposed for the Galleria. The project will also include an area set aside for a Police Department substation and an area for a community meeting room for public use.

The proposed project has been in planning for more than a year with much community involvement and support. Economic revitalization is vitally important to the continued use of the site and to community economic issues including employment opportunities and an expanded tax base. The project has been proposed in the light of a number of goals developed with the assistance of local community organizations, the Galleria management and the Mayors office under the leadership of the district Councilman, to serve as the guiding principles for the renovation.

The project architect commented that the Sherman Oaks Galleria which was planned during the late 1970,s for construction in the 1980,s was poorly designed with very little public face resulting in a poor public image with no retail identity and inadequate distribution of parking. Further, there is no pedestrian access to the street, and poor internal vertical circulation. With these features, no restaurant facilities and only five movie theatres it is difficult for the center to compete with other regional facilities. This situation will be remedied through the physical restructuring of the complex including some demolition and the creation of an open plaza area. The center will have an improved public image and more efficient internal circulation.

The project traffic consultant commented that all potential impacts to local traffic circulation will be mitigated as indicated in communications from the City Department of Transportation. Major traffic mitigation will be provided including improvements that could range to a cost of \$2,000,000. The shared parking analysis also includes proposals to improve site access and internal circulation. Some spaces will be relocated and the effect of this change will make approximately 1,000 spaces more useable. The 3,636 spaces which

will be shared will be more than adequate to accommodate the needs of all of the uses in the center. There will be ongoing monitoring and valet parking will be offered as an option. Free on-site patron parking for up to three hours will be provided and during the holiday season off-site parking with shuttle service may be provided for employees. The number of compact stalls will not be increased and may actually decrease.

The representative of the district councilman commented expressing the councilman's support for the renovation of the mall. The council office has worked with the applicant and representatives of the community to establish goals for the project and to revise it accordingly. A list of recommended conditions were submitted including conditions relative to the sale of alcohol and the number of licenses that should be authorized. The council office supports rigorous controls on the sale and service of alcoholic beverages to preclude the creation of bars and late night drinking establishments. It is desired that the center be an attraction for families and the councilman can support a maximum of eight licenses with at least two of the licenses limited to beer and wine only with no dance floors in any of the establishments.

A representative of the Los Angeles Police Department spoke in opposition with respect to the sale of alcohol and dancing. The Department does not support ten new licenses. The State Department of Alcoholic beverage Control guidelines indicate that 6 on-site licenses are allocated to the subject Census tract and currently 14 exist. To allow ten new licenses would result in 4 times the number allowed. Moreover, the rate of crime in the subject reporting district is just under the citywide average by 19 crimes. The Police Department has worked closely with the council office and the local community to develop a set of appropriate conditions for the sale of alcoholic beverages. The conditions recommended by the council office have been reviewed and can be supported by the Police Department. The Police Department wants to have the opportunity to review and comment on each authorization for alcohol sales when implemented.

Several other persons commented in support of approval indicating that there has been much community involvement in the project which will help to upgrade the area. The area of the project site has declined in recent years and it has been necessary for local residents to travel to other areas for some shopping items and for entertainment. The project will provide needed services locally, retaining merchants and providing jobs and an expanded tax base.

As noted five persons spoke in opposition to approval of the entire project or to various aspects of the application. One person who lives adjacent to the project site commented that she is currently impacted by noise from large 18-wheel delivery trucks and construction activities at the location beginning as early as 5 a.m. Trash pickup from the site also occurs very early and is disturbing. The mall is not currently a good neighbor and this may be made worse with the proposed project. It was requested that any grants include conditions for noise mitigation. Other points in opposition included:

- o That criminal activity in the area is rising steadily and existing security at the mall is not adequate. There is an existing problem in

the area from gang activity and the proposed 18 theaters with up to 4,000 seats could become an attraction for gang members and adequate security should be provided on-site to handle any problems.

- o That the number of licenses proposed would be excessive and should be reduced.
- o That the proposed hours of operation extending to 2 a.m. would be excessive with only drinking occurring between 10 p.m. and 2 a.m. thereby contributing to increased incidents of drinking and driving.
- o That the proposed 40 percent of alcohol sales compared to other receipts would be excessive and should be reduced to 10 percent.
- o That there is an existing problem in the area from spill over patron parking into adjacent residential areas and the problem will be made worse with the proposed project and could lead to permit parking for residents. The shared parking proposal is not adequate and the findings of the analysis were questioned. It was requested that a parking plan be provided with review and approval by the district council office. Moreover, that there should be a fund to monitor and evaluate parking mitigation measures.
- o That the existing development at the location is not appropriate for renovation and should be demolished and reconstructed.
- o That a police substation within the mall will be good for the mall but would not benefit the surrounding community, and
- o That the Mitigated Negative Declaration issued as environmental clearance for the project is inadequate in its assessment of project impacts and an Environment Impact Report should be prepared for the project.

