

Street Address: 3465 W 6th Street, Unit 50 (3451-3477 W 6th Street, 544-554 S Alexandria Avenue, & 539-547 S Kenmore Avenue)

Legal Description: Lots 1-5 & 21-24, Block B, Chapman Park Tract No. 2

Assessor Parcel Number: 5502-020-016, 5502-020-001

Project Description

A Master Plan Approval, pursuant to Case No. ZA-2017-3351-MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed 1,612 sq. ft. restaurant with 24 indoor seats.

Request

Applicant requests the following discretionary approvals:

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-M:

"A Master Plan Approval, pursuant to Case No. ZA-2017-3351-MCUP to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed 1,612 sq. ft. restaurant with 24 indoor seats."

Background

The subject property is a level, rectangular-shaped, through-corner parcel of land consisting of nine lots with a combined area of 68,573 sq. ft. and having a frontage of 310 feet on the northerly side of 6th Street, 236 feet on the easterly side of Alexandria Avenue, and 206 feet on the westerly side of Kenmore Avenue. It is currently improved with a 1-2 story, 41,743 sq. ft. commercial building that includes retail and restaurant uses. The subject structure, Chapman Market, was built in 1928 and is listed as a Los Angeles Historic Cultural Monument (Monument No. LA-386). There are a total of 90 on-site parking spaces that are split between the building's central courtyard and a parking lot to the north of the structure.

The proposed restaurant, Kazu Nori, will occupy a 1,612 sq. ft. tenant space on the ground floor towards the eastern corner of the building. The project site was approved for a Master Conditional Use Permit to allow the sale and dispensing of a full-line of alcohol for on-site consumption in conjunction with ten different restaurants and bars through Case No. ZA-2017-3351-MCUP in 2018. The subject request is a Master Plan Approval to allow the sale of a full line of alcoholic beverages for on-site consumption in Unit 50, which is included in the scope of the Master Conditional Use Permit.

Zoning and Land Use

The site is within the Koreatown neighborhood in the Wilshire Community Plan Area and is surrounded by high-intensity commercial and residential uses. The property is zoned C2-1 and R4-2, with corresponding land use designations of Neighborhood Office Commercial and High Medium Residential. The proposed restaurant use is located entirely in the C2 zone, where it is permitted by-right. The proposed sale of alcoholic beverages for on-site consumption is permitted through the approval of a Conditional Use Permit,

provided that the Zoning Administrator makes the required findings herein. The Project site is also located within the Los Angeles State Enterprise Zone, a designated Transit Priority Area, and the Wilshire Center/Koreatown Redevelopment Project.

Adjacent Land Uses

Surrounding properties are within the C2-1, C2-2, and R4-2 zones and are characterized by slightly sloping to level topography.

Adjoining properties to the north of the Project site are zoned R4-2 and improved with various apartment buildings.

Adjoining properties to the south of the Project site, across 6th Street, are zoned C2-2 and improved with two separate single-story strip malls.

Adjoining property to the west of the Project site, across Alexandria Avenue, is zoned C2-1 and improved with three-story mixed-use building.

Adjoining property to the east of the Project site, across Kenmore Avenue, is zoned C2-1, and is improved with a four-story commercial building/parking garage.

Streets & Circulation

6th Street, adjoining the property to the south, is a two-way east-west street providing two travel lanes in each direction and a turn lane. It is a designated Avenue II with a variable right-of-way width of 74-82 feet and is improved with curb, gutter, and sidewalk on both sides.

Alexandria Avenue, adjoining the property to the west, is a two-way north-south street providing a single travel lane in each direction and a turn lane. It is a designated Local Street with a dedicated right-of-way width of 80 feet and is improved with curb, gutter, and sidewalk on both sides.

Kenmore Avenue, adjoining the property to the east, is a two-way north-south street providing a single travel lane in each direction. It is a designated Local Street with a dedicated right-of-way width of 80 feet and is improved with curb, gutter, and sidewalk on both sides.

The Project site is well served by Metro Rapid and Local bus services along 6th Street, Wilshire Boulevard, and Normandie Avenue. It is also in close proximity to the Metro Purple Line Station at Wilshire/Normandie.

