

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.**

The subject property is a flat, irregularly shaped lot comprised of two parcels totaling approximately 8,231 square feet in area. The lot has approximately 56 feet of frontage along Kenmore Avenue to the east. The property is developed with a 7,056 square-foot commercial building with subterranean parking.

The applicant requests a Class 2 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 7,056 square-foot banquet hall with live entertainment and public dancing and to allow hours of operation from 10:00 a.m. to 2:00 a.m. daily in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m. No new construction to expand the building floor area, footprint, or height is proposed. Based upon public testimony and project location, the proposed project hours of operation have been conditioned to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday.

The project site is part of a commercial corridor along 3rd Street that is home to a variety of commercial uses, including retail, restaurants, and offices. Despite this diversity of uses, however, there are no dedicated event spaces or venues like the one proposed. This establishment is designed to host a variety of functions, including dinners, performances, corporate events, and award ceremonies, which will ensure that it will meet many different needs. According to applicant's representative's testimony, the operator (Bronson Hospitality), is highly respected and currently operates three other similar event spaces within the city of Los Angeles.

The conditions that are imposed to address the operations, security, noise, and parking will assure that the use enhances the built environment. The project will bring additional economic and social activity to the 3rd Street commercial corridor, thereby enhancing its vitality and appeal. The project will therefore perform a function and provide a service that is beneficial to the community.

2. **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 applicant requests a Class 2 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 7,056 square-foot event space with live entertainment and public dancing and to allow hours of operation from 10:00 a.m. to 2:00 a.m. daily in lieu of the Commercial Corner hours of 7:00 a.m. to 11:00 p.m. No new construction to expand the building floor area, footprint, or height is proposed.

Based upon public testimony and project location, the proposed project hours of operation have been conditioned to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday.

The surrounding area is substantially developed with commercial and residential uses. The subject property abuts commercial buildings in the C2-1 Zone to the east and south, a multi-family dwelling in the C2-1 Zone to the west, and a multi-family dwelling in the R3-1 Zone to the north. Other properties along 3rd Street to the east, west, and south of the project site are located in the C2-1 Zone and are developed with commercial and multi-family residential buildings. Properties to the north and south of 3rd Street are developed with multi-family dwellings in the R4-1 and R3-1 Zones.

The proposed banquet hall is to be located in an existing commercial building that was previously occupied by a market and restaurant. Though it fronts Kenmore Avenue, the property is part of a larger commercial corridor along 3rd Street, which features a variety of commercial uses, including restaurants which serve alcohol. The project is therefore compatible with the surrounding built environment.

Communications for the case file and testimony at the public hearing indicate that the surrounding community is concerned about noise, parking, and traffic spilling into the adjoining residential neighborhood. Though the applicant proposes the on-site consumption of a full line of alcoholic beverages, public dancing, and live entertainment, the impact on surrounding properties has been reduced through the building type and conditions of approval. All events within the proposed banquet hall will be entirely located within the building with no outdoor activities. Additionally, reduced hours of operation (11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday); conditions of approval related to valet operations, availability of public parking facilities, and optional shuttle service for larger sized events (Conditions of approval No. 22-32); and conditions related to security (Condition Nos. 33-40) have been imposed by the Zoning Administrator and Central Los Angeles Area Planning Commission to address issues raised at the public hearing and subsequent appeal hearing. Other potential impacts, such as crime or litter, are addressed by the conditions imposed herein as well. Therefore, the project will not adversely affect adjacent properties or the public health, welfare, and safety.

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

The General Plan entails land use elements that provides a guide for managing the City and address environmental issues. The subject property is located within the boundaries of the Wilshire Community Plan. The Community Plan designates the property for Neighborhood Office Commercial land uses, corresponding to the C1, C1.5, C2, C4, P, CR, RAS3, and RAS4 Zones. The subject property is zoned C2-1 and is therefore consistent with its land use designation.

The Wilshire Community Plan is silent regarding the on-site sale and dispensing of alcoholic beverages and public dancing. However, its goals, objectives, and

policies regarding commercial uses include the following:

Goal 2: Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by stand alone residential development by adhering to the community plan land use designations.

The proposed project is in keeping with the above goal, objective, and policy of the Community Plan. The project site is part of an existing commercial corridor along 3rd Street, where it will contribute to the area's activity and economic vitality and provide a service not otherwise found in the vicinity. The project therefore conforms with the purpose, intent, and provisions of the Wilshire Community Plan.

4. **The proposed use will not adversely affect the welfare of the pertinent community.**

The applicant requests a Class 2 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 7,056 square-foot banquet hall with live entertainment and public dancing and conditioned hours of operation from 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday. The subject property is zoned for commercial uses and will continue to be utilized as such.

Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are alleviated by the imposition of conditions requiring responsible management and deterrents against loitering. Employees will be required to undergo training on the sale of alcoholic beverages, including training provided by the Los Angeles Police Department Standardized Training for Alcohol Retainers (STAR) Program. Other conditions imposed related to litter and noise prevention will safeguard the surrounding sensitive uses that include multi-family residential uses. Additionally hours of operation have been limited to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday; the grant mandates compliance with the City's Noise Ordinances, requires all doors and openings to be closed during events; and that any valet service require permits from the Los Angeles Department of Transportation and Los Angeles Police Department. Furthermore,

the term grant has been limited to 10-years and a mandatory Plan Approval public hearing after 24 months of operation has been imposed to allow for the review of the conditions imposed and to determine any additions, deletions or modifications are deemed appropriate. Therefore as conditioned, approval of the project will not adversely affect the welfare of the pertinent community.