One of the owners of a five acre parcel located adjacent to the project site commented that a commercial project of approximately 350,000 square feet is being planned for that property and that a proposal will be submitted soon which should be considered along with the subject project. That project will include restaurants, retail sales and theatres.

In response to the testimony the applicant's representative commented that the existing development at the location cannot be demolished and reconstructed because of the financial investment in the property and the applicants are trying to make the best of the existing situation. The applicants are requesting a blanket approval for the sale of alcoholic beverages with review of the individual licenses at the time of implementation. That alcohol sales would be limited to 40 percent is volunteered by the applicant. With respect to the proposed police substation, the applicants are offering a physical location within the center in order to facilitate their work and staffing at the location would be up to the Police Department. The environmental clearance issued for the project was done by the City after an independent analysis. The Department of Transportation has reviewed the traffic study for the project and determined it to be adequate and the proposed mitigation to be acceptable. The

proposed project on the adjacent parcel mentioned at the hearing was taken into consideration in the traffic analysis. The shared parking proposal will be adequate to serve the needs of the center and was developed based on national standards. There should be no impact on adjacent residential streets, however if there is such an impact the Department of Transportation will have a program to assess the impact and determine appropriate mitigation. Normally movie theatres have only a 25 to 30 percent occupancy on a given day. There was no other testimony and correspondence received consist of 32 letters in support and 5 letters in opposition. A letter was also received from the State Department of Transportation agreeing to the recommended traffic mitigation measures relative to freeway improvements.

The applicant requests approval of a conditional use permit pursuant to Sections 12.24-C,33 and 12.24-C,38(a) to allow applicant and its tenants to offer 1) alcoholic beverages for public sale and consumption on the premises in conjunction with a maximum of ten establishments and 2) dance facilities within the Sherman Oaks Galleria, an enclosed regional shopping mall located at 15301 Ventura Boulevard. The proposed restaurant uses are permitted as a matter of right under the provisions of the zoning regulations. The subject request is directed only to the use of alcoholic beverages and dancing facilities.

The applicant is proposing a renovation of the existing Sherman Oaks Galleria to meet the desires of current and prospective customers by improving the restaurant options for the customer in connection with enhancing the retail mix and expanding the existing movie theater offerings. The reconfiguration will involve the reduction in office space currently located at the site and redevelopment of this and portions of the existing retail areas into new shops, additional restaurants and an expanded movie theater complex.

A total of no more than eight establishments will be authorized under this conditional use permit to serve alcoholic beverages and one establishment may offer dancing facilities. The new dining areas are expected to be located on the Galleria's first and third levels, however, due to each operator's individual space and operations requirements, some restaurant facilities may occupy the second level. A wide array of cuisines and dining atmospheres is anticipated to be offered.

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, there are specific conditional use categories which have additional or unique findings only applicable to that specific use in lieu of the four standard findings for other conditional use categories.

FINDINGS

In order for a conditional use permit for consumption of alcoholic beverages for on-site consumption and a dance hall entertainment use 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.**

The project involves a reconfiguration and reduction of existing commercial uses within an existing mixed use project. The objective of the project is to create an inviting, pedestrian friendly environment consistent with the goals of the Ventura Boulevard Specific Plan. The project is centrally located along Ventura Boulevard in a highly developed commercial corridor. The project will provide increased opportunities in quality retail, dining and movie theater offerings, reducing the need for local customers to travel long distances to enjoy these types of uses. The Galleria will serve as a central point for convenient meeting, shopping, dining and theater activities. The availability of additional activities, such as dining with the availability of alcoholic beverages, will greatly enhance the atmosphere and attractiveness of the Galleria. Further, such amenities and services are a natural and vital extension of the use and function of a first-class regional shopping center, and are essential to the renovation of the Galleria to restore its position as a successful project which contributes to the overall vitality of Sherman Oaks and the surrounding community.

