

APPLICATION TO THE ZONING ADMINISTRATOR FOR A CONDITIONAL USE PERMIT – ALCOHOLIC BEVERAGE SERVICE

APPLICANT: WESTCOAST GRILL, INC. (DBA: WESTCOAST GRILL)

AGENT: MARIA IMPALA, ART RODRIGUEZ ASSOCIATES

OWNER: TC REAL ESTATE LTD c/o ADR PREFERRED BUSINESS PROP.

PROPERTY: 8311-8313 LINCOLN BLVD., LOS ANGELES, CA 90045

REFERENCE: THE APPLICANT IS REQUESTING A CONDITIONAL USE PERMIT (CUB), PURSUANT TO THE PROVISIONS OF SECTION 12.24-W-1 OF THE LOS ANGELES MUNICIPAL CODE, TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION WITH ANCILLARY OFF-SITE PRIVILEGES WITH TO-GO FOOD ORDERS, IN CONJUNCTION WITH AN EXISTING 2,983-SQUARE-FOOT RESTAURANT WITH 112 SEATS. THE PROJECT SCOPE INCLUDES LIMITED LIVE ENTERTAINMENT WITH NO AMPLIFIED MUSIC. PROPOSED HOURS OF OPERATION ARE FROM 6:00 A.M. TO 2:00 AM, DAILY, IN THE [Q]C4-1-CDO, COMMUNITY COMMERCIAL ZONE.

PROJECT DESCRIPTION:

The request is for a Conditional Use Permit (CUB) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption with ancillary off-site privileges with to-go food orders, in conjunction with an existing 2,983-square-foot restaurant called Westcoast Grill. The project scope includes a total of 112 seats, with a bar area integrated into the dining room. The applicant is also requesting limited live entertainment with no amplified music. The proposed hours of operation are from 6:00 a.m. to 2:00 a.m., daily, in the [Q]C4-1-CDO zone.

Westcoast Grill, located within a Community Commercial land use designation within the Westchester–Playa del Rey Community Plan, will offer Southwestern cuisine highlighting the diversity of food from the southern California region. The applicant first established their roots at this location operating Chicago for Ribs since 1997. They now seek to offer the Westchester and greater Los Angeles community with a diverse menu reflective of California cuisine with a Mexican twist. The restaurant currently operates with the sale of beer and wine and the applicant is seeking to upgrade their drink menu to provide a more complete selection of cocktails that will pair more cohesively with the new food offerings. With over 24 years of experience, the restaurant operator has had an exemplary record with the Department of Alcoholic Beverage Control and will continue to provide its patrons with high-quality service.

ADDITIONAL INFORMATION:

2. FINDINGS

a. General Condition 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.**

The approval of this request will enhance the built environment in the surrounding neighborhood and provide a service that is beneficial to the community, city, and region by offering high-quality dining experience and increasing the variety of dining choices. Westcoast Grill is permitted with the sale of beer and wine under case no. ZA-97-0228-CUB and is seeking to upgrade to a full line of alcoholic beverages to provide a more complete selection of beverages as is expected with this type of establishment and cuisine. The restaurant offers a mix of Southwestern cuisine inspired by Californian and Mexican fusion dishes such as shrimp tacos, fire-grilled entrees, enchiladas, and popular appetizers such as their table-side guacamole, Southwest quesadilla, and as tribute to their previous operation under Chicago For Ribs, the restaurant will offer their popular Baby back ribs. Their drink menu includes both alcoholic and non-alcoholic beverages such as aguas frescas, draft and bottled beer. Their full menu will offer classic alcoholic beverages such as margaritas and palomas. The availability of alcoholic beverages is ancillary to the restaurant's primary use as a bona-fide eating establishment. As such, the restaurant will continue to enhance the built environment in the surrounding neighborhood by providing a diverse dining option for local residents and visitors alike.

