

Department of City Planning Application Project Description:

*Additional information

FINDINGS

- 1. This 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 instant grant allows the sale and dispensation of a full line of alcoholic beverages for on-site consumption in conjunction with a 3,565 square-foot restaurant with 84 indoor seats and a 235 square foot outdoor patio in the public right-of-way with 16 outdoor seats and one fixed bar with hours of operation from 8:00am to 12 midnight daily. The proposed restaurant will do interior and exterior improvement. The project will be adding 902 square feet to the existing footprint of the structures on the site and therefore. Renovation and structural alteration of existing restaurant to include façade alterations, new windows and updated signage. Project to include outdoor patio dining with a guardrail enclosure. Project also includes parking to show 7 required/5 standard, 1 van accessible ADA and 2 long term bicycle and 2 short term bicycle parking spots. West Moorpark Street is a commercial corridor with a large number of businesses that provide commercial services to residents and workers in this area of Los Angeles. A variety of commercial uses including restaurants, are an intrinsic part of these service amenities necessary for the conversation, development, and success of a vibrant commercial corridor. The availability of a full line of alcoholic beverages for on-site consumption in conjunction with the proposed restaurant will offer an amenity to the local community, local employees, the patrons of adjacent retail and residents in Studio City.

- 2. 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 subject restaurant's location is on West Moorpark Street, the facility is required to operate as a bona fide neighborhood serving restaurant. The imposition of conditions will mitigate negative impacts associated with alcohol related operations. The project's operations will be compatible with other similar uses in the area and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety. The subject lot is a flat, rectangular, 6,987.5 square-foot total site area. The property is a one-story commercial building and surface parking. The subject restaurant will occupy a portion within the existing commercial building. There is an addition of 902 square feet to the footprint of the building. Additional parking was not triggered and we are adding bike parking. However, in the case of potential additional vehicular parking issues due the restaurant, valet parking services have already been prepared if needed.

Surrounding properties are developed with commercial uses including, markets, health studios, shops and other restaurants. The northern side of West Moorpark Street is zoned [Q]C2-1XL-RIO with a Target, 7-Eleven, shops and restaurants. The northeast side

of West Moorpark Street is zoned [Q]C2-1XL-RIO with markets, cleaners, shops, yoga studio, florists, and other restaurants. South of the project is zoned R1-1-RIO and is developed with residences.

The proposed Conditional Use will not introduce a new building to the area. The instant request would not result in construction activities that would change the size, height or other significant features of the existing building and therefor would not degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety of the public at large.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Plan map designates the property for General Commercial uses with a corresponding zone of [Q]C2-1XL-RIO. The property is in the (ZI-2374) State Enterprise Zone: Los Angeles Zoning Information, (ZI-2358) River Implementation Overlay District (RIO) Zoning Information, (ZI-2498) Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 Zoning Information, and (ZI-2427) Freeway Adjacent Advisory Notice for Sensitive Uses zone. The community Plan text does not specifically address the sale of alcoholic beverages for the subject land use designation. The general Plan promotes the provision of services throughout the City in locations that are convenient to the public yet do not impact nearby properties. The subject request is in harmony with various elements and objectives of the General Plan.

The subject site is zoned [Q]C2-1XL-RIO. The subject restaurant provides onsite parking access from Bakman Avenue. The commercial establishments surrounding the site have access from West Moorpark Street and are improved with curb, gutter and sidewalk. There are twelve elements of the General Plan and each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code (LAMC). Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The proposed project will support and help maintain a strong and competitive commercial area along West Moorpark Street by offering a desirable amenity with the restaurant. The proposed project will conserve and strengthen a viable commercial area by allowing a full line of alcoholic beverages.

Given the numerous conditions of approval, the instant project is in line with these purpose, intent and provision of the General Plan, the Community Plan and Specific Plans by locating commercial uses in exiting established commercial areas and substantially conforms to the project area.

4. The proposed use will not adversely affect the welfare of the pertinent community.

The proposed restaurant is within an established commercial corridor. The use will serve the local community, local employees and patrons of adjacent retail. The requested approval is for a conditional use to allow the sale and dispensing of a full line of

alcoholic beverages for on-site consumption in conjunction with a 3,565 square-foot restaurant with 84 indoor seats and a 235 square foot outdoor patio in the public right-of-way with 16 outdoor seats and one fixed bar with hours of operation from 8:00am to 12 midnight daily. The approval of the conditional use will not adversely affect the welfare of the community. The subject property is zoned for commercial uses and will be utilized as such with the sale of alcoholic beverages.

The proposed restaurant will maintain its compatibility with the character of the immediate neighborhood. A record of poor compliance and/or nuisance complaints would allow the City the discretion to not grant a conditional use and thus avoid the need to proceed with prolonged nuisance abatement proceedings. Both the Conditions of Approval and the requirements of the State Alcoholic Beverage Control agency are intended to protect the public health, welfare and safety of the community. Therefore, it is expected that the allowance for serving a full line of alcoholic beverages in conjunction with the proposed restaurant will not adversely affect the welfare of the pertinent community.

The conditions imposed by this grant address potential noise, lighting and security issues which could affect the surrounding area residents. These conditions include video surveillance, exterior lighting, prohibition of loitering, excessive noise and adult entertainment to safeguard the surrounding neighborhood. As conditioned, the grant allows the City to impose corrective conditions, modify conditions or terminate the use, if determined necessary in the event of the operation has become a nuisance.

Furthermore, this grant requires that all employees serving alcohol undergo Standardized Training for Alcohol Retailers (STAR) and requires the applicant to ensure that restaurant management monitor and control patron conduct within the restaurant premises and adjoining area. Therefore, as condition, the grant will not adversely affect the welfare of the pertinent community.

5. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

Within a 1,000 feet of the subject site, the following types of alcoholic beverages licenses are active:

- (1) Type 20 – Off-Sale Beer and Wine
- (1) Type 21 - Off-Sale General
- (1) Type 41 - On-Sale Beer and Wine
- (1) Type 47 – On-Sale General.

The project will not adversely affect community welfare because the census tract guidelines considers the number of licenses based on the number people residing within the census tract.

This restaurant is an existing specialty, high-end restaurant that will be the fifth location of an existing restaurant in Los Angeles. There is already licensee experience with the sale of alcohol.

The Zoning Administrator has incorporated numerous other operational conditions to the grant that address noise, safety and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity.

6. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds, and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages including beer and wine.

The sales of alcoholic beverages for the proposed restaurant, as conditioned, will not have a negative impact on the surrounding community and the following sensitive uses within 1,000 feet of the project site:

- There are no sensitive uses within 1,000 feet of the subject property