

February 28, 2023

City of Los Angeles  
Planning Department  
201 N. Figueroa Street, 4<sup>th</sup> Floor  
Los Angeles, CA 90012

Re: The Vineyards at Porter Ranch  
Proposed La Popular Restaurant  
20065 W. Rinaldi Street, Suite 110  
Los Angeles, CA 91326

To Whom It May Concern,

La Popular Restaurant proposes a tenant improvement to an existing restaurant shell space with an existing outdoor patio at the above referenced location as shown within the enclosed plans.

This letter is to formally request a Plan Approval to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and off site sale of Tequila/Mezcal as part of a Tequila membership, in conjunction with the operation of a full-service sit-down restaurant.

La Popular Taqueria is a new chef-driven concept making its US debut from one of the top gastronomic epicenters of the world, Mexico City. With plans to expand throughout the United States starting with its first opening in Roseville in November 2022, followed by Austin in February 2023 and 2-3 more locations in 2023. La Popular Taqueria's authentic Mexican cuisine will take its team and guests on a thrilling culinary adventure. La Popular proposes the sale of soups, tortillas, tostadas, quesadillas, gorditas, tacos, gringas, sweets and drinks. A full line of alcoholic beverages will be stored behind the service counter and in the storage area in the back of the restaurant, locations which are not publicly assessable. The full kitchen and the sale of all menu items will be available for purchase at all times the restaurant is open. See attached food and beverage menu.

The proposed La Popular Restaurant at 20065 W. Rinaldi Street, Suite 110, will occupy a 4,756 sq. ft. tenant space with adjacent 955 sq. ft. outdoor covered patio area. La Popular is proposed to operate from 11:00AM to 1:00AM Monday through Sunday. La Popular proposes to employ 25 to 30 employees on shift max, and a total of 80 employees. Anticipated hours and location of food and beverage deliveries will occur before 11am and be delivered at the receiving area before the restaurant opens.

Findings:

- a. General Conditional Use

- i. 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.

The project is the same use as what the shell space was permitted for. The proposed La Popular Restaurant will continue to provide a use that will enhance the Vineyards at Porter Ranch development by providing another great dining option for the community.

- ii. 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 project's location, size, height and operations will occupy the intended restaurant shell space as intended. The proposed La Popular Restaurant will continue the restaurant use serving alcohol with an outdoor patio. No variances are being sought for relief from the strict interpretation of the LAMC.

- iii. 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 project is in the Porter Ranch Land Use / Transportation specific plan overlay. The existing and proposed use comply with the Porter Ranch Land Use / Transportation specific plan overlay. The scope of the tenant improvement complies with the bulk regulations and uses listed in the specific plan. The project is located within the confines of a mature and established shopping center, and is an appropriate use.

b. Additional Findings

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

The proposed tenant (La Popular Restaurant) is occupying a restaurant shell space. Both the intended shell space use and proposed use are restaurants that serve alcohol. As such, the concentration of such establishments will remain unchanged.

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

The exterior seating area and restaurant tenant space was developed and approved as part of the larger Vineyards at Porter Ranch development. The existing restaurant shell space and outdoor patio will be occupied by a

restaurant use. The facility generates more than 50% of its revenue from food sales, and it will serve the full food menu at all times.

Sincerely,

Mark Fernandez

Golden Property Development LLC