As noted, the proposed renovation will result in the establishment of a number of restaurants which will be located in up to 45,000 square feet of floor area. It is anticipated that there will be a variety of dining atmosphere and a wide array of cuisines. The availability of alcoholic beverages in some of the establishments, and dancing in one, will enhance the dining pleasure of those who desire such beverages and will allow the individual reestablishments and the overall center to provide a full service and added convenience to patrons. The concentration of uses at the location will reduce the need for local residents to travel to other areas for dining and entertainment recreation and will provide a destination point for visitors and residents of the area in the region which the facility serves. The facility will continue to provide a safe and secure environment where the sale of alcoholic beverages will be closely monitored and controlled to prevent abuse through the conditions of the grant including adequate 24-hour security personnel. Parking facilities for approximately 3,636 vehicles are provided in two seven level parking structures located at the rear of the site and in a single level extending underneath the existing commercial structures. Access to the parking structure from the mall will be conveniently gained by means of a new pedestrian link to be constructed at the third level.

- 2. The location is proper in relation to adjacent uses or the development of the community.**

The Sherman Oaks Galleria is a regional shopping center located in an urbanized setting. The site is designated for Regional Center commercial uses by the Sherman Oaks-Studio City-Toluca Lake District Plan. The Galleria is presently an enclosed three-level mall which is surrounded by the San Diego Freeway to the west, commercial uses to

the south and east, a high density apartment complex and motel to the east and a parking structure to the north. Further to the north is an area which is designated for commercial uses by the Sherman Oaks-Studio City-Toluca Lake District Plan and the Ventura/Cahuenga Boulevard Corridor Specific Plan. The project involves an expansion of existing uses within the mall and is consistent with the goals and objectives of the District Plan for properties designated for Regional Center commercial uses. The project encourages the preservation and strengthening of the Sherman Oaks business district in accordance with the policies of the Sherman Oaks-Studio City-Toluca Lake District Plan. Additionally, the project is within a Center designated by the Concept Los Angeles Plan.

The proposed sale of alcoholic beverages from the location will not adversely affect the nearby residentially zoned communities in the area of the project site. As noted residential uses nearby the location consist of high density multiple family housing complexes which are buffered from the subject property by distance and the nature of the development of the mall which is enclosed and oriented within and toward the adjacent major thoroughfares. Additionally, the grant is conditioned to address all of the potential impacts that could be generated by the project including measures for noise, illumination and traffic mitigation along with provisions for 24-hour on-site security personnel. The location is not proximate to any other uses which can be considered such as churches, schools, hospital, public playgrounds or other similar uses. All parking will continue to be provided on site. Spillover parking into residential areas is not anticipated due to the adequacy of on-site parking and the distance of the project site from those areas.

It is anticipated that some of the restaurant uses will have cocktail lounges incidental to the primary restaurant use. Because specific tenants have not committed to space, detailed information regarding the floor plans of individual establishments is not yet available. Floor plans of such facilities will be provided to the Office of Zoning Administration prior to obtaining building permits for these establishments through a Plan Approval process consistent with Municipal Code Section 12.24-G with implementation of the individual licenses. The grant is conditioned to limit to size of cocktail lounges to 10 percent of the individual restaurant floor area.

According to the State Department of Alcoholic Beverage Control licensing criteria, 6 on-site and 4 off-site licenses are allocated to the subject Census Tract No. 1413.02 in which the subject site is located. Currently there are 14 on-site and 5 off-site licenses in this census tract. Within a 600-foot radius of the location there are one off-site and seven on-site licenses existing. The Zoning Administrator notes that the guidelines of the licensing criteria will be substantially exceeded with the herein authorization and finds that approval of the subject application will not result in an undue concentration of premises for the sale of alcoholic beverages, including beer and wine in this area of the city. The Sherman Oaks Galleria is a regional commercial center located in an intense commercial corridor drawing patrons and visitors from a wide area and it is expected and not unusual to have a concentration of commercial retail, entertainment

and restaurant uses in such a location and a correspondingly higher number of alcoholic beverage licenses.

Less than five percent of the square footage contained within the project site will be devoted to restaurants. Thus, the vast majority of activities on the site will not involve the sale of alcoholic beverages or dancing facilities. The proposed restaurants are anticipated to offer a wide range of cuisines and atmospheres. The sale of alcoholic beverages is of critical importance to operators of these facilities to attract and cater to a sophisticated clientele. Since the establishments will be part of a carefully controlled, first-class shopping center and the service of alcoholic beverages will be incidental to their primary operations, these establishments will not take on the negative characteristics of a tavern or bar nor attract undesirable elements to the neighborhood. In addition, the area is currently characterized mostly by commercial office development with few quality dining facilities.

