

Street Address: 300 S Hobart Blvd. (300-314 S Hobart Blvd., 4188 W 3rd St.), Unit B100

Legal Description: Lots 138-149, TR 1624

Assessor Parcel Number: 5503-006-022

Project Description

A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,762 sq. ft. restaurant/karaoke studio with 12 studio rooms, 113 indoor seats, and hours of operation of 11 a.m. to 4 a.m., daily, in the C2-1 and R3-1 zones.

Request

Applicant requests the following discretionary approvals:

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24-W,1:

A Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,762 sq. ft. restaurant/karaoke studio with 12 studio rooms, 113 indoor seats, and hours of operation of 11 a.m. to 4 a.m., daily, in the C2-1 and R3-1 zones.

Background

The project site is a level to slightly-sloping, rectangular-shaped corner property consisting of three lots with a combined area of 25,778 sq. ft. and having a frontage of 154 feet on the southerly side of 3rd Street and 167 feet on the easterly side of Hobart Boulevard. It is currently improved with a four-story commercial building with 20,735 sq. ft. of floor area and associated surface parking that is accessible via Hobart Boulevard. The subject establishment will occupy a 3,762 sq. ft. tenant space in the basement of the building.

The proposed restaurant/karaoke studio will open in a location that was formerly unimproved. The subject request is for a Conditional Use Permit to allow the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 3,762 sq. ft. restaurant/karaoke studio with 12 studio rooms, 113 indoor seats, and hours of operation of 11 a.m. to 4 a.m., daily. The proposed use will be focused on providing quality karaoke entertainment and traditional casual Korean fare, with alcohol sales being an ancillary offering.

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 R3-1, with corresponding land use designations of Neighborhood Office Commercial and High Medium Residential. The proposed restaurant and karaoke uses will be entirely contained within 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 and a designated Transit Priority Area.

Adjacent Land Uses

Surrounding properties are within the C2-1 and R3-1 zones and are characterized by slightly sloping to level topography.

Adjoining property to the north of the Project site, across 3rd Street, is zoned C2-1, and improved with a single-story restaurant.

Adjoining property to the south of the Project site is zoned R3-1 and improved with a two-story apartment building.

Adjoining properties to the east of the Project site are zoned C2-1 and R3-1 and improved with a two-story commercial building and a three-story apartment building.

Adjoining properties to the west of the Project site, across Hobart Boulevard, are zoned C2-1 and R3-1 and improved with a single-story commercial building and a three-story apartment building.

Streets & Circulation

Hobart Boulevard, adjoining the property to the west, 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 77 feet and is improved with curb, gutter, and sidewalk on both sides.

3rd Avenue, adjoining the property to the north, 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 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 Local bus services along 3rd Street, and is in close proximity to the Metro Purple Line rail stop at Wilshire/Western.

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.**

This project involves a proposed restaurant/karaoke studio in a location that was previously unimproved. The subject request is for a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 3,762 sq. ft. restaurant/karaoke studio with 12 studio rooms, 113 indoor seats, and hours of operation of 11 a.m. to 4 a.m., daily. Proposed hours of alcohol sales are from 11 a.m. to 2 a.m., daily.

The subject establishment is within a multi-tenant commercial building fronted on 3rd Street, a major east-west thoroughfare in the city. Parking for the restaurant is in a surface parking lot to the

rear of the building, with ingress and egress on Hobart Boulevard. The site is within a Los Angeles State Enterprise Zone, which allows for a lower parking ratio than standard citywide requirements.

The location of the site is convenient to a large population because it is located near the intersection of two major commercial corridors (3rd Avenue and Western Avenue) in one of the most densely populated neighborhoods in the city. This segment of 3rd Street contains a high concentration of restaurants and entertainment uses, and the subject establishment will contribute to the rich diversity of food and nightlife offerings that Koreatown has to offer, which further enriches the economic vitality of the district. The sale of alcohol further augments the desirability of these establishments, as it is an amenity that is typically expected at a karaoke studio in this neighborhood. As such, the use will serve a function and provide a service that will be beneficial to the community, which in conjunction with a number of conditions addressing operational measures 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 3rd Street, which is a highly traversed corridor with several similar commercial developments. While there are multifamily residential uses to the rear of the property, they are well buffered from the subject use by the building's parking lot. The requested grant will further incorporate several conditions that are common in other similar sites that will mitigate the potentially negative effects on the surrounding community.

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 with alcohol sales within the same commercial development as the proposed use. The subject request does not alter the nature of the physical development of the site, it will only allow the sale of beer and wine for on-site consumption. The main use of the establishment will be for karaoke entertainment, with alcohol service being an incidental use. The conditions of approval handed down by the Zoning Administrator will ensure that the establishment does not foster the negative externalities that are sometimes associated with alcohol sales at karaoke studios. It can therefore 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 R3. The site is not within any Specific Plan 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 are 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/karaoke studio 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 establishment. The proposed use is expected to cater primarily to the Korean-American community who wish to unwind by singing karaoke while enjoying casual food and beverages. The sale and dispensing of alcoholic beverages is an amenity that is typically expected in this type of establishment, and the proposed establishment will be at a complete disadvantage relative to the numerous alcohol-serving karaoke studios in this area if it does not offer on-site alcohol sales. The requested entitlement is generally conditioned to reflect the mode of operation stated in the application for a restaurant/karaoke studio, which is compatible with the welfare of the community. The site is located within a commercial area, and the proposed use will be compatible with the surrounding development. The granting of the permit will therefore 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, 3 on-sale and 1 off-sale licenses are allocated to subject Census Tract No. 2118.04. There are currently 11 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 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.**

There are residential uses to the rear of the proposed project as well as some churches and schools in the area. Since the site is in a prime commercial area, the diversity amongst the uses is not uncommon. This grant will place numerous conditions on the proposed project 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? 20,735 sq. ft.

b. What is the total square footage of the space the establishment will occupy? 3,762 sq. ft.

c. What is the total occupancy load of the space as determined by the Fire Department? 135

d. What is the total number of seats that will be provided indoors? Outdoors? 113 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? No

h. Parking

i. How many parking spaces are available on the site? 57

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? No

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- 4 am	11 am- 4 am	11 am- 4 am	11 am- 4 am	11 am- 4 am	11 am- 4 am	11 am- 4 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: Karaoke

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? Yes, security at the door

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? 6

ii. Will security guards be provided on-site? No

1. If yes, how many and when? N/A

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? A full line of alcoholic beverages

ii. Will "fortified" wine (greater than 16% alcohol) be sold? No

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. Will provide at the hearing

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? No

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)? No

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? No

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.