Conditional Use Findings

- 1. 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 site is a level, rectangular shaped through-corner lot with an approximate area of 68,573 sq. ft. in the Koreatown neighborhood. It is bounded by 6th Street to the south, Alexandria Ave. to the west, and Kenmore Ave. to the east. The property consists of nine lots which are zoned

C2-1 and R4-2. Most of the existing structure is within the C2 zone with the northern parking lot being entirely in the R4-2 zone. The Project Site is improved with a 41,743 sq. ft. multi-tenant commercial building that is a Designated Historical Cultural Monument (No. LA-386). The site was approved for a Master Conditional Use Permit pursuant to Case No. ZA-2017-3351-MCUP, which allows the sale and dispensing of a full line of alcoholic beverages in up to ten restaurants. The subject request is for a Master Plan Approval, pursuant to Condition 7 of ZA-2017-3351-MCUP, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in a proposed 1,612 sq. ft. restaurant with 24 indoor seats (Unit 50). The proposed restaurant is located on the first floor of the building, fronted on 6th Street.

The location of the site is convenient to a large population because it is located near the intersection of two major commercial corridors (6th Street and Normandie Ave.) in one of the most densely populated neighborhoods in the city. This segment of 6th contains a high concentration of restaurants, and the subject establishment will contribute to the rich diversity of food offerings in this neighborhood which further enriches the economic vitality of the district. The restaurant is at a convenient location for neighboring residents and employees/patrons of the commercial uses in the vicinity who can either walk, take public transit, or drive a short distance for lunch or dinner. The sale of alcohol further augments the desirability of these establishments, as it is an amenity that is typically expected with food service in Koreatown. As such, the use will serve a function and provide a service that will be beneficial to the community, which will result in the enhancement of the built environment.

2. The project's location, size, height, operation, 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, or safety.

The project site is fronted on 6th Street in Koreatown, which is a highly traversed corridor with several similar commercial developments. As previously mentioned, the proposed restaurant will occupy a tenant space in an existing shopping center, which was approved for the sale of alcohol pursuant to Case No. ZA-2017-3351-MCUP. Aside from minor interior tenant improvements associated with the proposed restaurant, there will be no physical changes to the site from what was approved in the prior grant. The subject request for the sale of alcohol will adhere to the operational standards conditioned in Case No. ZA-2017-3351-MCUP.

The Project site is within a highly urbanized area in Koreatown. The uses in the immediate vicinity of the Project site include a variety of high intensity commercial and residential uses, including several dining establishments within the shopping center and along 6th Street. The proposed establishment, Kazu Nori, is a renowned Japanese restaurant known for their handrolls and sashimi. There are four other locations in Los Angeles and one location in New York City. As such, the use will be mainly focused on food service, with alcohol sales being an ancillary offering. The absence of live entertainment and dancing reinforce the use as a bona-fide restaurant, which will further help to ensure that the operation does not create the usual negative externalities associated with alcohol service. Given this record, it can be found that the project's size, height, operation, 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, or safety.

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

The Wilshire Community Plan Map designates the property for Neighborhood Office Commercial and High Medium Residential land uses with corresponding zones of C2 and R4. As previously mentioned, the restaurant use is contained entirely within the C2 zone with a portion of the parking area in the R4 zone. The site is not within any Specific Plans or Overlay Districts.

The subject property is planned and zoned for commercial uses, and the restaurant use is permitted by-right in the C2 zone. The conditional authorization for the sale of alcoholic beverages for on-site consumption is allowed through the approval of the Zoning Administrator subject to certain findings. The required findings in support have been made herein.

Additional Alcohol Findings

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

The proposed restaurant is allowed by right in the C2 Zone and the addition of the sale of alcoholic beverages will be an ancillary use within the confines of the restaurant. The request does not include public dancing or live entertainment. The absence of these specific activities will reinforce the primary business as a restaurant serving food. The Master Conditional Use Permit on this site, approved under Case No. ZA-2017-3351-MCUP, included numerous operational conditions on the site as a whole, as well as individual tenants, that are meant to ensure that the use does not cause a disturbance to the existing uses in the neighborhood. The project represents the revitalization of a historic building with neighborhood serving uses, which will provide an economic benefit to the area and improve the vitality of the entire neighborhood. The sale of alcohol will further enhance the desirability of this restaurant, as it is an amenity that patrons usually expect with dinner service in Koreatown. With the retention of the operational standards of Case No. ZA-2017-3351-MCUP, the granting of the Plan Approval will be favorable to the welfare of the pertinent community.

