

Sunland-Tujunga Neighborhood Council

IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA

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November 2, 2015

APPROVED AT LUC 11-2-15

APPROVED AT STNC 11-18-15

PUBLIC HEARING 12-9-15

BY EMAIL

ATTN: Joann Lim
Office of Zoning Administration
L.A. Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

Project: 8349 Foothill Blvd. – The Backdoor Bakery

Case No: ZA-2015-3831(CUB)

CEQA No: ENV-2015-3832-CE

Project Description: Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 1,500 s.f. restaurant, and an outdoor 220 s.f. patio, with 26 indoor seats and 26 private patio seats. Hours of operation 6am-11pm. Request excludes 280 s.f. patio that lies in public right of way.

Requested Entitlement: Conditional Use Permit per Sections 12.24.W1 Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a 1,500 s.f. restaurant, and an outdoor 220 s.f. patio

Applicant: Deborah Goodale – BGB Goods LLC – bakerybabe21@gmail.com
David Weisglass, Art Rodriguez and Assoc. david@aralicens.com

Dear Ms. Lim:

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.

STNC distributed flyers to the surrounding neighbors to invite them to the Land Use Committee meeting as well as notification via STNC's E-Newsletter and meeting agenda posted to the City's ENS system.

Proposal is for a new Backdoor Bakery Restaurant that will open at what was Starbucks Coffee and prior to Starbucks Rostand's Jewelers at 8349 Foothill Blvd. The applicant was previously in business at 8668 Foothill Blvd. but a fire destroyed that building and they are relocating to this address a few blocks away. Prior to that location The Backdoor Bakery was located in a smaller space. Their growth and success has been well received in the Sunland-Tujunga community and the Sunland-Tujunga Chamber of Commerce recognized them as their Small Business of the Year in 2013. Their previous locations did not serve beer and wine.

Seating total of 71 (26 seats indoor and 26 seats gated outdoor and 19 seats along the sidewalk) seats. There are 108 parking spaces available for shared use on the site.

Hours of operation expected to be 6 a.m. – 11 p.m.

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 hours as presented.
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 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. 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.
11. **Sensitive Uses** – The Backdoor Bakery will operate within 1,000 feet of the following sensitive uses:
 - The Hub Community Church at 8263 Foothill Blvd.
 - WTC Martial Arts – 8325 Foothill Blvd. #B
 - Foothill Music Academy – 8337 Foothill Blvd. (same business center)
 - New Hope Community Church – 10438 Oro Vista
 - Busy Bee's Montessori Childcare – 10552 Oro Vista
 - Trinity Christian School – 10614 Oro Vista
 - Sunland Neighborhood Church – 10632 Oro Vista
 - Sunland Elementary School – 8350 Hillrose St.
 - El Sol Montessori Daycare – 10357 Parr Ave.
12. **Noise.** We support The Backdoor Bakery 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

13. 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.
14. Exterior lighting shall be directed in such a manner compatible with the location.
15. 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.
16. 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 including parking stalls to the premises over which they have control.
17. 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.
18. Offsite advertising signage is not permitted. The use of sandwich boards are not allowed.
19. 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.

20. To encourage a walking-friendly environment, the applicant already has existing bicycle racks.

Conclusion of Conditions from LUC

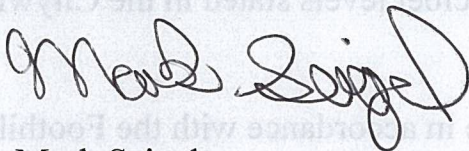
LUC ACTION: 11-2-15, unanimous vote.

STNC Board approval: 11-18-15, unanimous vote.

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:

Michael LoGrande: Michael.LoGrande@lacity.org

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Council District 7 Councilman Felipe Fuentes, CD7 councilmember.fuentes@lacity.org

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Applicant/Representative: David Weissglass, Art Rodriguez & Assoc. david@aralicense.com