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

The project is an existing mixed use property in a highly developed commercial corridor, on a property designated for Regional Center commercial uses by the General Plan. Upon completion of the renovation, the project will provide pedestrian amenities, including outdoor plaza areas and landscaping in substantial conformance with the goals of the Ventura Boulevard Specific Plan. New construction will be oriented away from residential areas to the east and towards the intersection of Ventura and Sepulveda Boulevards. The establishment of these facilities within a self-contained site avoids spill-over impacts currently associated with the stand-alone dining and entertainment facilities located along Ventura Boulevard. The project will provide mitigation of project related impacts, including the construction and implementation of several traffic improvements. The project encourages the preservation and strengthening of the Sherman Oaks business district in accordance with the policies of the Sherman Oaks-Studio City-Toluca Lake District Plan. In addition, the project is conveniently served by the street system, and includes direct access to two major highways and adjacent access to the San Diego Freeway.

While the site is proximate to residential uses such uses will not be adversely impacted and there are no other uses in the area which can be considered sensitive. The sale of alcoholic beverages will be conducted within up to eight restaurants anticipated to be established in a area of approximately 45,000 square feet throughout the complex. The individual licenses will be effectuated through a Plan Approval process. The grant includes a number of conditions intended to mitigate potential impacts to the local community and to assure that the establishments operate with the least disturbance to surrounding and adjacent uses. The conditions imposed at this time are general in nature and will apply to all of the establishments which will offer alcoholic beverages. Additional specific conditions will be imposed as appropriate at the time the individual licenses are effectuated. The center has an existing security staff which patrols the complex and adjacent areas on a 24-hour basis. The grant is conditioned to provide that the existing 26 person security staff be augmented consistent with

the recommendations of the Police Department along with other recommendations for enhanced security.

It is noted that statistics of the Police Department indicate that in the subject Crime Reporting District No. 973 which has jurisdiction over the subject location, a total of 436 crimes were reported during 1994 compared to the citywide average of 404 crimes and the high crime reporting average of 485 crimes for the same period. The statistics indicate that the area of the project site is exposed to a rate of crimes roughly equivalent to the citywide average. The environmental review conducted for the project indicates that the area of the project site has marginal police services and a possible impact could ensue. In this regard the proposed project includes an area within the commercial center for a police substation which area is envisioned to facilitate police work and which coupled with the added private security personnel should assure a safe environment for visitors and employees of the complex.

The private revitalization efforts proposed by the Applicant are anticipated to serve as a catalyst for the upgrading and renewal of neighboring uses on Ventura Boulevard. The success of the Galleria can only serve to stimulate further revitalization of the area. The project will positively affect the economic welfare of the community by including high-quality retail, restaurant and theater uses. It will also positively benefit the City through generation of additional sales tax revenue and business license and other fees, and by providing additional short-term and long-term employment opportunities to area residents.

Through public testimony and in correspondence received it is indicated that while there is some opposition to the project, there is substantial community support for approval. The district councilman recognizes that the Galleria has and continues to be a high quality vital commercial center which offers its neighbors stores and restaurants the want to patronize and which they can be proud of. However, the mall today has declined and is a magnet for blight and without renovation will continue its downward spiral. In order to find a solution the councilman brought together the mall management and representatives of the community who met over an extended period and developed a set of mutually acceptable goals to serve as the guiding principles for the renovation project. The goals are realistic recognizing community concerns and physical realities which constrain the renovation. In the light of these goals the project has been revised and has gained the strong support of the council office and many members of the community and a number of suggested conditions of approval were submitted at the public hearing.

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

The adopted Sherman Oaks-Studio City-Toluca Lake District Plan designates the subject property for Community Commercial and Regional Center commercial uses with corresponding zones of CR, C2, C4, P, and PB and C2, C4, CR, P, and PB respectively and Height District Nos 1L and 2. As noted the site is the location of the Sherman Oaks Galleria which is an existing regional commercial center developed consistent with the sites existing zoning and underlying Plan designation. The

proposed project will result in the renovation of the center to meet the desires of the current and prospective patrons by improving the restaurant and entertainment options available at the location. Additional restaurants, which are allowed by right, are planned for the complex and will provide a range of dining options thereby enhancing the facility. The availability of alcoholic beverages in some of the restaurants will enhance the dining pleasure of those who desire such beverages and will allow those restaurant uses to provide a full service to patrons. The project will encourage the strengthening of the Sherman Oaks business district consistent with the policies, goals and objectives of the adopted District Plan.

