



## **PROJECT DESCRIPTION/REQUEST:**

The Applicant, Gussem Kazemi Inc is seeking a **CONDITIONAL USE PERMIT**, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 W.1, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 2,501 square foot restaurant with 41 interior seats, a 394 square foot outdoor patio area with 16 exterior seats and having hours of operation from 9:00am to 12:00am, daily. The subject property is located in the [Q]C2-1-CDO Zone at 8741 La Tijera Boulevard within the Westchester – Playa del Rey Community Plan of the City of Los Angeles.

## **BACKGROUND:**

The subject property is located within a 5,000 square foot lot fronting the northern side of La Tijera Boulevard near the corner of Sepulveda Eastway. It is situated on a rectangular shaped parcel of land. The subject location’s previous use was historically a restaurant. The applicant Gussem Kazemi and his wife own a nearby morning coffee café serving breakfast and lunch until 2:00pm. The proposed restaurant will be known as Stanley’s which will extend the meal options for the second half of the day. The environment will be aesthetically art-deco, with a bright color interior and beautiful mosaic pieces throughout the establishment. The proposed vibe will be that of a relaxing lounge friends and coworkers to get together to experience superb cocktails, tasty meals and occasional music like a guitarist. The grant is requested to offer alcoholic beverages as an incidental use to the infamous menu that has been available to its diners since its inception.

## **SURROUNDING PROPERTIES:**

Adjacent properties surrounding the subject site to the north are designated [Q]C2-1-CDO zone. Directly to the south of the property is a residential zone with a multi-story apartment complex.

## **STREETS AND CIRCULATION**

La Tijera Blvd is designated as a Boulevard II with an approximate right-of-way width of 110 feet.

Sepulveda Eastway is designated as a Local Street - Standard with an approximate right-of-way width of 60 feet.



## GENERAL FINDINGS:

**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 request is to obtain 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 2,501 square foot restaurant with 41 interior, a 394 square foot outdoor patio area with 16 exterior seats and having hours of operation from 9:00am to 12:00am, daily. The subject property is located in the [Q]C2-1-CDO Zone and will be a casual restaurant that offers a quality food all day to neighborhood residents, employees, and visitors of the area. The proposed restaurant will be a welcomed attribute to the area by bringing a fresh bright establishment into the community. The vibe will represent a sleek geometric, mosaic style décor with a relaxed lounge setting for all the enjoy. The addition to the community will create an enhanced pedestrian friendly commercial development which will build on the successful commercial area, providing a desirable service to the community.

The owner has been serving the nearby community for roughly 25 years with the Coffee Co. This location is also equipped with a beer and wine license making the owner well verse in the department's rules and regulations. The proposed restaurant will be an added commodity to the residents in the area. The addition of the sale of alcoholic beverages will be secondary to the food service of the restaurant. Additionally, the operating hours will benefit the community as a whole by allowing them availability to frequent the establishment without potential disruption to the surrounding area. The use will serve as a public convenience and welfare, and the location is compatible with the character of the surrounding uses. In addition, the proposed use in conjunction with the imposition of a number of conditions addressing operational and alcohol-related issues will ensure the safeguarding of the public welfare. The approval of the applied permit will allow the applicant to offer a complete menu to its visiting patrons and improve the existing environment.

**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 site is located within the [Q]C2-1- CDO Zone and is in proper relation to the adjacent commercial uses of the area. The location is zoned for commercial uses, which permits restaurants within its guidelines. The existing restaurant is not undergoing any structural changes that will alter the size or height features of the current establishment. The subject property falls within the parameters outlined in the Community Plan since the



zoning is consistent with the proposed use and will offer a commodity to the nearby residents. A well-rounded assortment of mixed-uses will create an overall benefit to residential life.

The function of the establishment is a sit-down lounge where a variety of amenities will be offered including a meal service throughout the business' operating hour and incidental alcohol to complement the options. Additionally, the hours of operation from 9:00 am to 12:00 am daily, with prevent late night activity that could disturb the neighboring areas. The menu will be available during the entire time the lounge is open; furthermore, there is hopes of light musical entertainment such as an acoustic guitar to create a relaxing ambiance. This assures a use that is both convenient to patrons and respects the welfare of the community.

