
ATTACHMENT “A”
FINDINGS & SUPPLEMENTAL INFORMATION
1004 Echo Park Avenue
Los Angeles, California 90026

➤ **SITE INFORMATION:**

- Street Address: 1004 N Echo Park Avenue, 1001 N Laguna Avenue,
Los Angeles, California 90026
- Lot area: 7,501.2 square feet / 0.17 acres (per Survey)
- Assessor’s Parcel Number: 5404-019-015

➤ **ACTION(s) REQUESTED:**

The Applicant is proposing an interior and exterior tenant improvement of an existing 1-story historic office building to a restaurant with a total of 25 seats and alcohol service (the “Project”), pursuant to the following entitlements:

- **A Class 1 Conditional Use Permit** pursuant to LAMC12.24 X.12(b) and Chapter 1A 13B.2.1 for the conversion of an existing historic building into a restaurant with 25 seats in an R zone.
- **A Class 2 Conditional Use Permit** pursuant to LAMC Sec. 12.24 W.1 and Chapter 1A Section 13.B.2.2, to permit the on-site sale and consumption of a beer and wine in conjunction with an approximately 2,833 square-foot restaurant.

➤ **SUBJECT PROPERTY**

The Property is located at 1004 Echo Park Avenue in Los Angeles, California 90026, and assigned Assessor’s Parcel Number (“APN”) 5404-019-015. The Property is a rectangular shaped site comprised of one (1) lots with a total surface land area of approximately 7,501.2 square feet, or 0.17 acre, according to a Property survey. The Property has approximately 50 feet of street frontage along Echo Park Avenue and 50 feet along Laguna Avenue. The Property is currently being improved with an approximately 2,833 square foot, one-story wooden building that was built in 1920 and previously used as an office.

➤ **LAND USE/ZONING CLASSIFICATION**

The Property is zoned RD2-1VI-HPOZ and is designated for Low Medium II Residential land uses by the Silver Lake – Echo Park – Elysian Valley Community Plan. The Community Plan designates the site for residential land uses, however given that the property is a designated historic resource, and located within the Angelino Heights Historic Preservation Overlay Zone, the use of the building as a restaurant is allowed with a Class 1 Conditional Use Permit.

SURROUNDING PROPERTIES AND LAND USES

The Property is immediately surrounded by residential uses both abutting the Property and across Laguna Avenue. The properties to the south, east and north are zoned RD2-1VI-HPOZ, and include a variety of building types including duplex's, apartment buildings and single family homes. Properties located across Echo Park Avenue are improved with open space, improved Echo Park and designated OS-1XL-CDO.

➤ ZONING OVERLAYS / SUPPLEMENTAL DISTRICTS

- ***Silver Lake – Echo Park – Elysian Valley Community Plan***

The Property is located within the Silver Lake – Echo Park – Elysian Valley Community Plan (“Community Plan”) area. The current Community Plan was adopted on August 2004. The Community Plan is a component of the City’s General Plan Land Use Element. It outlines a vision for the long-term physical development, economic revitalization, and community enhancement of the Echo Park area, and sets forth actions to achieve the community’s vision. The Community Plan Area is located north Downtown and covers over 7 square miles of land area. The Plan Area includes the neighborhoods of Echo Park, Silver Lake, and Elysian Valley, and is characterized by diverse neighborhoods rich in cultural and historic character.

- ***Angelino Heights Historic Preservation Overlay Zone (HPOZ)***

The Project is located with the Angelino Heights Historic Preservation Overlay Zone. The HPOZ was created in 1981 as the first historic district within the City of Los Angeles as the area contains a wealth of domestic architecture dating back to the 1890s. As part of the HPOZ projects are required to adhere to the preservation plan which articulates Angelino height’s vision and goals in regard to Historical Preservation by establishing design guidelines for development. The subject property is also designated historic resource within the HPOZ and as such is subject to the design guidelines outlined.

