

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Jalepeno Pete's Appeal

Alexis Prescott <alexis2cats@gmail.com>
To: apcsouthvalley@lacity.org

Mon, Ma

Hello -

I am a resident in the Colfax Meadow Neighborhood. I adamantly oppose granting Jalepeno Pete's desire to operate until 2am, avoid parking covenants, and keep roll up doors up past 10pm. The restaurant in the area operates in that way or that late. The owners have flagrantly ignored the agreed to Covenant for noise, parking, occupancy indoors and out in bad faith since reopening and have made life miserable for nearby residents for years, especially in summer months when windows are open to avoid using nighttime A/C and during football season when hundreds of people walk so it is impassable. They have regularly ruined the use and enjoyment of our homes in this neighborhood with no regard to residents' requests for relief made directly to the restaurant. Unfortunately because the city does not typically have the resourcing right now, calls for help late at night or when violations are happening do not warrant a timely response so we are left with no recourse.

The business is very successful and can remain so by operating within reasonable requirements that all other businesses have to observe to be good neighbors to residents. Despite their claim that they need to injure nearby neighborhoods simply to stay afloat. We are requesting that the restaurant not be relieved of covenant requirements for adequate parking, nor be allowed to stay open amplifying loud music played with speakers outside, or keep their roll up doors open after 10pm.

I realize I am just one person writing, but my opinion is shared by the many neighbors who suffer in the same way. I am unable to attend the meeting in person but am respectfully hoping you will consider these issues before your decision process is final.

Thank you in advance for your consideration.

--

Alexis Prescott
Colfax Meadows Neighborhood
alexis2cats@gmail.com

Lisa Sarkin

to APCSouthValley, Phyllis, Adrineh

Sun, May 5, 4:25 PM (20 hours ago)

Hi April, I hope you are well.

Please add this information, including the photos to the ZA-2018-7167-CUB-ZV-SPP-1A

----- Forwarded message -----

From: <311@lacity.org>

Date: Sun, May 5, 2024, 4:10 PM

Subject: MyLA311: Open - Obstructions - 11618 W VENTURA BLVD, 91604

To: <lsarkin@gmail.com>

Thank you for submitting your Obstructions Service Request. Please note the Service Request number for future reference.

Service Request # 1-4751195331

Location: 11618 W VENTURA BLVD, 91604

You can check the status of your request by

1. Visiting <https://myla311.lacity.org>
2. Using the mobile app from [Google Play](#) or the [Apple Store](#)
3. Contacting Bureau of Street Services with your service request number

BSS Call center hours: M-F 7:00 am - 3:55 pm

Hearing or Speech Impaired: dial 711













Subject: Re: Appeal 2018-7167- CUB Jalapeno Pete's



Barry Johnson <bjohnson4166@sbcglobal.net>

12:50 PM (1 hour ago)

to Mike Ayaz, Lisa Sarkin, Arnon Raphael, Arnon Raphael, Karen Adraneda

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached messages.

Hi Mike,

Yes, I agree to the conditions you have written below and I know Lisa is emailing you with the same opinion as well. Thanks.

So do you know if this item will even be on next Thursday's South Valley Agenda so the case can be remanded back to the ZA... or would that remanding happen automatically without being addressed at the actual meeting ?

Thanks again,

Barry

On Wednesday, July 17, 2024 at 06:16:29 PM PDT, Mike Ayaz <mike@blakeandayaz.com> wrote:

Good Evening, Lisa and Barry:

As we discussed Arnon is making efforts to remove the tenants from the property forthwith. Following our conversation Arnon reached out and demanded that Jalapeno Pete's, that despite significant remaining time left on the lease, vacate the property as soon as possible. The tenant has tentatively agreed to vacate the premises within the next two weeks. Please understand that Arnon is taking such action not only at considerable expense, but loss of rent during the remaining lease term based on his commitment to you and the community at large.

