

Sunland-Tujunga Neighborhood Council



IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

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August 12, 2015

APPROVED AT LUC 8/3/15

APPROVED AT STNC 8/12/14

BY EMAIL

Vanessa.Soto@lacity.org

Vanessa Soto
Office of Zoning Administration
L.A. Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

Project: 8005 Foothill Blvd. – Link N Hops (includes 8003 & 8007 Foothill)

Case Nos: ZA-2015-1598-CUB-CU & ENV-2015-1599-CE

Project Description: Proposed on-site sale of beer and wine in a 1,365 sq. ft. existing restaurant having 35 indoor and 24 outdoor patio seats, with limited live entertainment in the CD-1VL zone.

Requested Entitlement: Conditional Use Permit per Sections 12.24.W1 and 12.24W27 for the on-site sale of beer and wine with limited live entertainment in conjunction with an existing restaurant having 35 indoor and 24 outdoor patio seats, and with hours of operation from 9 a.m. to 2 a.m. daily.

Applicant: Atwater Village Group, Inc.
Representative: Eddie Navarrette, FE Design and Consulting

Dear Ms. Soto,

Following are comments from the Sunland-Tujunga Neighborhood Council regarding the above application.

This will advise that at a regularly held public meeting of the Sunland-Tujunga Neighborhood Council (STNC) Board and its Land Use Committee the board voted to **support** the application with comments and suggested conditions for consideration by the Zoning Administrator. It is noted that these are suggestions and that the STNC understands the ZA may impose additional and common standard conditions on this application.

In advance of the Land Use Committee meeting held on July 20, the STNC

distributed flyers to invite the neighbors to the meeting. Over 25 neighbors were present and a few spoke. In addition, the applicant, Andy Hasroun and applicant's representative Manny Diaz, FE Design & Consulting were present and answered many questions.

Proposal is for a new Link N Hops Restaurant that will open at what is now Jimmy Dean's Restaurant-Drive-Thru in Sunland at 8005 Foothill Blvd. The applicant distributed a menu from their existing Link N Hops located in Atwater Village. They have purchased the Jimmy Dean's property and are awaiting City approvals to move forward with improvements for the new Link N Hops. They expect the ZA hearing to be held in September and to open the restaurant in Spring 2016.

Seating total of 59 (35 seats indoor and 24 seats outdoor) seats. There will be 11 total parking spaces. Neighbors expressed concern that nearby streets would be used for parking as the parking is already scarce in this area.

Hours of operation expected to be 9 a.m. – 2 a.m. Neighbors prefer to see closing no later than 12 a.m. The STNC received a copy of a petition submitted by the neighbors stating their desire that the new Link N Hops close by 12:00 a.m. A copy of the neighbor petition is attached as part of this comment letter along with a copy of our Land Use Committee minutes from July 20, 2015. At a subsequent meeting of the Land Use Committee held on August 3, 2015 the applicant presented REVISED hours of operation as follows:

PATIO: 9:00 a.m. to 11 p.m. DAILY

INTERIOR: 9:00 a.m. to 12:00 a.m. Sunday to Thursday

9:00 a.m. to 2:00 a.m. Friday and Saturday

The STNC supports the applicant's revised hours of operation.

Mr. Hasroun said that the entertainment will only be on Mondays and is not loud entertainment. He invited all to visit his Atwater restaurant to see how the entertainment takes place.

Overall, the neighbors in the immediate area look forward to the opening of this new restaurant. It is much needed in our community.

Comments and Suggestions for Conditions of Approval:

1. Hours of operation: STNC supports applicant's revised hours as presented and submitted as of 8-12-15.
2. The name of the individual Applicant(s) shall appear on the alcohol license

- and any related permits in addition to the business name or entity.
3. The entitlement will run with the applicant, not the property.
 4. Request that this CUB-CU be reviewed in five years.
 5. No branded alcohol advertisements shall be visible from the outside of the premises. Window signage in accordance with the Citywide Sign codes and the Foothill Blvd. Corridor Specific Plan and Design Guidelines.
 6. The applicant shall train staff to provide Designated Driver resources, when appropriate, for restaurant patrons, such as taxicabs, referral services (e.g., www.designateddriver.com). It is also recommended that the applicant become familiar with “Communities in Action – I am a Merchant Committed” program.
 7. The authorized use shall be conducted at all times with regard for the character of the surrounding area which is residential on the north and local business commercial east and west.
 8. The applicant did not propose any coin-operated games, video machines, pool tables or similar game activities upon the premises at any time.
 9. The applicant did not propose any standup bar. He stated all beer and wine to be served with food.
 10. It is expected that the use and improvements of the property shall be in accordance with the floor plan submitted.

Noise

11. We support Link n Hops and trust they will not play loud music, nor operate outside the scope of their alcohol license. Noise generated on site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.

Good Neighbor Exterior Responsibilities

12. Exterior lighting on the building shall be in accordance with the Foothill Blvd. Corridor Specific Plan Design Guidelines, which is a City of L.A. Ordinance and maintained.
13. Exterior lighting shall be directed in such a manner so as not to illuminate any nearby residence.
14. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of being applied, and the paint shall match the original color.
15. The Applicant shall be responsible for maintaining the property so that it is free of litter at all times, and as well, the area adjacent to the premises over which they have control.
16. The Applicant shall regularly police the area under their control in an effort to prevent loitering. Sunland -Tujunga has two police officers designated to the community and applicant might consider becoming familiar with the team.

17. Offsite advertising signage is not permitted. The use of sandwich boards are not allowed.
18. The applicant must obtain approval for all outside signage, and/or must remove nonconforming signage. The STNC LUC would like to see plans for the signage and façade exterior.
19. To encourage a walking-friendly environment, the applicant will install bicycle racks. (Volunteered)

Conclusion of Conditions from LUC

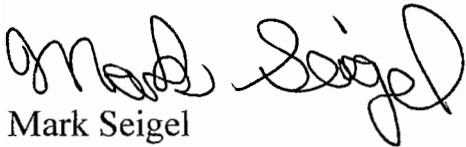
LUC ACTION: 8-3-15

STNC Board approval, with conditions: 8-12-15

Please provide a copy of your determination at the address indicated in the letterhead above, and please assure that this letter is placed in all case files for the project, including the files for Appeals, if any.

Thank you and please contact me if you have any questions on this recommendation.

Yours truly,



Mark Seigel

President

Sunland-Tujunga Neighborhood Council

cc: Los Angeles Department of City Planning:

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