FINDINGS - SHARED PARKING

In order for a Zoning Administrator's determination for shared parking to be approved the mandated findings delineated in Municipal Code Section 12.27-1,15 must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

- 5. The shared parking authorization is based on an analysis of parking demand conducted on an hourly basis, 24 hours per day, for seven consecutive days.**

A parking analysis was prepared for the proposed renovation of the existing Sherman Oaks Galleria complex. The parking analysis is attached to the file and is incorporated herein by reference. The Galleria is an existing multi-use complex consisting of retail, office, restaurant and cinema uses totaling 998,500 square feet. The proposed renovation will be completed in two parts of construction, with the initial project reducing the floor area by 21,600 square feet and a further reduction of 47,450 square feet in the second phase. The parking analysis provides a comprehensive review of the existing parking supply and demand at the Galleria complex, and an analysis of the future parking requirements for the proposed multi-use project. The report contains a shared parking analysis that demonstrates the effectiveness of sharing parking spaces within a multi-use development. The shared parking concept documents that combing compatible land uses in a single development results in less parking demand than would be required for separate free standing developments of similar size.

The study included an inventory of the Galleria's parking supply and determined that a total of 3,636 parking space currently exist in the Galleria's parking facilities with all of the spaces located on-site. Actual parking demand for the complex was determined based on data collected between October 27, and November 2, 1994 which data provides the basis to calculate the actual daily peak parking demand. During this period a count of occupied parking spaces in the project parking structure was conducted, as well as counts of inbound and outbound traffic volumes at all access points on an hourly basis. It was revealed that the existing site peaks in usage at midday through the week and in early afternoon on weekends.

Since hourly demand differs between uses, the opportunity exists for several uses to share a parking space during different hours of the day. Peak accumulation for an office use generally occurs during the late morning hours and has limited parking demand in the evenings and

on weekends. Retail parking demand typically peaks in the afternoons during the week and on weekends. Entertainment uses, such as restaurants and cinemas, peak in the evening hours. This variation in peak accumulation of parking demand by different hours of the day for different uses allows the implementation of shared parking. The analysis summarizes the monthly variation of parking demand and shows that the estimated weekday shared parking demand for the final project exceeds the estimated weekend demand. The model used represents a very conservative but realistic estimate of future parking demand because the model developed assumes full occupancy of the complex and concludes that with an existing supply of 3,636 parking spaces, a sufficient amount of parking spaces are available for the site currently as well as at full development of the proposed project.

6. **The maximum distance between each participating building or use and the nearest point of the shared parking facility shall be 750 feet, measured as provided in Section 12.21-A,4(g) of the Municipal Code.**

All of the uses which will participate in the shared parking arrangement are located on the same project and all are within the required 750-foot radius.

7. **Written evidence shall be submitted in a form satisfactory to the Office of Zoning Administration which describes the nature of the uses, hours of operation, parking requirements, and the allocation of parking spaces, and which demonstrates that the required parking for each use will be available taking into account their hours of operation.**

Prior to the issuance of any building permit for construction of the project, the project applicant will prepare and submit to the Department of Transportation for approval a parking management plan which will include a program for carpool and other employee parking, valet operation and parking validation system. The parking management plan will be designed to address all aspects of facility use, including peak shopping periods. The plan will also address parking during various phases of development, including construction period. Moreover, the plan will also describe the nature of uses, hours of operation, parking requirements, and the allocation of parking spaces and will demonstrate that the required parking for each use will be available taking into account hours of operation. The grant is conditioned in this regard.

8. **Reserved or otherwise restricted spaces shall not be shared.**

The parking analysis is based on an assumption that reserved or otherwise restricted spaces will not be shared and the grant is conditioned in this regard.

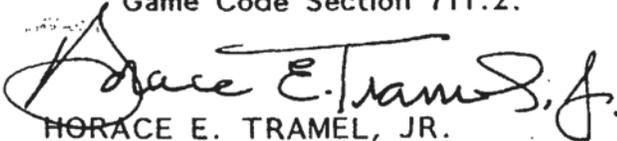
9. **Additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as may be deemed necessary by the Zoning Administrator, in order to assure the continued maintenance and operation of the shared spaces, under the terms and conditions set forth in the original shared parking arrangement.**

The grant is conditioned to require that a covenant and agreement be recorded against the subject property guaranteeing that the subject shared parking arrangement shall remain in effect so long as the subject

uses authorized under case Nos. CPC 95-0288(ZC), CPC 95-0289(SPE) and ZA 95-0724(CUB)(CUX)(SP) are maintained and shall terminate only upon the termination of those uses or through some other arrangement to provide required parking as approved by the appropriate City agency.

ADDITIONAL MANDATORY FINDINGS

10. The subject property is not located in an area for which a flood insurance rate map has been prepared.
11. On September 20, 1995, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. MND 95-0268 (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.
12. 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.