- ***ZI-2452 Transit Priority Area (TPA)***

The Property is within a Transit Priority Area in the City of Los Angeles according to ZIMAS. In September 2013, the Governor signed into law Senate Bill 743/Assembly Bill 744, which instituted changes to the California Environmental Quality Act (“CEQA”) when evaluating environmental impacts of projects located in areas served by transit. While the thrust of SB 743 addressed a major overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA.

The Property is identified in ZIMAS as being located within a TPA due to its proximity to the intersection of Sunset Boulevard and Echo Park Avenue where Metro Bus Lines 4 and LADOT DASH Pico Union/Echo Park line intersect with qualifying peak headways of 20 minutes or less.

➤ **STREETS AND CIRCULATION**

- Echo Park Avenue, along the Property's northwestern street frontage, is a designated Collector requires a right of way of 66 feet. The existing right-of-way is approximately 70 feet, and it is improved with a sidewalk, curb, and gutter.
- Laguna Avenue, adjoining the site to the west, is designated Local Street Standard requires a right of way of 60 feet. The existing right of way is 60 feet and is improved with a sidewalk, concrete curb, and gutter.

There is no authority granted to the city to take dedications in conjunction with the proposed project.

➤ **CASE HISTORY**

The following is a summary of relevant cases on the Property.

- CPC-2006-5835-HPOZ – On April 29, 2008, the City Planning Commission approved the proposed the Re-study and expansion of the Angelino Heights Historic Preservation Overlay (HPOZ). The new boundaries for the HPOZ now included several blocks to the north and northwest of the existing zone, including the subject site.
- ORD-165167-SA5460 – On November 21, 2005, an Ordinance proposed the zone change of multiple properties within Silver Lake and Echo Park. The zoning of the property was changed from RD-2-1 to RD2-1VL.

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PROJECT DESCRIPTION

The Applicant is requesting a Conditional Use Permit (“CUP”) for the use of a restaurant within an existing historical building and a Conditional Use Permit for Alcohol (“CUB”) for the on-site sale and consumption of beer and wine in conjunction with a new counter service restaurant with a total of 25 seats with the hours of operation of 7am-11pm daily. The restaurant consists of 2,833 square feet of indoor space with 8 seats located inside and 17 outdoor seats in two outdoor patios.

The restaurant will be located within an existing historical building that has previously been used as an office, with no residential uses recorded on site. The building was originally constructed as a 2-story structure in 1908 as a clubhouse for the Echo Park Playground at 1630 Bellevue Avenue. In 1925, the second story of the clubhouse was relocated to 1004 Echo Park Avenue, where it has existed since. The property is individually listed as local Historic-Cultural Monument (HCM) #950, designated in 2009, as well as a contributing resource to the Angelino Heights Historic Preservation Overlay Zone, which was adopted in 1983. The HCM nomination notes its significance as the “last remaining example of the first generation of recreation centers constructed by the City of Los Angeles” as well as for its Craftsman style architecture designed by the firm of Hunt and Eager. Several alterations were made to the building, notably the moving of the front entrance to the south side of the building.

As part of the proposed project the building will be renovated to reflect and improve upon existing historical features. The main entrance to the building will be moved back to its original location on the north side of the building with the historic window being added to the current door location. The front of the building will be improved with a new sliding doors matching the existing window design to allow access to the new front deck dining area. Additionally, the existing fireplace, siding and windows will be restored or replaced as needed.

The restaurant will feature 3 separate service counters for food service and will feature a variety of food choices including a coffee shop and pizza place. Alcohol service will be done at the rear counter only and is available for consumption across the site, including the indoor dining area at the west of the building and the exterior dining areas on the west and east side of the building. The west outdoor dining area consists of a deck with access provided via two sliding doors from the main dining area. To the east the outdoor patio is accessible via the main entrance or dining area. Two restrooms are provided in the building with back of house and kitchen located on the east side of the building.

The Project is providing no parking, which as a historic restoration project and being located within an AB 2097 area is not required to provide parking as part of the proposed change of use.