- 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.**

The project's location, size, height, operations, alcohol sales, and other significant features are compatible with adjacent properties and the surrounding neighborhood as the existing restaurant is located along a major commercial corridor surrounded by other retail and restaurant uses. The property is a rectangular-shaped stand-alone building housing several businesses. The existing restaurant occupies the northern-most portion of the building. The property is bound by Lincoln Boulevard to the

east, W. 83rd Street to the north, a 20-foot alley to the west, and W. 85th Street to the south. The application does not propose any changes to the physical characteristics of the site. No structural changes will be made to the existing building as a result of the subject application. No variance from the parking requirements has been requested herein. The application is to allow the continued sale of alcoholic beverages with an upgrade from beer and wine to a full line of alcoholic beverages for on-site consumption in conjunction with the restaurant operation. Permitting this establishment to offer a wide-range of alcoholic beverage options will only enhance the patron experience without imposing adverse impacts or detrimental effects on the public health, welfare, and safety of nearby businesses or residents.

The surrounding land uses include a surface parking lot north of the site with 60 spaces designated for the tenants of the standalone building, a 76-gas station northeast, or across the street, of the site. West of the site, across the 20-foot alley, are single-family residences; south of the site there is a Goodwill, and three Asian restaurants known as The Most Valuable Playa, Japanese Sushi Bar & Grill, and Kanpai; across the street on Lincoln Boulevard, east of the site, are other commercial and restaurant establishments such as an Indian restaurant, a café, and Domino's Pizza. The existing restaurant use is compatible with the surrounding neighborhood. And in conjunction with the imposition of a number of conditions addressing operational and alcohol-related concerns, will assure that the service of a full line of alcoholic beverages for on-site consumption, with off-site privileges, will not adversely affect the surrounding neighborhood, or the public health, welfare, and safety.

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.

Westcoast Grill is located within the Westchester – Playa del Rey Community Plan, which designates the property for Community Commercial land uses with corresponding zones C1, C1.5, C2, C4, CR. The project site is also located within the Loyola Village Community Design Overlay, Los Angeles State Enterprise Zone, Los Angeles Coastal Transportation Corridor Specific Plan, and Transit Priority Area. The project is consistent with the guidelines laid forth in the General Plan and the Zoning Code. The restaurant is permitted by-right within the [Q]C4-1-CDO zone. The conditional authorization for the sale and dispensing of a full line of alcoholic beverages, in conjunction with a bona fide restaurant, is allowed through approval from the Zoning Administrator subject to certain findings.

General Plan

This project falls within the Community Commercial designation and is within the bounds of the various elements and objectives of the General Plan. *Objective 3.9* “Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.” Westcoast Grill serves the objective of this designation as it promotes neighborhood activities in this commercial corridor and serves the adjacent neighborhoods as well as daytime and nighttime work and visitor population with a diverse range of commercial uses, especially restaurants, in the area. Granting this conditional use permit will allow Westcoast Grill to continue to better serve the region and further the goals of the General Plan.

Westchester – Playa del Rey Community Plan

The project addresses the following objectives and policies of the Community Commercial land use designation of the Westchester – Playa del Rey Community Plan:

GOAL 2: “ENCOURAGE A STRONG AND COMPETITIVE COMMERCIAL SECTOR THAT PROMOTES ECONOMIC VITALITY AND SERVES THE NEEDS OF THE WESTCHESTER-PLAYA DEL REY COMMUNITY THROUGH SAFE, ACCESSIBLE, AND WELL-DESIGNED COMMERCIAL DISTRICTS, WHILE PRESERVING THE HISTORIC AND CULTURAL CHARACTER OF THE COMMUNITY.”

- Objective 2-2 Strengthen and enhance the major commercial districts of the community into distinctive, pedestrian-friendly areas providing shopping, civic, social, and recreational activities.
 - Policy 2-2.2 In appropriate areas, encourage the incorporation of retail, restaurant, and other commercial uses in the ground floor street frontage of structures to promote a more lively and pedestrian oriented commercial environment.

Loyola Village Community Design Overlay (CDO)

The purpose of the Loyola Village CDO is “to ensure that development within the Loyola Village area reflects the overall vision of a cohesive, pedestrian-friendly and vibrant commercial district.” The plan text is silent with regard to the sale of alcoholic beverages. Additionally, the project does not include any physical changes to the exterior of the site. As such, this project is not considered a “project” under the Loyola Village CDO.

Los Angeles Coastal Transportation Corridor Specific Plan

The purpose of the Specific Plan is to help “mitigate the cumulative impacts of development by requiring new development to contribute a fair share towards completing needed regional transportation improvements, in addition to completing required project specific mitigations.” The plan text is silent with regard to the sale of alcoholic beverages. Additionally, the project does not include any physical changes to exterior or a change of the site. As such, this project is not considered a “project” under the specific plan.