HORACE E. TRAMEL, JR.
Associate Zoning Administrator

HET:lmc

cc: Councilmember Michael Feuer
Fifth District
Adjoining Property Owners
County Assessor



PLAN APPROVAL FINDINGS

PROJECT DESCRIPTION/REQUEST:

The Applicant, **THE GALLERIA EXPERIENCE, INC.**, is seeking a **Plan Approval**, pursuant to L.A.M.C 12.24 M, to allow the sale and dispensing of beer, wine and distilled spirits (Type 47 ABC liquor license) for on-site consumption in conjunction with an existing restaurant occupying approximately 3,105 square feet with 72 indoor seats. The existing restaurant, known as “**George’s Greek Grill**” is located at **15301 Ventura Blvd., STE P-10**, In Sherman Oaks within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area. The subject restaurant is proposing hours of operation of 10:00 am to midnight daily in lieu of their current 10:00 am to 10:00 pm daily operating hours.

BACKGROUND:

The subject property consists of six lots totaling 8.6 acres bounded by Ventura Boulevard, Sepulveda Boulevard, Camarillo Street, and the San Diego Freeway (1-405) in Sherman Oaks. The property is zoned [Q]C2-2 and is developed with the Sherman Oaks Galleria shopping center. The Sherman Oaks Galleria contains a movie theater complex (Arclight Sherman Oaks) as well as restaurants, stores, a bank, three office buildings, and related parking facilities. The property is located within the Sherman Oaks-Studio City-Toluca Lake -Cahuenga Pass Community Plan area, the Ventura/Cahuenga Boulevard Corridor Specific Plan, the Sherman Oaks Streetscape Plan, and is 5.9 kilometers of the Hollywood Fault.

The abutting properties to the north are zoned (T)(Q) C2-2D and there is a 500-unit mixed use project under on the site. The eastern adjoining property is zoned R4-2L and C2-1 L and is developed with multi-family dwellings and a motel. The abutting properties to the south are zoned C2-2 and are developed with an office building with ground floor retail and a restaurant. The western adjoining property is zoned PF-1 XL and is developed with the 1-405 San Diego Freeway. There are multi-family dwellings and a hotel to the west of the freeway in the R3-1 and C4-1 D Zones.

The property has approval under **Case No. ZA 95-0724(CUB)(CUX)(SP)**, to serve alcoholic beverages at eight establishments.



STREETS AND CIRCULATION

Ventura Boulevard - is a Boulevard II dedicated to a variable width between 100 and 110 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Sepulveda Boulevard - is a Boulevard 11 dedicated to a width of 150 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk, with a landscaped median.

Camarillo Street - is a Local Street dedicated to a width of 60 feet and improved with curb, gutter, and sidewalk.

A public alley along the northern portion of the site, has a width of 20 feet and improved with asphalt.

GENERAL FINDINGS:

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.

George's Greek Grill is a fast-casual family friendly restaurant. The applicant is requesting a Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant. The serving of alcoholic beverages is ancillary to food service and provides a more complete lunch and dining experience for the patrons of this establishment.

The request to allow the sale of a full line of alcohol does not introduce a new use to the area. The proposed use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues, will provide a function that is fitting and compatible with the character of the surrounding community and commercial viability of the region as a whole and will assure that the service of beer, wine and distilled spirits will not be disruptive to the community.



That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject property consists of six lots totaling 8.6 acres bounded by Ventura Boulevard, Sepulveda Boulevard, Camarillo Street, and the San Diego Freeway (I-405) in Sherman Oaks. The property is zoned [Q]C2-2 and is developed with the Sherman Oaks Galleria, a retail and entertainment center. The Sherman Oaks Galleria contains a 16-screen movie theater (Arclight Cinemas Sherman Oaks) as well as restaurants, stores, a bank, three office buildings, and related parking facilities. The property is located within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area, the Ventura/Cahuenga Boulevard Corridor Specific Plan, and the Sherman Oaks Streetscape Plan.

The applicant is requesting a Plan Approval to allow the sale and dispensing of beer, wine and distilled spirits (Type 47 ABC liquor license) for on-site consumption in conjunction with an existing restaurant occupying approximately 3,105 square feet with 72 indoor seats. The subject restaurant is proposing hours of operation of 10:00 am to midnight daily in lieu of their current 10:00 am to 10:00 pm daily operating hours.

George's Greek Grill is located within the Sherman Oaks Galleria which is well-buffered from residential and any other sensitive uses. The tenant has taken over an existing shell space that was already approved by the City of Los Angeles for a restaurant use. No additional square footages are proposed, and the size will remain as is.

