**Special Instructions for Alcohol (CUB) & Adult Entertainment**

**BJ’s Pizza Grill**

 **2. Findings**

1. **General Conditional Use**
2. *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.*

**BJ’s Pizza Grill Restaurant has been operating with a beer and wine license for many years and is requesting for a full line of alcohol. Restaurant will also expand into adjacent 812 square feet restaurant space for a total of 3,310 square feet however the existing CUB has allowance for up to 3,360 square feet under previous CUB- ZA 2009-1875 (CUB). The project is a successful restaurant concept that generates taxable revenue for the City of Los Angeles. It will continue to provide service as a restaurant to the community.**

1. *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 is going to occupy existing buildings. Existing CUB has allowance for up to 3,360 square feet under previous CUB- ZA 2009-1875 (CUB) and BJ’s Pizza Grill has only utilized 2,498 sf and the proposal now is for expansion up to 3,310 sf. This should not increase any parking requirements for the use. The height will remain the same and is consistent with surrounding uses. It will maintain the surrounding improvements in place. The use will not cause a detrimental impact to the immediate neighborhood and will be in harmony with the various elements and objectives of the neighborhood.**

1. *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 project is in substantial compliance with the General Plan and Zoning Designation of this site.**

**The existing use is a bona-fide restaurant and has operated here for many years and meets the intent and provisions of the General Plan and will continue to do so.**

1. **Additional Findings**
2. *Explain how the proposed use will not adversely affect the welfare of the pertinent community.*

**The restaurant is in operation and will continue to be the same use. It is proposing to change from beer and wine to full line of alcohol without impacting the operation of the restaurant. It has provided a convenient dining option to the community and will continue to do so in future. The project will not have a detrimental impact on the public welfare.**

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

**The site currently is operating as a BJ’s Pizza Grill and there is no change in use. The total number of such establishments will not change.**

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

**The site is currently a restaurant which operated under an existing Condition Use Permit. It will continue to operate as a restaurant. The sale of alcohol is in conjunction with sale of food. There will be no additional impact nor will the project be detrimental to the surrounding uses.**