5. **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 one thousand 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 Department of Alcoholic Beverage Control (ABC) licensing criteria, four on-site consumption licenses and two off-site consumption licenses are allocated to the subject census tract (Census Tract 2113.1). Currently, there are two active on site license and two active off-site licenses total in this census tract:

- (1) Type 20 – Off-Sale Beer & Wine
- (1) Type 21 – Off-Sale General
- (1) Type 41 – On-Sale Beer & Wine – Eating Place
- (1) Type 47 – On-Sale General – Eating Place

The number of on-site licenses in the census tract is below the amount allocated by ABC criteria. The addition of alcohol sales at the proposed banquet hall therefore will not result in undue concentration of establishments for the sale and dispensing of alcoholic beverages.

According to statistics provided by the Los Angeles Police Department's West Bureau, Olympic Division within Crime Reporting District No. 2016, which has jurisdiction over the subject property, a total of 77 crimes were reported in 2024, including 28 Part I crimes and 49 Part II Crimes, compared to the Citywide average of 89 crimes and the High Crime Reporting District average of 106 crimes for the same reporting period. In 2024, alcohol-related Part II crimes reported include Drug Abuse Violations (2), Driving Under the Influence (0), Liquor Laws (0), Disorderly Conduct (0), and All Other Offenses (6). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The data regarding the crime rate in the reporting district where the subject site is located is below the City average. Furthermore, few of the reported crimes were deemed alcohol-related. There is therefore little evidence of a relationship between availability of alcohol and the community's crime rate, or that the proposed event

space will result in additional crime. The project is subject to conditions to minimize impacts associated with the sale and dispensing of alcohol such as criminal activity, public drunkenness, and loitering.

The Police Department originally had concerns due to approximately 45 police radio calls and incidents linked to the previous owner/operator, including loud parties and assault with deadly weapons. The data regarding the crime rate in the reporting district where the subject site is located is below the City average. Furthermore, few of the reported crimes were deemed alcohol-related. There is therefore little evidence of a relationship between availability of alcohol and the community's crime rate, or that the proposed banquet hall will result in additional crime. The project is subject to conditions to minimize impacts associated with the sale and dispensing of alcohol such as criminal activity, public drunkenness, and loitering.

Nevertheless, to safeguard the welfare of the community and provide for a reasonable operation, numerous operational conditions to the grant have been incorporated that address security (Conditions No. 33-40) to further ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Therefore, approval of the request will not contribute to the area's crime and will not result in an undue concentration of licensed premises.

6. **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 site is zoned for commercial uses and will continue to be utilized as such with the subject banquet hall. The proposed project consists of the sale and dispensing of a full line of alcoholic beverages in conjunction with a banquet hall with live entertainment and public dancing. The following sensitive uses are located within a 600-foot radius of the site:

Residential
Multi-Family Residences
School, Church, Hospital, Park
N/A

The project site is immediately adjacent to residential buildings. Correspondences from neighboring residents and the neighborhood council expressed concerns regarding hours of operation, noise, and parking/ circulation impacts. Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. Conditions of approval have been imposed to ensure that nearby sensitive uses are adequately protected from any potential adverse impacts of this project. Specifically, hours of operation have been limited

to 11:00 a.m. to 11:00 p.m. Sunday-Thursday and 11:00 a.m. to 12 midnight Friday and Saturday; the grant mandates compliance with the City's Noise Ordinances, requires all doors and openings to be closed during events; and that any valet service require permits from the Los Angeles Department of Transportation and Los Angeles Police Department. Additionally, a 10-year term grant has been approved and a mandatory Plan Approval hearing after 24 months of operation has been imposed to allow for the review of the conditions imposed and to determine any additions, deletions or modifications are deemed appropriate. As such, banquet hall will be operated within a contained environment where monitoring is facilitated through the enforcement of numerous conditions that will minimize the potential to create nuisances for the surrounding sensitive uses. Therefore, as conditioned, the project will not detrimentally affect residentially-zoned properties or any other sensitive uses in the area.

MINI-SHOPPING CENTER/COMMERCIAL CORNER

7. **Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking on the project will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

The Los Angeles Department of Transportation exempts discretionary projects solely related to the sale or dispensing of alcoholic beverages for on- or off-site consumption from requiring a transportation and circulation study. Further, no evidence was brought forth through written comments conveying concern regarding existing and similarly proposed access and circulation. Therefore, access, ingress, and egress are not expected to create a traffic hazard, cause significant traffic congestion, or cause disruption of vehicular circulation on adjacent streets.

8. **Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

There will be no creation or construction of a new mini-shopping center or commercial corner development. Additionally, there is no new construction proposed. Therefore, the grant does not add to a detrimental concentration of mini-shopping centers or commercial corner developments.

ADDITIONAL MANDATORY FINDINGS

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone A0, areas of flood depths of 1 to 3 feet.