As conditioned, the restaurant will continue to be compatible with and will not adversely affect or degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The Land Use Element of the General Plan divides the City into 35 Community Plan areas. The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan designates the property for Regional Center Commercial land uses with corresponding zone of C2. The property is also located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, but the subject plan approval is not a project in the Specific Plan. The Sherman Oaks-Studio City-



Toluca Lake Cahuenga Pass Community Plan text does not specifically address the sale of alcoholic beverages. The LAMC authorizes the Zoning Administrator to grant the requested conditional use in the zones corresponding to the Plan land use designation. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. Given the numerous conditions of approval, and the fact that this request is for the sale of alcohol incidental to a restaurant, the proposed use and hours of operation can be deemed to be in harmony with the intent of the General Plan, the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, and Ventura/Cahuenga Boulevard Corridor Specific Plan.

ADDITIONAL FINDINGS

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

According to the California State Department of Alcoholic Beverage Control licensing criteria, 5 on-site and 3 off-site licenses are allocated to the subject Census Tract No.1413.02. There are currently 23 existing on-site and 5 existing off-site active licenses within this census tract.

The overconcentration of liquor licenses is determined by a census tract's existing population compared to the total number of alcohol licenses within the same census tract. Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Overconcentration is not undue, however, when approval of a license does not negatively impact the area, but rather benefits the public welfare and convenience.

Food establishments offer a convenient service to the population working and visiting the area as well as to the customers and residents. It is important to note that the regional character, and strength of the commercial development in the immediate area logically results in the presence of many and new restaurants and food establishments some of which involve the serving of alcoholic beverages.

The granting of the Plan Approval requested here-in will not result or contribute to an undue concentration of alcohol serving establishments.



Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

The project is consistent with the zoning and is compatible with the existing uses adjacent to the subject site. The surrounding neighborhood has been and continues to be a predominantly commercial and residential neighborhood. The applicant understands the character of the neighborhood and is committed to help preserve such character through responsible service of alcohol. The restaurant is a self-contained use that will not interfere with other neighboring uses. This project will contribute to this neighborhood by serving the neighboring residents, local employees as well as visitors. Therefore, the project will not detrimentally affect residentially zoned properties or any other sensitive uses in the area.

The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it is cohesive with its neighboring eating establishments that also serve alcohol as an ancillary service.

GUIDELINES FOR APPLICANT PRESENTATIONS

PROJECT DESCRIPTION/REQUEST:

1. Provide a brief description of the proposed project; including type of project, size of the lot, square footage of the building, square footage of the open space, height of building, density and parking. For mixed-use projects, please provide breakdown of above information.

The Applicant, **THE GALLERIA EXPERIENCE, INC.**, is seeking a **Plan Approval**, pursuant to L.A.M.C 12.24 M, to allow the sale and dispensing of beer, wine and distilled spirits (Type 47 ABC liquor license) for on-site consumption in conjunction with an existing restaurant occupying approximately 3,105 square feet with 72 indoor seats. The existing restaurant, known as “**George’s Greek Grill**” is located at **15301 Ventura Blvd., STE P-10**, In Sherman Oaks within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area. The subject restaurant is proposing hours of operation of 10:00 am to midnight daily in lieu of their current 10:00 am to 10:00 pm daily operating hours.

The Applicant is also requesting the Sherman Oaks’ Neighborhood Council support to waive the Public Hearing for this case, given that the property has approval under **Case No. ZA 95-0724(CUB)(CUX)(SP)**, to serve alcoholic beverages at eight establishments.

The subject property consists of six lots totaling 8.6 acres bounded by Ventura Boulevard, Sepulveda Boulevard, Camarillo Street, and the San Diego Freeway (1-405) in Sherman Oaks. The property is zoned [Q]C2-2 and is developed with the Sherman Oaks Galleria shopping center. The Sherman Oaks Galleria contains a movie theater complex (Arclight Sherman Oaks) as well as restaurants, stores, a bank, three office buildings, and related parking facilities. The property is located within the Sherman Oaks-Studio City-Toluca Lake -Cahuenga Pass Community Plan area, the Ventura/Cahuenga Boulevard Corridor Specific Plan, the Sherman Oaks Streetscape Plan, and is 5.9 kilometers of the Hollywood Fault.