Moreover, as agreed during our call, we commit to the following:

1. Agree to modify the condition related to hours of operation as follows: 8:00 am-10:00 pm Sunday -Wednesday 8:00 am – 11:00 pm Thursday and Friday and

RECAP WITH PHOTOS

Studio City Residents Association

Justification/Reason for Appeal of CASE NO. ZA-2018-7168-CUB-CV-SPP 11618 Ventura Boulevard, Studio City 91604

For the record, the establishment has been in violation of their current conditions for many years. The community has voiced its displeasure with the establishment many, many times, by visiting the location, trying to contact the North Hollywood Police Station, which is closed from 11:00pm to 7:30am daily and contacting the 24/7 Police Hotline (877)275-5273 with no results. We file this appeal because there are glaring approvals which will not eliminate the violations, and there appears to be no enforcement from the City and Police Department. Every sporting event causes parking violations, documented by the LA City Parking Enforcement, with numerous parking tickets on the surrounding residential streets and Ventura Blvd. The plot plan EXHIBIT "A" of the application, does not represent the current situation on the sidewalk with usually 2 rows of tables near the building and by the curb. It also does not show the 4 TV monitors and music speakers mounted on the building outside of the roll-up door openings/windows. Standing patrons have been recorded and the video is posted in the planning file. Videos and photos of motorcycles parked on the sidewalk at times, are posted to the planning file.

Page 3, item 7.b. – No other establishment within the vicinity of this applicant is staying open every night until 2:00am (see EXHIBIT attached). Only 11720 Ventura Blvd. is open until 2:00am on Friday and Saturday. Jalapeno Pete's restaurant is on the south side of the street with apartments above and a strip mall on the north side. The LA river does not amplify the noise from this location.

We request the hours of operation inside the restaurant to be 11:00am-10:00pm Sunday-Thursday and 11:00am-1:00am Friday-Saturday.

Page 3, item 7.c. – Because of the unique noise amplifying from the LA River concrete channel and noise traveling up a hillside, the roll-up doors opening/windows and outdoor dining on the sidewalk, allows the noise to travel to the houses to the north on Kelsey, Dilling, Beck and Troost and the closeness of the houses to the south on Blue Canyon, Picturesque and Sunswept. The total open frontage of the building and the sidewalk dining causes the noise to carry over to the residences.

We request that the roll-up door opening/windows and outdoor dining on the sidewalk close at 10:00pm daily. It takes a long time for the clean-up of the sidewalk and there will be continued noise until it is cleared.

Page 3, items 8. & 9. Page 8, item 44.a.-d. Page 48, item 12.h. – The restaurant has been required to have 30 parking spaces within 750 feet since their first application. The owners of the lots that Jalapeno Pete's has claimed to be leased, say there were no leases for their properties and the current location is a car rental facility with a gate and fence in the front. There are approximately 20 vehicles at all times in the lot. There are no signs on the fence to show this is the parking for Jalapeno Pete's restaurant now or at any time, and the gate is closed when the rental car business closes about 7:00pm daily.

We request that the Ventura-Cahuenga Boulevard Corridor Specific Plan's legal requirement for a covenant be adhered to because there is a history of these 30 parking spaces NOT BEING AVAILABLE during the operating hours of Jalapeno Pete's restaurant. The covenant is another protection for the other businesses and residences in the vicinity for parking spaces, limited as they are, to hopefully be available for the restaurant's patrons to use. The residential streets have restricted parking hours and Ventura Blvd. has restricted parking meters. Parking violations are a normal occurrence around the restaurant.

Jalapeno Pete's

4.2 ★★★★★ (551)

Closed

THURSDAY,
MAY 2ND



CALL



WEBSITE



DIRECTIONS



SHARE

OVERVIEW

REVIEWS

UPDATES

PHOTOS



Thursday

4 PM-1 AM

SUPPOSE TO
CLOSE AT
11 PM.

Friday

4 PM-1:30 AM

Saturday

12 PM-1:30 AM

Sunday

12 PM-1 AM

Monday

4 PM-12 AM

Tuesday

4 PM-1 AM

Wednesday

4 PM-1 AM

SUPPOSED
TO CLOSE
AT 11 PM

nia at the Harp in Costa Mesa,
another super pub that offers up
playoff-caliber food and atmos-
phere. 130 E. 17th St. Costa Mesa;
(949) 646-8855