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

According to the State of California Department of Alcoholic Beverage Control (ABC) licensing criteria, 2 on-sale and 1 off-sale licenses are allocated to subject Census Tract No. 2121.02. There are currently 31 on-site and 2 off-site licenses in this Census Tract.

The number of licenses for on-site sales is above the allocated threshold. Given the high commercial activity in this district, though, such an overconcentration is not unprecedented and is quite common in Koreatown. Overconcentration can be undue when the addition of a license will negatively impact a neighborhood. Over concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. As proposed, the sale of a full line of alcoholic beverages at the subject restaurant will benefit the public welfare by increasing economic opportunity and providing an essential amenity to the surrounding neighborhood.

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

The addition of alcohol sales in the proposed restaurant will not alter the nature of the use, as it will be incidental to food service and will only capture a small percentage of the restaurant's business. There are residential uses to the rear of the proposed project as well as a church and school in the area. Since the site is located in a prime commercial area, the diversity amongst the uses is not uncommon. This grant will place numerous conditions on the proposed project, in addition to the conditions set forth in Case No. ZA-2017-3351-MCUP, to ensure that unauthorized uses of the property which might create potential nuisances for the surrounding area do not come about. The imposition of conditions will make the use more compatible and accountable to nearby residents and other existing uses.

Questions Regarding the Physical Development of the Site

a. What is the total square footage of the building or center the establishment is located in?
41,743 sq. ft.

b. What is the total square footage of the space the establishment will occupy? 1,612 sq. ft.

c. What is the total occupancy load of the space as determined by the Fire Department? 42

d. What is the total number of seats that will be provided indoors? Outdoors? 24 indoor, 0 outdoor

e. If there is an outdoor area, will there be an option to consume alcohol outdoors? N/A

f. If there is an outdoor area, is it on private property or the public right-of-way, or both? N/A

i. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? N/A

g. Are you adding floor area? If yes, how much is enclosed? Outdoors? N/A

h. Parking

i. How many parking spaces are available on the site? 90

ii. Are they shared or designated for the subject use? Shared

iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? N/A

iv. Have any arrangements been made to provide parking off-site? No

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? N/A

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

3. Will valet service be available? Will the service be for a charge? Yes/Yes

i. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks? Yes

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17? N/A

Questions Regarding the Operation of the Establishment

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Hours of Operation	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am
Hours of Alcohol Sales	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am	11 am- 2 am

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: N/A

Note: An establishment that allows for dancing needs a conditional use pursuant to LAMC section 12.24 W18.

c. Will there be minimum age requirements for entry? If yes, what is the minimum age requirement and how will it be enforced? No

d. Will there be any accessory retail uses on the site? What will be sold? No

e. Security

i. How many employees will you have on the site at any given time? 11

ii. Will security guards be provided on-site? Yes

1. If yes, how many and when? 1 guard 24 hours a day, additional guard from 5 pm to 3 am daily, third guard from 5 pm-3 am Thursday-Saturday

iii. Has LAPD issued any citations or violations? If yes, please provide copies. No

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available? Full line

ii. Will "fortified" wine (greater than 16% alcohol) be sold? Yes

iii. Will alcohol be consumed on any adjacent property under the control of the applicant? No

iv. Will there be signs visible from the exterior that advertise the availability of alcohol? No

v. Food

1. Will there be a kitchen on the site? Yes

2. Will alcohol be sold without a food order? No

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?
No

4. Provide a copy of the menu if food is to be served.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant? No

If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")? No

If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?
No

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? N/A

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? N/A

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

a. Is this application a request for on-site or off-site sales of alcoholic beverages? On-site

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

Bona-fide restaurant

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby: issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.