The abutting properties to the north are zoned (T)(Q) C2-2D and there is a 500-unit mixed use project under on the site. The eastern adjoining property is zoned R4-2L and C2-1 L and is developed with multi-family dwellings and a motel. The abutting properties to the south are zoned C2-2 and are developed with an office building with ground floor retail and a restaurant. The western adjoining property is zoned PF-1 XL and is developed with the 1-405 San Diego Freeway. There are multi-family dwellings and a hotel to the west of the freeway in the R3-1 and C4-1 D Zones.

2. Provide information on all applicable zoning regulations, including allowable height, density and parking requirements. Describe what deviations from the allowable zoning is the applicant requesting, including variances and exceptions.

The property is located within the Ventura / Cahuenga Boulevard Corridor (ZI-1729), the Freeway Adjacent Advisory Notice for Sensitive Uses (ZI-2427), and the Transit Priority Area in the City of Los Angeles (ZI-1022).

No deviations, variances and / or exceptions from the allowable zoning is being requested with this Plan Approval.

3. Provide graphic illustration of project proposal including side context in the neighborhood or adjacent properties, using a plot plan and photographs. Please provide architectural plans for each floor of the project, elevations, section, material sample boards, photos of adjacent properties, including both sides of the street.

I have attached pictures of the site in addition to Site and Floor Plans as requested.

4. Provide the committee ten (10) copies of the Department of City Planning Application, written description and the graphic illustrations at 8 ½" x 11" or 11" x 17" and ten (10) copies of the written description for the audience.

Will mail the copies along with the envelopes for the notification for residents within 500 ft.

6. Please be prepared to address the following issues:

- a. What is expected environmental clearance Required, EIR, MND, etc?
 - i. None required, there is no new construction proposed.
- b. How will the project address traffic issues, Parking, landscaping, architectural scale, Adjacent neighbors, aesthetics.
 - i. No effect on any since its in an existing location, no new construction is being proposed.
- c. Is this project in the VENTURA SPECIFIC PLAN AREA?
 - i. Yes it is.



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 15301 W VENTURA BLVD 91403, 15303 W VENTURA BLVD 91403 Unit/Space Number P-10

Legal Description² (Lot, Block, Tract) LOT: B, BLOCK: None, TRACT: P M 4904

Assessor Parcel Number 2264001045 Total Lot Area 373006.62 Square Feet

2. PROJECT DESCRIPTION

Present Use Restaurant

Proposed Use Restaurant

Project Name (if applicable) George's Greek Grill

Describe in detail the characteristics, scope and/or operation of the proposed project A Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 3,105 sq. ft. restaurant with 72 indoor seats with operating hours of 10:00 am to 12:00 am, daily.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

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

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

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

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing N/A – Demolish(ed)³ N/A + Adding N/A = Total N/A
 Number of Affordable Units⁴ Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A
 Number of Market Rate Units Existing N/A – Demolish(ed) N/A + Adding N/A = Total N/A
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section LAMC 12.24 M

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: A Plan Approval to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 3,105 sq ft restaurant with 72 indoor seats and operating from 10:00 am to 12:00 am, daily.

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. ZA-1995-724-CUB

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Kamyar Ajzachi
Company/Firm The Galleria Experience, Inc.
Address: 15301 Ventura Blvd. Unit/Space Number STE P-10
City Sherman Oaks, State CA Zip Code: 91403
Telephone 310-880-4456 E-mail: getkam@gmail.com
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) DOUGLAS EMMETT 2016, LLC
Address 15301 Ventura Blvd., Building B, Unit/Space Number Suite 360
City Sherman Oaks State CA Zip Code: 91403
Telephone 818.382.4100 E-mail: jkhamneipur@douglasemmett.com

Agent/Representative name Liliger Damaso
Company/Firm Liquor License Agents
Address: 5243 E. Beverly Blvd. Unit/Space Number _____
City Los Angeles State CA Zip: 90022
Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) N/A
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

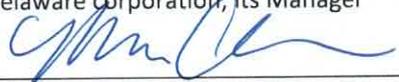
- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Douglas Emmett 2016, LLC,
a Delaware limited liability company
By: Douglas Emmett Management, Inc.,
a Delaware corporation, its Manager

Date May 5, 2020

By: 
Name: Michele Aronson
Title: Senior Vice President

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

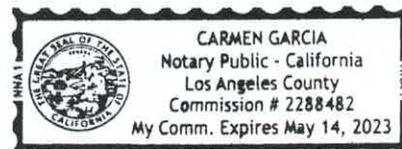
On May 5, 2020 before me, Carmen Garcia, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Michele Aronson, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carmen Garcia (Seal)
Signature



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:  _____

Date: 3-11-2020 _____

Print Name: Kamyar Aszachi _____