Kansas City Chiefs



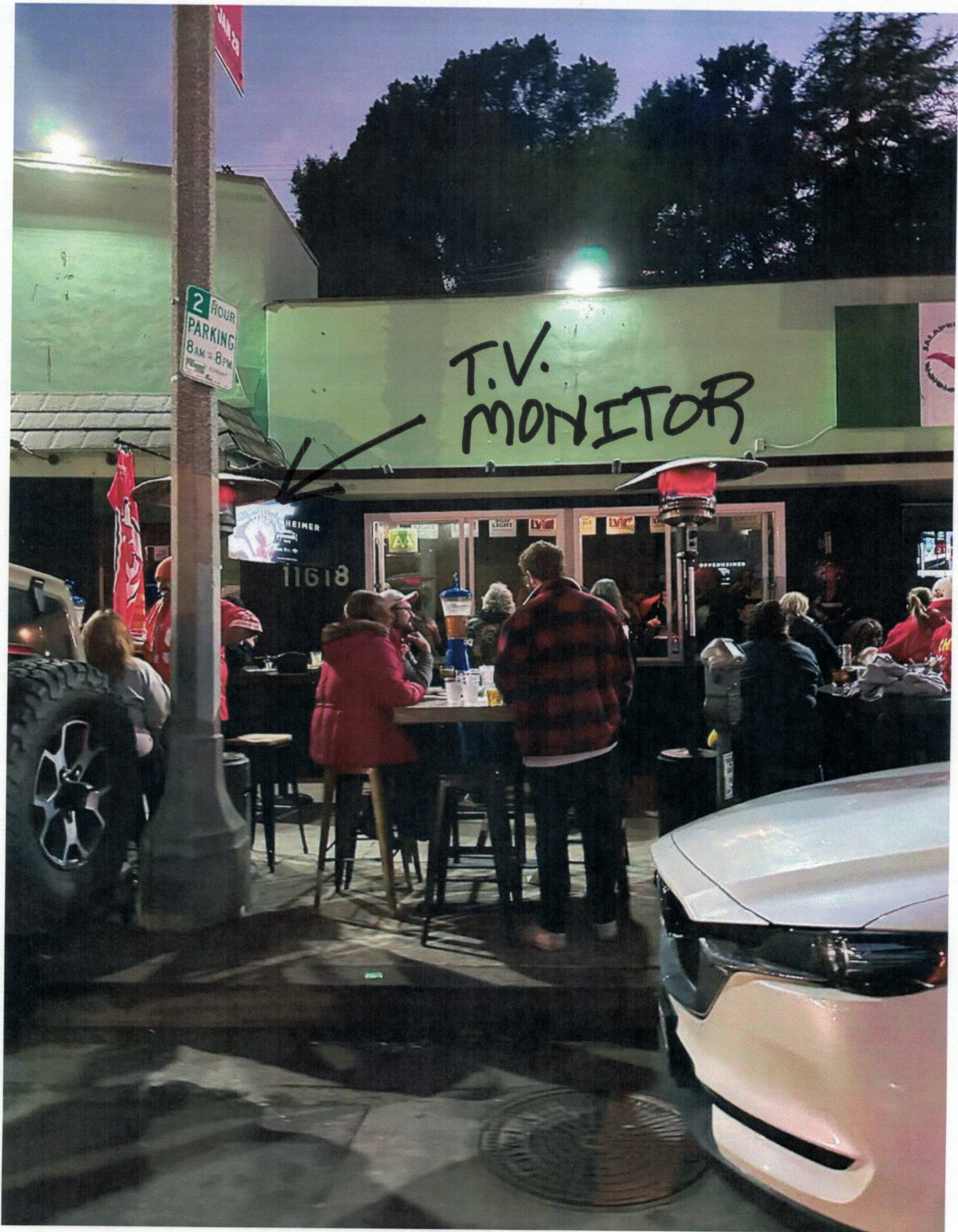
The doors and windows
swing wide at airy
Jalapeno Pete's, the
primary destination
for Chiefs fans around

Los Angeles. Fans start
lining up as early as 8 a.m. for a 10
a.m. kickoff (doors open at 9). The
tacos are worth a trip all by them-
selves. 11618 Ventura Blvd., Studio
City; (818) 579-4264, [jalapenopetes
la.com](http://jalapenopetes
la.com)

**NOT SUPPOSED TO
OPEN UNTIL 11AM.**

Minnesota Vikings

If you bleed Vikings



ILLEGAL CONING
OFF OF PARKING
METER SPACES.



NIGHT

LOCKED LOT THAT THEY SAY
THEY LEASE IS ALWAYS
LOCKED WITH CARS THAT BELONG
TO THIS RENTAL CAR'S BUSINESS,

DAY



LOCKED LOT THAT THEY SAY
THEY LEASE IS ALWAYS LOCKED
WITH CARS THAT BELONG TO THIS
RENTAL CAR'S BUSINESS.