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CONDITIONAL USE PERMIT – SUPPLEMENTAL QUESTIONS

The Applicant is requesting a Conditional Use Permit (“CUP”) pursuant to LAMC12.24 X.12(b) to Conditional Use Beverage (“CUB”) pursuant to LAMC Sec. 12.24 W.1 and Chapter 1A Section 13.B.2.2 to a restaurant in a historic building located in an R zone and to allow the sale and dispensing of a full line of alcohol beverages in conjunction with a restaurant.

1. 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 subject property is comprised of one lot totaling 7,501 square feet in area. The property is currently developed with a one story 2,883 square foot historic building that is currently being used as an office. The proposed project is for the conversion of the existing building into a restaurant with the on site sale and consumption of beer and wine. Included in the project is the restoration of the existing building and addition of a front patio along with interior tenant improvements necessary for restaurant use. Hours of operation for the restaurant are proposed to be 7am-11pm daily, restricting any late night operations to be conscious of the surrounding uses. The proposed project includes eight (8) interior seats and 17 outdoor seats dispersed across the two outdoor patios located at the front and rear of the property.

The Property is in an area with mainly residential development and is directly across the street from Echo Park and the lake. The location adjacent to the park is prime for a new small restaurant use to thrive and provide additional services to the surrounding community. Furthermore, the restaurant will be accessible to residents of the community, and is committed to being a friendly neighborhood operator and collaborating with other local business operators in the greater Echo Park area and with community organizations.

The Property’s location is desirable to the public convenience per above, and is adjacent to other complimentary uses as well as public transportation per the Property’s Transit Priority Area (“TPA”) status. As such, the Project will provide a service that is beneficial to the community and that will bring new visitors to the Echo Park neighborhood to patronize other local businesses. The inclusion of beer and wine for on-site consumption is incidental to the operations of the restaurant.

Therefore, for the reasons cited above, the Project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community, city, or region.

2. 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 proposed Project is not proposing any changes to the size of the building, only cosmetic renovations to the exterior façade, which will all be consistent with renovation guidelines of the Secretary of the Interior, for work within a historic resource. The existing building is a 2,833 square

foot historical building that is currently being used an office. As such the project is requesting a change of use to a restaurant within historic building with a Class 1 Conditional Use Permit and the on site sale and consumption of beer and wine. The existing building as a commercial use within a residential neighborhood has already proven to be compatible with the surrounding community and will simply be improved to update the buildings appearance and incorporate two dining patios at the front and rear of the property.

Operations for the building will be conducted consistent with the CUB conditions of approval and responsive to the surrounding area. Trash and recycling areas will be properly maintained and hidden from view. The Applicant will take great care to minimize noise and incidental operations proximate to residential uses in the evening hours.

The Project is compatible with and will improve the visual and economic integrity of the community by contributing jobs and dollars into the local economy. In addition, the applicant is committed to working with the City to apply any appropriate conditions to mitigate any foreseeable impacts on neighboring businesses and residents. Such conditions ensure that the proposed uses are conducted with due regard for the adjacent owners and operators.

Therefore, for all the reasons stated above, the Proposed 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.

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

There are no specific plans that impose restrictions or limitations on the proposed CUP for a restaurant in an existing historic building or a CUB in conjunction with the proposed restaurant.

The General Plan promotes the provision of services throughout the City in locations that are convenient to the public, but do not negatively impact neighboring properties. The General Plan functions as a guide for the development of the City of Los Angeles through its purposes policies and program which are implemented through individual Community Plans. The City's Community Plans address each of the elements of the General Plan, and are consistent with the Citywide Elements of the General Plan.

The subject site is located in the Silver Lake – Echo Park – Elysian Valley Community Plan Area. The Community Plan seeks to encourage the economic well-being of the area by designating land for commercial purposes subject to appropriate planning standards that enhance commercial vitality in the area.