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

The General Plan is utilized by the City of Los Angeles to ensure its goals, objectives and policies are implemented in accordance with its framework. Each of the elements laid out in the General Plan establish guidelines that regulate the community's resources when managing its development and addressing environmental concerns. The project site is located within the Westchester – Playa Del Rey Community Plan. The land use designation, Community Commercial, and surrounding zoning allows for a variety of mixed commercial and residential uses including the existing restaurant. While the subject location does fall within the Los Angeles Coastal Transportation Corridor Specific Plan, the project is not subject to its provisions with the direct request. The requested entitlement is consistent with a number of objectives and policies within the General and Community Plans' land uses such as:

***Westchester – Playa Del Rey Community Plan: 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.<sup>1</sup>

***Westchester – Playa Del Rey Community Plan: Objective 2-3***

Enhance the land use compatibility, visual appearance, design and appeal of commercial development.<sup>2</sup>

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<sup>1</sup>Westchester – Playa Del Rey Community Plan, Chapter III, Land Use Plan Policies, Commercial, III-11

<sup>2</sup> Westchester – Playa Del Rey Community Plan, Chapter III, Land Use Plan Policies, Commercial, III-13



Restaurant uses are permitted within the plan's designation of land uses and the [Q]C2-1- CDO zone classification. The request of the proposed use will allow the community to benefit from a visually appealing establishment to be developed while also supporting the needs of the community by extended its amenities. This will create a desirable option to local residents, business owners and employees within the immediate vicinity, in addition to those visiting the area. Furthermore, the restaurant's hours of operation will not introduce a new activity in the surrounding area and will align with neighboring business operations. The requested proposals will conform directly with the intention of the General and Community plans by stimulating further investment into the community, which will both strengthen the city's economy and enhance the development of the surrounding area.

**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, since the request includes the addition of an incidental use. The ability to offer alcoholic beverages during the establishment's hours of operation will enhance the experience of both nearby residents and potential visitors to the area. The nature of the use will not have an adverse impact since there are no significant noise or safety concerns included in the request. The applicant will continue to operate responsibly and dutifully as his restaurant portfolio grows inside the community. The proposed request will also help to improve the physicality of the location and economic development by bringing a more vibrant and attractive aesthetic to the Downtown Westchester area. This project will assist in sustaining a variety of commercial uses leading to an increase in revenue stream, which will help strengthen the city's economic vitality through an increase of taxable revenue. Overall, the proposed use will positively impact the financial health of the property, community and city aligning with the goals of the Community Plan.

**ADDITIONAL CUB FINDINGS**

**The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California State Department of Alcoholic Beverage Control licensing criteria, 2 on-site and 1 off-site licenses are allocated to the subject Census Tract No.



2780.01. There are currently 11 on-site and 5 off-site active licenses within this census tract. While the total number of active licenses does exceed the permitted number, the granting of this permit is requested as an incidental use and convenience to the public. Food establishments offer a convenient service to the local residents, working population and visitors to the area. The Westchester – Playa Del Rey Community is consistently developing commercial enhancements. The proposed request supports the community's progress, adding to the growth of the city. Any operational conditions placed on the approval of the request will safeguard the public's welfare and further protect the integrity of the community.

**The proposed use will not detrimentally affect nearby 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 is consistent with the designated zoning guidelines and is compatible with the existing adjacent commercial uses. It will not introduce a new use to the area and will provide a public convenience by preserving the dining experience for neighboring residents, local employees as well as visiting guests. As an existing member of the community for the past 25 years, the applicant understands the character of the neighborhood and is committed to help uphold its integrity through responsible service of alcoholic beverages. The owner will operate responsibly with no evidence of created nuisance involving his current business and will continue to do so with the approval of the requested permit. While there are residential units within the area, the establishment be a welcomed addition by enhancing the Boulevard's aesthetics and creating a more vibrant corridor. There are not any local churches, school or hospitals within the immediate vicinity. Therefore, the approval of the proposed use will not detrimentally affect residentially zoned communities or any other sensitive uses in the area.

The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to adhere to any operational conditions recommended by the City of Los Angeles.