ZA-2374 State Enterprise Zone: Los Angeles

Enterprise Zones are specific geographic areas designated by City Council resolution, and have received approval from the California Department of Commerce under either the Enterprise Zone Act Program or Employment And Economic Incentive Act Program. The Federal, State, and City governments provide economic incentives to stimulate local investment and employment through tax and regulation relief and improvement of public services. As Enterprise Zones allow for lower parking ratios for restaurant uses, the parking ratio has been applied to the plot plan and findings for this site.

ZI-2452 Transit Priority Area

The Transit Priority Area designation indicates the site is within one-half mile of a major transit stop that is existing or planned. There is no text with regard to the regulation of alcoholic beverage sales.

The restaurant conforms to the purpose, intent, and provisions of the General Plan as a Community Commercial use. The General Plan and Community Plan both describe the need to enhance the existing commercial uses and for a balance between residential and neighborhood-oriented uses such as retail and restaurant.

b. Additional CUB Findings

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

The approval of the conditional use permit will not adversely affect the welfare of the pertinent community, as a new use is not being introduced to the area. The restaurant operates first and foremost as a bona fide eating establishment and the availability of alcoholic beverages is secondary to food sales. Off-site sales will be ancillary to the primary on-site consumption. The operator has over 24 years of experience operating a restaurant at this site. The approval of this application will provide patrons with a broader selection of beverages to pair with the restaurant’s Southwestern menu offerings, as this is a desired and expected amenity.

As previously noted, the subject restaurant is located along an existing and well-established commercial corridor adjacent to other retail and commercial uses, as such the use is appropriate in this area and will not adversely affect the pertinent community. The project will only serve to contribute to the financial value of the subject property, enhance the economic vitality, and generate additional tax dollars. Furthermore, strict security protocols will be in place to ensure the health, welfare, and safety of patrons and the surrounding neighborhood. The project, properly conditioned, will ensure the will project does not adversely affect the welfare of the pertinent community. One of the standard conditions requires all employees involved with the sale and dispensing of alcoholic beverages to undergo alcoholic beverage sales training through the Department of Alcoholic Beverage Control, Licensee Education on Alcohol and Drugs (LEAD) program or Standardized Training for Alcohol Retailers (STAR) provided by the Los Angeles Police Department.

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

The California State Department of Alcoholic Beverage Control authorizes four (4) on-site licenses and two (2) off-site licenses for Census Tract No. 2766.01, based on a population of 3,838 people. There are currently ten (10) active on-site licenses and two (2) active off-site licenses within the census tract. Of the active on-site licenses, seven (7) are for Type 41 (On-Sale Beer & Wine – Eating Place) licenses, three (3) are for Type 47 (On-Sale General – Eating Place). It is important to note that the Department of Alcoholic Beverage Control’s census tract authorizations do not accurately account for daytime populations, as the influx of employees throughout the day increases the demand for such uses.

A new use is not being introduced to the area; therefore, the approval of this application will not result in, or contribute to, an undue concentration of such establishments. Furthermore, the concentration of on-site licenses is not considered undue when the approval of such a license benefits the public welfare and convenience, fulfilling a demand, rather than negatively impacting the surrounding neighborhood. The owner and operator of Westcoast Grill is experienced and is aware of the responsibility associated with the sale of alcoholic beverages. The owners, operators, and employees will comply with all conditions, rules, and laws associated with the sale of alcoholic beverages to ensure that alcohol is always served in a safe and professional manner. As such, the ancillary sale of alcohol in conjunction with the restaurant will not result in, or contribute to, an undue concentration of such establishments.

Alcohol Sales Establishments within 1000 Feet of the Subject Site:

- Type 41 On-Sale Beer & Wine Eating Place:

- Chicago For Ribs (Subject Site), 8311-13, Lincoln Blvd.
- The Most Valuable Playa Rest'n, 8321 Lincoln Blvd.
- Kanpai Sushi Rest'n, 8325 Lincoln Blvd.
- Alejo's Italian Rest'n, 8339-43 Lincoln Blvd.
- Tower Pizza Bar & Grill, 8351 Lincoln Blvd.
- Italy's Little Kitchen, 8516 Lincoln Blvd.
- Beach Pizzeria Rest'n, 8601 Lincoln Blvd. #150
- Type 47 On-Sale General Eating Place
 - Hacienda Del Rey Mexican Rest'n, 8347-47½ Lincoln Blvd.
 - Thai Talay Rest'n, 8411 Lincoln Blvd.
 - The Manchester Rest'n, 8522 Lincoln Blvd.
 - Cinco Mexican Rest'n, 7241 Manchester Ave.
- Type 20 Off-Sale Beer & Wine:
 - Shell Service Center & Food Mart, 8126 Lincoln Blvd.
 - 76 Auto Care & Food Mart, 8300 Lincoln Blvd.
- Type 21 Off-Sale General:
 - Bristol Farms, 8448 Lincoln Blvd.
 - Century Marina Liquor, 8526-28 Lincoln Blvd.

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

The approval of the application will not detrimentally affect nearby residential zones or uses, as the restaurant already operates with the sale of beer and wine and has operated harmoniously with the nearby residents. The nearest residential zones are west of the site are separated by a 20-foot alley. Residential uses are not directly accessible from the restaurant or alley as the entrance is located off of Lincoln Blvd. The operator will ensure the on-site consumption will be kept within the premises at all times and off-site sales remain ancillary to the primary use.

Furthermore, a restaurant use has operated at this location for over 20 years and is zoned Community Commercial—a proper use at this location. Lincoln Boulevard is made up of commercial uses including various restaurant as such, the lighting, signage and landscaping is effectively screened to minimize disturbances to nearby residential units. The restaurant operator has maintained a harmonious relationship with their surrounding neighbors and will continue to only affect the nearby residential zones in a positive manner.

The following residential uses are located within a 600-foot radius of the site:

- Single-family residences – 142
- Multi-family residences – 12
- Condominiums – 0

3. 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?*

The total square footage of the building is approximately 9,683 square feet.

- b. *What is the total square footage of the space the establishment will occupy?*

The total square footage of the space the establishment will occupy is 2,983 square feet.

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

The total occupancy load shall not exceed the maximum capacity/occupancy permitted by the Los Angeles Fire Department and the Department of Building and Safety.

- d. *What is the total number of seats that will be provided indoors? Outdoors?*

The total number of seats is 112.

- 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 on 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? No If yes, how much is enclosed? Outdoors? N/A*

- h. *Parking*

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

There are sixty (60) parking spaces.

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

The 60 spaces are 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? N/A*

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 and the use it is to serve. N/A*
3. *Will valet service be available? N/A Will the service be for a charge? N/A*

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

Within 1,000 feet of the site are the following sensitive uses:

- Iglesia Del Nazareno Westchester (7299 Manchester Ave.)
- Congregational Church of the Messiah (7300 Manchester Ave.)

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*

4. 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?*

Please see the table below for proposed hours of operation:

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Proposed Hours of Operation	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM
Proposed Hours of Alcohol Sales	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM	6:00 AM– 2:00 AM

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

Limited live entertainment with up to three musicians and no amplified

music is proposed other than ambient music at a low level of volume.

- c. *Will there be minimum age requirements for entry?* **No**
- i. *If yes, what is the minimum age requirement and how will it be enforced?*
N/A
- d. *Will there be any accessory retail uses on the site?* **N/A**
- i. *What will be sold?* **N/A**
- e. *Security*
- i. *How many employees will you have on the site at any given time?*
There will be 7-10 employees on site at any given time.
- 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?* **N/A**
1. *If yes, please provide copies.* **N/A**
- f. *Alcohol*
- i. *Will there be beer & wine only, or a full line of alcoholic beverages available?*
A full line of alcoholic beverages will be available.
- 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 site?*
Yes.
2. *Will alcohol be sold without a food order?*
Yes

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?*

There is no cocktail lounge. However, there will be bar seating that will remain incidental, as it is seamlessly integrated into a dining room area.

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

There is no cocktail lounge. There will be bar seating available. The primary use is a restaurant and the bar area simply provides additional seating to supplement the dining area.

2. *Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?*

Yes per the Department of Alcoholic Beverage Control Type 47 License.

a. *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? **Yes***

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

viii. *Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements – <http://www.abc.ca.gov/>.*

5. 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?*
Yes, both on- and off-site

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

Yes, the establishment is a 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:*

a. *Issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or*

b. *If issuance would result in, or add to an undue concentration of licenses.*

b. *If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for public convenience or necessity.*

N/A