The Project conforms to the following Goals, Policies and Objectives of the Community Plan:

Goal 2: AN ECONOMICALLY VITAL COMMERCIAL SECTOR AND STRONG VIABLE COMMERCIAL AREAS THAT OFFER A DIVERSITY OF GOODS AND SERVICES TO MEET THE NEEDS OF THE COMMUNITY IN THE PLAN AREA. COMMERCIAL AREAS SHOULD SATISFY MARKET DEMAND, MAXIMIZE CONVENIENCE AND ACCESSIBILITY WHILE PRESERVING AND ENHANCING THE UNIQUE HISTORIC AND CULTURAL IDENTITIES OF THE DISTRICT.

Policy 2-2.1: Preserve existing pedestrian-oriented areas.

Policy 2-2.2: New developments in pedestrian-oriented areas should add to and enhance existing pedestrian street activity.

Policy 2-2.3: The first floor street frontage for structures, including mixed-use projects and parking structures located in pedestrian-oriented areas, should incorporate commercial uses.

Policy 2-3.4: Preserve community character, scale and architectural diversity.

Approval of the request is necessary to permit the operation of a restaurant within a historic building in a residential zone as well as the sale and consumption of beer and wine in conjunction with the proposed restaurant. The proposed use will provide a neighborhood serving restaurant that will help diversify the uses around Echo Park to help maximize convenience within the area. The project helps promoting a friendly pedestrian experience with its proximity to Echo Park, allowing patrons to enjoy a meal near a famous Los Angeles landmark. Additionally, by providing no parking the restaurant encourages patrons to walk to the venue, drastically improving street activity along Echo Park Avenue. The addition of the front dining patio will amplify this effect further, complementing the neighboring park.

Finally, the project preserves the look and feel of the existing building, restoring many of its historical features. As such the project aims to preserve the community character, scale and architectural diversity found within the Community Plan. As such the project complies with several goals and policies within the Silver Lake – Echo Park – Elysian Valley Community Plan

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CONDITIONAL USE PERMIT FOR ALCOHOL– SUPPLEMENTAL QUESTIONS

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

The approval of a CUB for the on-site sales and dispensing of beer and wine as incidental to a restaurant location will be a compatible use with the surrounding community and conduct operations so as not to have any adverse effects on the welfare of the community.

Alcoholic beverage service will be carefully controlled and serve only patrons of the restaurant at one on-site dispensing location. Appropriately labeled floor plans showing occupancy calculations for all alcohol service areas and numbering fixed seats have been included as part of this application. Furthermore the mode and character of the operations of the Project will be carefully considered, addressed and enforced through the imposition of specific conditions set forth in the requested CUB.

The Property is zoned for residential uses, and the current building is designed appropriately to permit a restaurant location as it is a historic building. The building has no parking but is located in area where public parking is available and will ensure that operations do not infringe on neighboring uses. Furthermore, as a neighborhood-serving use, and a use supporting the adjacent park, the expectations are that a substantial number of patrons will walk to the property, so anticipated vehicular traffic is minimal. Operations will be conducted mindfully to ensure that any operations noise will not affect surrounding properties, with hours being limited 10pm during the week and 11pm on the weekends. The building is also well served by public transportation which will reduce traffic to the Property, including numerous Metro bus routes with connections throughout Los Angeles.

The Project is located within an urbanized setting situated in the Echo Park neighborhood of Los Angeles and near a major commercial corridor. There are a multitude of commercial uses along Sunset Boulevard. These commercial uses include restaurants and bars that serve alcoholic beverages. As such, the request for on-site alcohol sales will be compatible with the surrounding uses. The CUB will ensure that the restaurant use will contribute to the success and vitality of the neighborhood, making the location a unique community asset.

5. *That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages.*

The Subject Property is located within Census Tract 1975.00. According to the California Department of Alcoholic Beverage Control (“ABC”) licensing criteria, four (4) on-sale and two (2) off-sale alcoholic beverage licenses are allocated to subject Census Tract No. 1975.00. Data provided on the ABC’s License Query System indicates that there are currently 12 existing on-site alcoholic beverage licenses within the subject Census Tract.

