

## 320 E. Sunset Ave - CUB Findings

### 2. 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.

In Los Angeles, there are many areas where commercial zones abut residential zones. The location is within walking distance of ever popular Venice Beach which attracts roughly 18 million visitors annually. Over the past 6 years, this operator has grown in popularity. Friends and family come on a regular basis to patronize this business. The conditional use permit to allow the sale of alcohol for on-site consumption is essential and beneficial to the community of Venice. The project will offer a full line of alcoholic beverages to compliment a full menu of house-smoked and rotisserie meats, soups, artisan salads and deli sandwiches.

A CUB was previously approved under case #ZA-2013-3376-CDP-CUB-SPP. The bakery/retail/restaurant will serve a full menu and full-line alcohol for sit-down service during all hours of operation. The establishment successfully served alcohol for one year without incident, and was a responsible operator. ABC had issued an IOP and was ready to issue a permanent license when CUB expired. Delays and temporary COVID related business closures impacted the ability to renew in a timely manner.

ii. 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 conditional use permit will be compatible with the the size, height and operations of adjacent properties, and the surrounding neighborhood. The project will not adversely affect or further degrade public health, welfare or safety. This operator's intention is to provide a safe, healthy place to enjoy a meal. The restaurant was granted a Certificate of Occupancy in December 2020. It offers a food and beverage menu that will offers quality food and drinks in a quiet and aesthetically pleasing environment. There will be a relaxed vibe where local residents (and visitors) can grab a bite for lunch or come in for a delicious dinner after a long day. The project will offer 22 indoor seats and 48 outdoor seats.

iii. 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 substantially conforms with the purpose, intent and provisions of the General Plan, the community plan and the specific plan. The use will not be materially detrimental to the character of the development in the immediate neighborhood.

The property is zoned M1 "Limited Industrial Zone" and allows for uses such as restaurants and the sale and on-site consumption of alcohol. There will be no change in building height, and no improvements to the existing building. The granting of this request is appropriate and consistent with development in this area.

## b. Additional Findings

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The granting of the permit allows full economic use of the site that will support the needs of the neighborhood and will operate without any detrimental effects to the welfare of the community. Approving the request is in keeping with this case, #ZA-2013-3376-CDP-CUB-SPP-1A. As originally intended, a proposed restaurant with full-line alcohol was part of the plan. Because this is a bona-fide restaurant, the alcohol that will be consumed on-site will be incidental to meals. The granting of a new CUB is consistent with previous approvals for alcohol sales and consumption at this site.

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

The approval of the application will not result in or contribute to an undue concentration of such establishments. This is not a new alcohol license/use, it has already been established at this site. The continued sale and consumption of alcohol at the site will not contribute to an undue concentration. This use will be complimentary to the existing surroundings and promote economic vitality. Venice Beach has been a main tourist draw in Los Angeles for many years, offering walking tours and hotels for out of town guests. The area is filled with street artist and popular among hipsters and the art varies from industrial buildings covered in graffiti to galleries of fine art. Because the area has grown in both development and tourism year after year, full-service restaurants and bars are in demand.

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

The proposed alcohol service will not detrimentally affect or adversely impact nearby residential zones or uses. With the increased activity of the restaurant, the day to day cleanliness and safety of the area will be preserved. The Venice area offers many casual beach shops and restaurants, where residents can easily walk or take a scooter to meet friends out. The proposed restaurant is no different. It will provide a casual experience where patrons eat, drink, and lounge with friends and family. The proposed hours of operation are 7a-10p Sunday through Thursday, and 7a-11p on Friday and Saturday. This development and restaurant are very much in keeping with overall development of the area which consists of many commercial projects abutting residential areas. There were no negative impacts on nearby residents when alcohol was previously served on-site.