Adrineh Melkonian <adrineh.melkonian@lacity.org>

Fwd: FW: Appeal 2018-7167- CUB Jalapeno Pete's

1 message

Adrineh Melkonian <adrineh.melkonian@lacity.org>
To: Jojo Pewsawang <jojo.pewsawang@lacity.org>

Fri, Jul 19, 2024 at 1:30 PM

----- Forwarded message -----

From: **Mike Ayaz** <mike@blakeandayaz.com>
Date: Fri, Jul 19, 2024 at 1:17 PM
Subject: FW: Appeal 2018-7167- CUB Jalapeno Pete's
To: Adrineh Melkonian <adrineh.melkonian@lacity.org>
Cc: Karen Adraneda <karen@blakeandayaz.com>

F. Michael Ayaz

2107 N. Broadway, Suite 106 | Santa Ana, California 92706

P: 714-667-7171 | F: 714-667-0477

E: mike@blakeandayaz.com | www.blakeandayaz.com

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From: Lisa Sarkin <lsarkin@gmail.com>**Sent:** Friday, July 19, 2024 12:48 PM**To:** Mike Ayaz <mike@blakeandayaz.com>**Cc:** Barry Johnson <bjohnson4166@sbcglobal.net>; Arnon Raphael <arnonraphael@gmail.com>; Arnon Raphael <arnon@raphaelrealestate.com>; Karen Adraneda <karen@blakeandayaz.com>**Subject:** Re: Appeal 2018-7167- CUB Jalapeno Pete's

I have read the agreement dated July 17, 2024 and agree with the conditions. I further agree for the APC to remand the case back to the ZA.

If you have any questions, please contact me.

Best regards,

Lisa Sarkin

818-439-1674

On Wed, Jul 17, 2024, 6:16 PM Mike Ayaz <mike@blakeandayaz.com> wrote:

Good Evening, Lisa and Barry:

As we discussed Arnon is making efforts to remove the tenants from the property forthwith. Following our conversation Arnon reached out and demanded that Jalapeno Pete's, that despite significant remaining time left on the lease, vacate the property as soon as possible. The tenant has tentatively agreed to vacate the premises within the next two weeks. Please understand that Arnon is taking such action not only at considerable expense, but loss of rent during the remaining lease term based on his commitment to you and the community at large.

Moreover, as agreed during our call, we commit to the following:

1. Agree to modify the condition related to hours of operation as follows: 8:00 am-10:00 pm Sunday - Wednesday; 8:00 am – 11:00 pm Thursday; and, Friday and Saturday 8:00 am -1:00 am
2. Agree to add a condition requiring that there shall be no open windows or other openings on the patio (other than doors which will remain closed during business operating hours). Essentially eliminating the open-air concept.
3. Agree that the patio shall close at 10:00 pm nightly.
4. Agree that no TVs, speakers, or paging systems outside including the patio.

In exchange you have agreed to the following:

- a. Agree to a modification of the CUP terms limits to 10 years from the date of effectuation.
- b. You would support or otherwise not oppose a parking exception.

In order to accomplish our agreement and resolution, we need to request from the APC to remand the case back to the ZA. This will allow the addition and modification of the conditions; and, allow the applicant to process the parking exception in a much more streamline process per the planning department. We would also ask that as the appellant you support the request to remand the case.

In order to move forward we need to advise the City planner that we have an agreement in place by Friday. As such, we would respectfully request a response as to your agreement of the terms hereinabove

no later than Friday at 12:00 pm so we can properly notify the planner of the same. Moreover, Arnon wants to make the final push to get the current tenant out and having your agreement to the above terms will allow him to make the concessions demanded by the tenant, which are significant.

Lastly, we collectively believe that by working together we can place a future tenant that you and the community will not only support but will have a positive impact in and around the community. That said, the above terms are essential for us to find that perfect tenant and move forward as planned. We thank you for your time during the call, your courtesy and await your written response.

As always, I can be reached on my personal cell no matter the time at 714-376-0100.

F. Michael Ayaz



2107 N. Broadway, Suite 106 | Santa Ana, California 92706

P: 714-667-7171 | F: 714-667-0477

E: mike@blakeandayaz.com | www.blakeandayaz.com

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From: Mike Ayaz

Sent: Tuesday, July 16, 2024 3:49 PM

To: Barry Johnson <bjohnson4166@sbcglobal.net>

Cc: Arnon Raphael <arnonraphael@gmail.com>; Karen Adraneda <karen@blakeandayaz.com>; Lisa Sarkin <lsarkin@gmail.com>; Karen Adraneda <karen@blakeandayaz.com>

Subject: RE: Appeal 2018-7167- CUB Jalapeno Pete's

As it has been explained to us the appropriate path is to remand it to the ZA which will allow the clean up needed.

