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Conditional Use Permit Additional Information/Findings 5800 N Monterey Road

Hermon's LLC (A)
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Egghart Trust (O)
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5800 N Monterey
Northeast Los Angeles Community Plan Area
Zone:[Q]C4-1VL
CD 14 - Kevin de León
Legal Description: Lot 13-15, Arb(s) 1&2; Block 33, Highland Park Addition TR

REQUEST

A Conditional Use Permit to allow the on-site sale & consumption of a full-line of alcoholic beverages in conjunction with a 3,000 SF bona-fide restaurant including 89 interior seats and 361 SF of sidewalk seating with 28 seats featuring hours of operation from 11am-1am Mon-Fri and 8am-1am Sat/Sun.

BACKGROUND

The subject property houses a hexagon-shaped building and a surface level parking lot. Monterey Road services this property. The subject property is for commercial use.



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Hermon's will be an American brasserie serving elevated comfort food.

Alcohol service is meant to accompany the food, and many of their customers would love to sit and enjoy a meal and a drink. Outdoor dining and liquor service will also allow the business to continue to serve the community for many years to come.

Details of the project are as follows:

SURROUNDING PROPERTIES

Surrounding properties are single-family uses and commercial uses to the north across Avenue 60; multi-family uses and commercial uses to the west across Monterey Road, multi-family uses to the south across Avenue 59 (Via Marisol), and single-family uses to the east across Ebey Avenue.

Use	Restaurant
Square Footage	3000 square feet
Unit/Address	5800 N Monterey Road
Hours of Operation	11am-1am Mon-Fri and 8am-1am on Sat-Sun.
Type of Alcohol	Type 47 License – Full Line On-Site
Food	Yes
Interior Seats	89
Exterior Seats	28
Total Seats	117
Live Entertainment	None
Dancing	None
Off-Site Sales	None
Census Tract	1837.02
Parking	On-site parking lot



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CIRCULATION

Monterey Road, adjoining the subject property to the west, is designated an Avenue 11, dedicated to a right-of-way width of 86 feet and improved with curb, gutter, and sidewalk.

Wheeling Way, adjoining the subject property to the south, is designated a Collector Street dedicated to a right-of-way width of 66 feet and improved with curb, gutter, and sidewalk

RELATED

Subject Property:

None

GENERAL CONDITIONAL USE FINDINGS

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 subject site is located along Monterey Road in the Northeast Los Angeles neighborhood of Highland Park. Monterey Road hosts a range of low and medium density commercial and industrial uses. The applicant is working on a tenant improvement plan to create a neighborhood-oriented restaurant, offering accessory sales of liquor for on-site consumption.

This project will enhance the built environment by activating Monterey Road with a restaurant use, replacing a vacant storefront. It will provide an additional amenity for the local neighborhood by encouraging pedestrian activity. It will also contribute to creating a more vibrant commercial corridor by providing an additional dining option within walking distance for residents in the community.

The neighborhood will benefit from having a redeveloped site that encourages pedestrian activity. The increased foot traffic, coupled with a more attractive frontage, will add to a more desirable environment for these neighboring properties. A new restaurant with ancillary beer and wine sales will serve to enhance the aesthetics, convenience, livability, and security of the area. It will also promote livability and convenience for the residents and employees of the neighborhood and furthers community and economic development in the Community Plan area.



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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.

This project's location, size, height, and operations will be compatible with the neighborhood as the subject establishment is an existing building on an existing commercial property along an existing commercial corridor. The proposed change of use from auto repair and storage to restaurant will not increase the height of the existing building. The project will comply with all applicable requirements of the LAMC.

The restaurant use is allowed in the C4 zone, and is in conformance with the type of use this zone allows. The purpose of the subject filing is the applicant's request to add beer and wine to the restaurant's menu. The Conditional Use Permit will establish clear conditions on the sale and dispensing of alcoholic beverages to ensure that they will not have detrimental impacts on residents, businesses, and visitors to the area. These conditions are intended to clearly define the operational parameters for use of the site in order to make accountability and oversight more efficient.

The service of alcoholic beverages with the new restaurant will not adversely affect public health, welfare and safety because the on-site alcoholic beverage service will be incidental to food service, and there are no off-site sales proposed. By approving the instant request, the establishment will be on equal footing with similar establishments citywide and will have the best opportunity to remain viable in the long term.

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.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

ADDITIONAL FINDINGS

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



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The proposed restaurant is at a convenient location that area residents can reach by walking or by taking public transit. Many of these patrons enjoy the option of having alcohol with their meal. The subject establishment will bring legitimate business activity to the street and further activate the sidewalk for both this block and the street-at-large. This kind of establishment attracts foot traffic and attention to the area which, in turn, results in a safer and desirable neighborhood by enhancing overall security within the neighborhood.

The subject site is surrounded by commercial and residential uses. Approval of the Conditional Use is fully in line with other restaurant uses and will not adversely affect the welfare of the community. The increasing density of retail uses and existing density of residential uses necessitates a corresponding number of service establishments of which restaurants are an indispensable part. Approving the instant request allows full economic use of the site and supports the needs of the neighborhood while operating without any detrimental effects on the welfare of the community.

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

The intensity of commercial development in the immediate area explains the larger number of on-site alcohol licenses within the census tract. The community has been experiencing increased economic reinvestment and revitalization, which has attracted new and diverse businesses and residents. Many of these new commercial uses are also offering a diversity of food and accompanying alcoholic beverages that local residents and tourists find desirable.

Though the number of on-site licenses exceed the number permitted based upon ABC criteria, it should be noted that this scenario is typical of areas that attract large numbers of people. The ABC establishes the allotted number of licenses per census tract by population and cannot take into account these other crucial neighborhood specific factors; however, they do continue to approve new licenses in these types of areas due to those circumstances mentioned above.

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

The approval of the Conditional Use will not detrimentally affect nearby residentially zoned properties due to the fact that the business is well-shielded from the residential neighbors by a concrete wall and other structures. The nearest residents have commercial buildings to buffer them from this business, so there should be very little noise that leaves the site. There will be no live entertainment or dancing.

The applicants will monitor all areas of the establishment in order to prevent loitering, public drunkenness, and noise. They will maintain sufficient night lighting on their property and install a security camera surveillance system, in order to create an environment conducive to a responsible establishment.