Within Census Tract No. 1975.00, the following types of alcoholic beverage licenses are active:

- (6) Type 41 – On Sale Beer and Wine Eating Place
- (5) Type 47 – On Sale General

(1) Type 75 – Brewpub - Restaurant

Based on state licensing criteria, there is an overconcentration of licenses in the census tracts. However, this request is an existing license and would not increase the overall allocation of licenses of the area in which the census tracts are located. Overconcentration is determined by a census tract's existing population compared to the total number of alcohol licenses within the same census tract. Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Overconcentration is not undue, however, when approval of a license does not negatively impact the area, and such license benefits the public welfare and convenience. Here, the alcohol licenses are primarily located within the Echo Park area, and commercial corridor along Sunset Boulevard, where the types of uses that exist are encouraged and anticipated, including businesses that will provide on-site alcohol sales. The granting of the Conditional Use Permit will not add to the existing number of licenses in the area.

The project will not adversely affect community welfare because the neighborhood serving restaurant with alcohol sales is a desirable use in an area designated for commercial uses. In this case, the proposed project will provide a convenience to workers, visitors, and residents in the immediate neighborhood and as conditioned, will not negatively impact the area.

Since the restaurant operates as a restaurant, and the on-site consumption of alcoholic beverages as it exists is complementary to the sale of food, the adoption of the request should therefore not be anticipated to significantly contribute to or result in criminal activity. In addition, this approval process will ensure that the Project venue will operate in a safe and secure manner. Therefore, the approval of the conditional use will not contribute to an undue overconcentration of premises for the on-site sale and consumption of alcoholic beverages.

6. *The use will not detrimentally affect 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 project site is zoned for commercial uses and is located within the South Los Angeles Community Plan with a Neighborhood Commercial land use designation. The following sensitive uses are located between a 600 to 1,000-foot radius of the Project's site:

- **Churches:**
 - St. Athanasius Episcopal Church – 840 Echo Park Avenue
 - Angelus Temple – 1100 Glendale Boulevard
- **Schools:**
 - None found
- **Hospitals:**
 - None found

- **Parks:**
 - Echo Park – 701 Echo Park Avenue

The proposed Project will not detrimentally affect nearby residential zones or uses. The Property is located along Echo Park Avenue facing northwest towards Echo Park. The rear of the Property adjoins Laguna Avenue but is separated by a substantial grade change, and thus abutting structures are buffered by retaining walls and robust landscaping. There are also residential uses to the north and south along Echo Park Avenue. The Property will keep the existing building on site with exterior and interior improvements to revitalize the structure. The building will contain a restaurant with three service counters, 8 indoor seats and 17 outdoor seats spread across a rear and front patio area.

The Project's primary pedestrian entrance will be restored to the north side of the building with access provided via Echo Park Avenue. The project is not providing any on-site parking, relying on nearby public parking and . Additionally, there is also ample public transport in the area to ensure patrons may arrive without the use of a car to the Property.

While the Property is proximate to residential uses, these uses have long been in harmony with the commercial uses along Sunset Boulevard which has always been a major commercial corridor in the City. The coexistence of residential and commercial uses is standard for this area, and restaurant and bar operations are readily conducted along Sunset Boulevard. The addition of a restaurant with alcohol beverage service will thus be compatible with the existing commercial pattern of the neighborhood and the surrounding residential areas will not be adversely impacted.

All alcohol service and sales will take place within a carefully controlled environment operated responsibly by the Applicant. The Project is not a stand-alone bar or club, and it is operated as a restaurant. The conditions imposed on the Property as part of the CUB will also serve to mitigate any possible adverse affects on the surrounding area. Therefore, the provision of beer and wine service in conjunction with a restaurant will not result in detrimental impacts to nearby residentially zoned properties or sensitive uses.

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