

CONDITIONAL USE PERMIT - ALCOHOL (CUB)
ADDITIONAL INFORMATION/FINDINGS
2805 ABBOT KINNEY BLVD., UNITS D & E- MANPUKU RESTAURANT

3a. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

The applicant is requesting Conditional Use approval to permit the on-site sales and consumption of beer and wine in conjunction with the operation of a proposed 2,112 sq. ft. Japanese bar-b-que restaurant; accommodating 72 seats; with hours of operation from 11am to 11pm, daily; in the C2-1 zone. The subject premise is located in an existing, fully improved commercial shopping center that was established according to all applicable development standards.

b. Why does the applicant believe the location of the project will be desirable to the public convenience and welfare?

The subject property is located in the Venice Coastal District, which for years has served as a destination point for recreation, food and entertainment uses. The applicants are merely requesting that they be given the opportunity to offer full service to customers with the inclusion of beer and wine.

c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

The subject use is located in the C2-1 commercial zone, and is consistent with the stated Community Plan goal of ... 'conserving and strengthening viable commercial development in the community and providing new opportunities for new commercial development and services within existing commercial areas'.

d. Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? Why?

No. Approval of the Conditional Use will allow the subject use to offer full service to customers, thereby adding to the economic growth and stability of both the business and the community.

e. Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? Why?

No. The Venice Coastal Commercial District acts as a destination point for local residents, workers, commercial travelers and tourists. Full service food establishments are natural land uses for the area. An approval in this case would allow the subject use to operate on par with similar uses in the neighborhood.

f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

No. The subject use is located in a commercial shopping center and is oriented towards the major traffic arterial Washington Blvd. The subject use is surrounded by commercially zoned land uses on three sides and is buffered from adjacent residentially zoned properties to the west, by the wall of the shopping center.

- g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?

Proposed hours of operation are 11am to 11pm, seven days a week. Hours of alcohol sales to coincide with hours of operation.

- h. What is the occupancy load as determined by the Fire Dept.(number of patrons)? What is the proposed seating in all areas?

A total of 72 seats.

- i. Is parking available on the site? If so, how many spaces? If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Where? How many off-site spaces?

32 parking spaces exist on site.

- j. Is there to be entertainment such as a piano bar, jukebox, dancing, live entertainment, movies, etc.?

No live entertainment is proposed.

- k. Are a full line of alcoholic beverages to be served or just beer and wine?

Beer and Wine.

- l. Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (off-site only)

Not applicable

- m. If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities. (on-site only)

No separate cocktail lounge is proposed.

- n. Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Dept.(ABC) in the last 365 days and if so, for what reasons?

No violations.

- o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?

No video games proposed.

- p. Will you have signs visible on the outside, which advertise the availability of alcohol?

No exterior ads relating to the availability of alcohol are proposed.

- q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in Section 12.03 of the Los Angeles Municipal Code?

Beer and wine to be sold in conjunction with food orders. Full kitchen on-site.

- r. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?

Not applicable; this is an on-sale use.

- s. Will "fortified" wine (greater than 16% alcohol) be sold?

No.

- t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?

No.

- u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

No.

- v. Will security guards be provided and if so, when and how many?

No on-site security is proposed.

- w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

No alcohol will be allowed to be consumed on any adjacent property under the control of the applicant.

- x. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

No.

- y. Provide a copy of the proposed menu if food is to be served.

See attached.

- z. How many employees will you have on the site at any given time?

Ten (10) employees per shift.

- aa. What security measures will be taken including; Posting of rules, security guards, etc?

Standard posting of rules.

- bb. Will there be minimum age requirements for patrons? If so, how will this be enforced?

No minimum age requirement.

cc. Are there any schools (public or private and including nursery schools) churches or parks within 1,000 feet of your proposed business? Where?

Yes. Coeurd' Alene Avenue Elementary School; 810 Coeurd' Alene Ave.

dd. For massage parlor or sexual encounter establishment applicants:

Not applicable

ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?

Not applicable