F. Michael Ayaz

2107 N. Broadway, Suite 106 | Santa Ana, California 92706

P: 714-667-7171 | F: 714-667-0477

E: mike@blakeandayaz.com | www.blakeandayaz.com

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From: Barry Johnson <bjohnson4166@sbcglobal.net>

Sent: Tuesday, July 16, 2024 3:44 PM

To: Mike Ayaz <mike@blakeandayaz.com>

Cc: Arnon Raphael <arnonraphael@gmail.com>; Karen Adraneda <karen@blakeandayaz.com>; Lisa Sarkin <lssarkin@gmail.com>

Subject: Re: Appeal 2018-7167- CUB Jalapeno Pete's

Thanks Mike !

One question, can't the APC (along with the ZA who will also be in attendance) finalize the case right then and there and take a final vote without remanding the case back to the ZA. I remember this happening in other cases where changes have been made between an applicant and the community.

Barry

On Tuesday, July 16, 2024 at 02:08:43 PM PDT, Mike Ayaz <mike@blakeandayaz.com> wrote:

Hello Everyone:

Sorry for the delay. I will be back tomorrow and will get everything out no later than the close of business tomorrow. The idea as we have discussed with planning staff, of course once you receive the document reflecting our discussions, is to include the same and request that the APC remand the case back to the ZA to implement the new conditions and address all other concerns. Thank you.

F. Michael Ayaz



2107 N. Broadway, Suite 106 | Santa Ana, California 92706

P: 714-667-7171 | F: 714-667-0477

E: mike@blakeandayaz.com | www.blakeandayaz.com

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From: Barry Johnson <bjohnson4166@sbcglobal.net>

Sent: Thursday, July 11, 2024 5:10 PM

To: Mike Ayaz <mike@blakeandayaz.com>

Cc: Arnon Raphael <arnonraphael@gmail.com>; Karen Adraneda <karen@blakeandayaz.com>; Lisa Sarkin <lssarkin@gmail.com>

Subject: Appeal 2018-7167- CUB Jalapeno Pete's

Hi Mike,

Lisa and I have been expecting something in writing reflecting our phone meeting agreement prior to the South Valley Planning Commission Hearing scheduled for Thursday, July 25th. Perhaps you haven't gotten around to it yet, but the Zoning Administrator, Phyllis Nathanson and City Planner, Adrineh Melkonian would also need this written letter.

We look forward to hearing from you,

Barry

--



Adrineh Melkonian

City Planner

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org



Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, [see here](#).



July 19, 2024

Sent via Electronic Mail

File No. 6279-4

South Valley Area Planning Commission
6262 Van Nuys Boulevard
Van Nuys, CA 91401
apcsouthvalley@lacity.org

Los Angeles City Planning
Adrineh Melkonian, City Planner
6262 Van Nuys Boulevard Room 430
Los Angeles, CA 91401
adrineh.melkonian@lacity.org

Re: Mutual Request to Remand by Appellant and Applicant
CASE NO. ZA-2018-7167-CUB-ZV-SPP-1A
11612 – 11618 West Ventura Boulevard

To whom it may concern:

Without waiver of any of the applicant's legal or equitable rights or remedies, applicant respectfully requests that the case be remanded to the Zoning Administrator due to recently discovered issues and/or facts. Both Appellant and Applicant are in full agreement with the remanding of this case, as requested herein. Thank you.

BLAKE & AYAZ, ALC

A handwritten signature in black ink, appearing to be 'F. Michael Ayaz', written over a horizontal line.

F. Michael Ayaz

FMA/sm



Planning APC South Valley <apcsouthvalley@lacity.org>

Re: Send for JP

1 message

Adrineh Melkonian <adrineh.melkonian@lacity.org>

Wed, Mar 27, 2024 at 12:36 PM

To: Issarkin@gmail.com

Cc: Johnson Barry <bjohnson4166@sbcglobal.net>, Planning APC South Valley <apcsouthvalley@lacity.org>

Please forward your email and the attachment to the South Valley Area Planning Commission. best

On Wed, Mar 27, 2024 at 11:09 AM Lisa Sarkin <Issarkin@gmail.com> wrote:

ZA-2018-7167-CUB-ZV-SPP ZA-2018-7167-CUB-ZV-SPP-1A

Hi. Below is a photo of the parking lot that Jalapeno Pete's claims they are using and going to use for parking 30 cars. The lot closes every night about 7:00pm. The gates are then closed.

Please post this information in the files. Thank you.

