

Title: 12181 Bluff Creek Dr., Playa Vista Suite A 90094 (ZA-2018-4858-CUB-SSP)
<i>Aka The Conference Room</i>
Item No. 4
Meeting date: 2019-04-16
Agendized by: Patricia Lyon, PLUC Chair
Contact person: Patricia Lyon, PLUC Chair Phone number:
Committee Vote (if appropriate): 6-0-0 in support
Does this item have a fiscal impact on the Neighborhood Council? ___ Yes <input checked="" type="checkbox"/> No
Additional documents attached? <input checked="" type="checkbox"/> Yes ___ No

RECOMMENDATION: PLUC recommends support for CUB for interior space as requested, with the following conditions:

1. Applicant coordinates with LAPD Senior Lead Officer for strong enforcement of lawful patron behavior.
2. Similarly, the Applicant coordinates with building security on the same.
3. Applicant confirms special arrangements with building security to ensure lawful patron behavior during occasional “courtyard” events.
4. Amplified music not to exceed decibel levels as determined by third party testing to guarantee noise mitigation for both the area immediately around the Applicant’s location and residents on the bluffs above Playa Vista. Sound study decibel limit recommendation to be documented in CUB file.
5. No amplified music after 10pm.

BACKGROUND: First presentation to PLUC. Pursuant to LAMC section 12.24 w1, a conditional use permit for the on-site sales of alcohol (beer and wine) for an (e) 5,129 sf restaurant with 77 indoor seats and a 2,997 sf patio with 206 outdoor seats. Hours of operation from 8 am to 12 am Monday through Saturday and 8 am to 11 pm on Sunday. Pursuant to LAMC section 11.5.7 c, a project permit compliance for the Playa Vista Specific Plan Area to allow a storefront sign, 'Conference Room.' Scope of work to also include tenant improvements to (e) restaurant.

DISCUSSION:

- Applicant has no history of alcohol sales violations at other restaurants they operate.
- Applicant has no “lounge” operating experience and intends to hire only certified bar tenders. Applicant stated the restaurant group’s company protocol requires managers to be certified 2-times a year. Applicant will extend that requirement to certified bar tenders as well.
- Employee parking is easily accommodated with existing building parking.
- Concern expressed by PLUC about amplified music carrying up the bluffs and disturbing residents up-hill from the Applicant’s location.

- Applicant confirmed permission from landlord to also host food events in the outdoor courtyard located adjacent to their ground floor leased space. Approval of CUB for interior space.

CLARIFICATION ON CUB APPLICATION COVERAGE AREA:

While the Applicant's CUB request emphasizes alcohol sales in their lounge space (referred to as The Conference Room). In fact, this lounge is part of a 6,000 sq ft total leased space that also incorporates a restaurant (Rodini) and the kitchen providing food service for both lounge and restaurant.

Therefore, while it is implied in the application that the alcohol sales will be programmed in the lounge area only, the CUB itself will apply to the entire leased space and may well—now or in the future—be leveraged by the Applicant to support alcohol sales in the restaurant (Rodini) as well. (Please see floor plan attached.)

FISCAL ANALYSIS:

N/A

ATTACHMENTS: ZA-2018-4858-CUB-SPP Site Plan

MOTION:

Support application ZA-2018-4858-CUB-SPP with the following conditions:

1. Applicant coordinates with LAPD Senior Lead Officer for strong enforcement of appropriate patron behavior.
2. Similarly, the Applicant coordinates with building security on the same.
3. Applicant confirms special arrangements with building security to ensure appropriate patron behavior during occasional "courtyard" events.
4. Amplified music not to exceed decibel levels as determined by third party testing to guarantee noise mitigation for both the area immediately around the Applicant's location and residents on the bluffs above Playa Vista. Sound study decibel limit recommendation to be documented in CUB file.
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[end]