

**REQUIRED FINDINGS AND QUESTIONS RELATING TO ALCOHOL
(CUB) AND ADULT ENTERTAINMENT (CUX) CASES**

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

The proposed restaurant will occupy a ground area portion of a two-story level, wood and stucco commercial building that was originally constructed in 1921. The subject property is within the Venice Community Planning Area.

The proposed restaurant will accommodate 44 seats within the building and an additional 16 seats within the rear outdoor patio area. The total overall capacity is 60 seats.

The proposed use will cater to businesses and residents in the community desirous of having an upscale French restaurant. The proposed use will be an integral part of the restaurant and will be a valuable amenity for guests. An on-site manager will be present at all times.

B] Why does the applicant believe the location of the project will be desirable to the public convenience.

The area, being within the Abbot Kinney walk street area of the Venice District, is recognized as a location where residents, workers and visitors come to for a variety of shopping, eating and entertainment experiences. The proposed restaurant seeks to offer alcoholic beverages and live entertainment.

Availability of these privileges is required to complete the range of food and beverage items to be offered. The applicant is providing a first class venue and the requested privileges will compliment and complete the ambiance of the premises. These privileges are presently granted to many other restaurants in the area, and is a normal aspect associated with a restaurant.

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 proposed use will merely be incorporated into the restaurant operation. These types of accessory facilities to the restaurant operation have a reasonable expectancy and will provide an economic enhancement to the area.

The subject property is located within the Abbot Kinney Walk Street area of Venice. The premise is located within an area that has a multitude of intensive commercial and office developments. There are no schools or churches in the immediate area affected by the requested use. This location will not cause any potential adverse impacts to the surrounding neighborhood.

The adopted Venice District Plan designates the project site for Community Commercial with corresponding zones of C2 and P, and Height District No. 1. The subject property is zoned C2-1 which allows restaurants by right.

The overall goal of the Community Plan is to promote an arrangement of land uses, circulation and services which will encourage and contribute to the economic, social, physical health, safety, welfare and convenience of the people who live and work in the plan area and to guide the development of the district to meet existing and anticipated needs and conditions.

The Venice District Plan emphasizes the need to re-establish the Abbot Kinney area. This area has become a very important economic and social focal point of the community.

The primary objective of the Plan is rehabilitate and strengthen the area and to return it to its rightful place as the Community's civic, economic and social center. The Plan recognizes the need for commercial viability and neighborhood businesses that serve the local community. Approval of the proposed use will enhance the viability of the local area without creating significant adverse impacts to any surrounding properties, and as such, is consistent with the spirit, intent and objectives of the General Plan.

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

No. The proposed use will actually bring clientele into the area thereby patronizing nearby businesses. The approval of the Conditional Use will benefit the community through the generation of additional business dollars, as well as, tax revenue for the City of Los Angeles.

The establishment of the restaurant and ancillary uses can only benefit the economic welfare of the community by ensuring a diversity of uses and the full occupancy of an under-utilized commercial building. Therefore, the proposed use will not adversely affect the economic welfare of the community.

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

Yes. Within 1,000 feet of the subject property there are only five other facilities with on-site licenses and two off-site licensed facilities.

According to ABC licensing statistics four on-site licenses are permitted within census tract 2733.00 and only three licenses exist. Therefore there is no over-concentration.

ABC concentration statistics are calculated based on the residential population within the census tract in which the subject premises is located. In the instant case this creates an artificially low count for the subject census tract.

The concentration of licenses is based solely on the population of the particular census tract is overstated. In fact, the labor force and visitors in the area are much larger than the residential population. If the day/evening working and visiting population were taken into account the demand and number of allowed licenses would be much higher.

Approval of the instant request will result in no over-concentration of alcoholic beverage licenses since the entire Venice area is a well-recognized entertainment area capable of attracting patronage from areas beyond the immediate and neighboring census tracts.

F] Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties ? Why ?

No. The proposed use will occur within an existing structure that is self-contained. The proposed restaurant fronts on Abbot Kinney Boulevard Millwood Avenue. There is no direct access to any residential areas. The applicant's premise is located within and adjacent to an intensive commercial and office oriented central business district. The restaurant is grand-fathered for no required parking. The proposed use will not detrimentally affect the area. There is a City owned free community parking area off of the alley directly behind the subject property.

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 ?

The restaurant will be open from 6AM until 1AM everyday.

- H] What is the occupancy load as determined by the Fire Department (number of patrons) ? What is the proposed seating in all areas ?**
 The proposed restaurant will accommodate 44 seats within the building and an additional 16 seats within the rear outdoor patio area. The total overall capacity is 60 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 ?**
 No. The restaurant is grand-fathered for no required parking. The proposed use will not detrimentally affect the area. There is a City owned free community parking area off of the alley directly behind the subject property.
- J] Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc. ? (Specify ?) (On-Site only)**
 Yes. The restaurant will have live entertainment consisting of up to three musicians/singers. The performers specialize in Jazz/Pop/Classical and authentic French folkloric music.
- K] Is a full line of alcoholic beverages to be served or just beer and/or wine ?**
 Full line alcoholic beverages.
- 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)**
 No.
- 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)**
 N/A.
- 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 Department (ABC) in the last 365 days and if so, for what reasons ?**
 No.
- O] Will video game machines be available for use on the subject property and if so, how many such machines will be in use ?**
 None available.

- P] Will you have signs visible on the outside which advertise the availability of alcohol ?**
Yes.
- Q] Will alcohol be sold without a food order ? Will there be a kitchen on the site as defined in the Los Angeles Municipal Code ?**
Yes. There is a full kitchen. Please see floor plan.
- R] Will beer and/or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml) ?**
Yes.
- 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 ?**
Yes.
- V] Will security guards be provided and if so, when and how many ?**
No.
- W] Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant ?**
No.
- 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.**
Attached.
- Z] How many employees will you have on the site at any given time ?**
The staff will consist of 4 to 8 employees.
- AA] What security measures will be taken including:**
(1) Posting of Rules and Regulations on the premises.
Yes.

(2) To prevent such problems as gambling, loitering, theft, vandalism and truancy.

Management supervision.

(3) Will security guards be provided and if so, how many ?

None.

(4) Other measures.

ID required for alcoholic beverage purchases.

BB] Will there be minimum age requirements for patrons ? If so, how will this be enforced ?

Yes. ID required for alcoholic beverage purchases.

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

None.

DD] For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater) ?

N/A.