--

Best regards,

Lisa Sarkin

Home 818-980-1010

Cell 818-439-1674

**Adrineh Melkonian**

City Planner

Los Angeles City Planning

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org

Subject: Re: Appeal 2018-7167- CUB Jalapeno Pete's



Lisa Sarkin <lssarkin@gmail.com>

12:48 PM (1 hour ago)

to Mike Ayaz, Barry Johnson, Arnon Raphael, Arnon Raphael, Karen Adraneda

You are viewing an attached message. City of Los Angeles Mail can't verify the authenticity of attached messages.

I have read the agreement dated July 17, 2024 and agree with the conditions. I further agree for the APC to remand the case back to the ZA.

If you have any questions, please contact me.

Best regards,

Lisa Sarkin
818-439-1674

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3. Agree that the patio shall close at 10:00 pm nightly.
4. Agree that no TVs, speakers, or paging systems outside including the patio.

In exchange you have agreed to the following:



CASE NO. ZA-2018-7168-CUB-CV-SPP

2 messages

Rita Villa <rita@rcvcpa.com>

Mon, May 6, 2024 at 10:47 AM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Dear Commissioners

RE: CASE NO. ZA-2018-7168-CUB-CV-SPP

11618 Ventura Boulevard, Studio City 91604

With respect to the case cited above, I am against the following three items:

1. The operating hours, until 2:00 AM every night.
2. Relief from the Ventura-Cahuenga Boulevard Corridor Specific Plan's requirement for a covenant, requiring the 30 parking spaces.
3. The roll up doors and sidewalk dining open until 2:00 AM.

Specifics with respect to my opposition/appeal:

Page 3, item 7.b. – No other establishment within the vicinity of this applicant is staying open every night until 2:00am. Only **11720 Ventura Blvd.** is open until 2:00am on Friday and Saturday. Jalapeno Pete's restaurant is on the south side of the street with apartments above and a strip mall on the north side. The LA river does not amplify the noise from this location.

I request the hours of operation inside the restaurant to be 11:00am-10:00pm Sunday-Thursdays and 11:00am-1:00am Friday–Saturday.

Page 3, item 7.c. – Because of the unique noise amplifying from the LA River concrete channel and noise traveling up a hillside, the roll-up doors opening/windows and outdoor dining on the sidewalk, allows the noise to travel to the houses to the north on Kelsey, Dilling, Beck and Troost and the closeness of the houses to the south on Blue Canyon, Picturesque and Sunswept. The total open frontage of the building and the sidewalk dining causes the noise to carry over to the residences.

I request that the roll-up door opening/windows and outdoor dining on the sidewalk close at 10:00pm daily. It takes a long time for the clean-up of the sidewalk and there will be continued noise until it is cleared.

Page 3, items 8. & 9. Page 8, item 44.a.-d. Page 48, item 12.h. – The restaurant has been required to have 30 parking spaces within 750 feet since their first application. The owners of the lots that Jalapeno Pete’s has claimed to be leased, say there were no leases for their properties and the current location is a car rental facility with a gate and fence in the front. There are approximately 20 vehicles at all times in the lot. There are no signs on the fence to show this is the parking for Jalapeno Pete’s restaurant now or at any time, and the gate is closed when the rental car business closes about 7:00pm daily.

I request that the Ventura-Cahuenga Boulevard Corridor Specific Plan’s legal requirement for a covenant be adhered to because there is a history of these 30 parking spaces NOT BEING AVAILABLE during the operating hours of Jalapeno Pete’s restaurant. The covenant is another protection for the other businesses and residences in the vicinity for parking spaces, limited as they are, to hopefully be available for the restaurant’s patrons to use. The residential streets have restricted parking hours and Ventura Blvd. has restricted parking meters. Parking violations are a normal occurrence around the restaurant.

Warmest regards,

Rita C. Villa

4117 Farmdale Ave.

Studio City, CA 91604

Planning APC South Valley <apcsouthvalley@lacity.org>
To: Rita Villa <rita@rcvcpa.com>

Mon, May 6, 2024 at 1:06 PM

Good Afternoon Ms. Villa,

Please note your secondary submission has been received and it will be distributed accordingly to the City Planning Commission for the meeting of May 9, 2024.

Thank you,

--



LOS ANGELES
CITY PLANNING

April Hood, Commission Exec. Asst. I
South Valley Area Planning Commission
Los Angeles City Planning
200 N. Spring St., Room 272
Los Angeles, CA 90012
Planning4LA.org



[Quoted text hidden]

DAY OF HEARING SUBMISSIONS