

REQUEST AND FINDINGS

SpireWorks

Request:

Subject Site:
SpireWorks
1061 Broxton Avenue, Westwood

Request: Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a new tenant in an existing restaurant tenant space with outdoor patio dining.

Square footage and seating:

Interior:	2,576 sq. ft. with 45 seats
Outdoor:	366 covered and 177 uncovered with 34 seats
Total:	3,119 sq. ft. and 79 seats

Hours: Operation and alcohol sales 11 am - 12 am, 7 days/week.

About SpireWorks:

SpireWorks is a build your own meal restaurant concept. Guests will order their choice of protein with a proprietary SpireWorks bread, a gluten-free bread, over wild rice or over a lettuce blend. Menu offerings are centered around the Turkish style of vertical spit roasted meats called Döner, paired with a wide selection of internationally inspired and unique toppings and sauces. It's Döner American Style!



FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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 site is located on the west side of Broxton Avenue in the Westwood Community of the City of Los Angeles. The subject site includes 40 feet of lot 7 and the southerly 5-feet of Lot 8, Block 6 of Tract

10600. The proposed restaurant with on-site beer and wine sales will be taking over 26 linear feet of frontage – a tenant space and outdoor dining area currently occupied by Five Guys restaurant.

The project proponent is seeking a Conditional Use Permit for the on-site sale and consumption of beer and wine in conjunction with a proposed SpireWorks restaurant. Beer and wine are secondary but important to the SpireWorks menu offerings as they are common to offer and enhance the dining experience with Turkish cuisine.

The restaurant is a convenient location that area customers can reach by walking, driving, biking, or public transit. The use is a benefit to those who reside, work or visit the area. The enclosed patio dining area enhances both the customer and pedestrian experience.

Enjoying a nice glass of beer or wine is a dining-enhancing component of this high quality healthy cuisine. By providing this kind of family and neighborhood-friendly atmosphere, the application and the applicant support the vitality of the district.

Therefore, approval of the Conditional Use Permit is desirable to the public convenience and welfare of 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 SpireWorks is a new restaurant taking over an existing restaurant tenant space in the heart of Westwood.

Building Permits for the SpireWorks tenant space:

The applicant will file for the SPP and DRB in compliance with the Westwood Village Specific Plan under a separate application.

Building Permit: 12/27/2011 – 11016-10000-19594

Proposed tenant improvement for five guys burgers and fries with outdoor dining within an existing restaurant space. Work includes removal of existing non-structural walls, existing stairs, existing ceiling/soffits, existing fixtures, and existing rooftop.

Building Permit: 02/02/2012 – 11016-10002-19594

Proposed revisions to the plan for a building TI that is under construction. Revising the restroom plan. Original work description = tenant improvement for five guys burgers and fries with outdoor dining within an existing restaurant space.

C of O: 11/01/1965 – WLA56558/65

One story, Type III-B, 45' x 45' Enlarge dining area, maximum occupants 99, B-2 G-1 occupancy.

Surrounding Site Development:

Adjoining properties to the north are zoned C4-2D-0 and are developed with the retail, restaurant and entertainment uses including the Shop House restaurant, Le Pain Quotidien, Ami Japanese restaurants, Landmark's Regent movie theater, Barney's Beanery, and public parking lot.

Adjoining properties to the south are zoned C4-2D-0 and are developed with a retail store, Marine recruiter station and restaurants with outdoor patio dining.

Properties to the east are zoned C4-2D-0 and are developed with the course reader outlet for UCLA and a public parking garage.

Properties to the west are zoned C4-2D-0 and are developed with a Whole Foods Market and a parking structure.

The proposed project will offer a variety to the retail, restaurant and entertainment uses in an area of the City that provides public mass transit access but lacks a sufficient number of businesses to maintain and sustain a vibrant business district. There have been turn overs and vacancies in this area of Westwood, making a stable quality restaurant operation an important element to the viability of the neighborhood.

In this regard, providing a full range of neighborhood serving uses, including food and beverage establishments, increases the economic viability and vitality of downtown Westwood.

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

The subject property is located in the adopted Westwood Community Plan area and designated for Community Commercial land uses consistent with the existing C4 Zoning.

The issue of alcoholic beverage sales is not specifically addressed in the Plan Text.

The Community Plan does, however, identify the following for the properties identified for Community Commercial serving uses:

"The Village is a unique historical/cultural, pedestrian-oriented area with retail shops, restaurants and entertainment facilities. It is conveniently located to serve the Westwood Community and surrounding areas, but has historically attracted people from the entire region. It was initially developed in the early 1930s as a "Mediterranean Village" of primarily two-and-three story buildings with frequent use of domes, towers and courtyards. The Westwood Village Specific Plan has been amended to address land use, development standards, cultural resources, urban design and streetscape improvements. The emphasis of the Plan is on maintaining and enhancing the image

and function of the Village as a pedestrian-oriented, architecturally unique environment." P. iii-6

Policies

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

2-1.3 Ensure the viability of existing stores and businesses which support the needs of local residents and are compatible with the neighborhood.

2-2.1 Encourage Pedestrian-oriented design in designated areas and in new development.

Beer and wine sales in conjunction with the restaurant use meets the purposes and objectives of the Community Plan, including reinvestment into an existing vacant commercial restaurant space, supporting pedestrian-oriented design and activity and providing healthy eating alternatives that support the needs of the substantial local UCLA student population, Westwood residential population and visitor customer needs.

The primary objective of the Community Plan is the preservation and enhancement of the project area. The proposed use will help meet this objective and will contribute to a successful corridor as envisioned by the Community Plan.

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

Neighborhood orientation is a core element of SpireWorks' ethic and the welfare of the community is essential to their planning.

Beer and wine is an expected amenity with this brand. Management has a proven track record in the food service industry and the expectation for the same level of operation at this location should allay any concerns that the establishment will become a gathering place or generate vice-related problems. Management operates with a mandate of being family friendly, environmentally and community enhancing, with a corporate image to protect. They have created operating procedures and guidelines which ensure consistency in their service. Alcohol sales are provided at the request and convenience of their customers. They are compatible with the reasonable concerns and policies of the Los Angeles Planning Department and the California State Alcohol Beverage Control Board, and within current operating guidelines, will be provided in a responsible manner.

It is good planning policy to entrust them with the subject request.

5. The granting of such application will not result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, 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 such establishments within a one thousand feet 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.

The subject restaurant is located in an area which is planned and designed to provide shopping center retail and restaurant uses, with a pedestrian friendly atmosphere. Investment from well-operated, neighborhood-oriented venues supports the vitality of the community.

Permitting the sale of alcoholic beverages as conditioned should not substantially impact the economic welfare of the area given the stated focus of the restaurant on the sale of moderate-priced, quality food with the sale of alcoholic beverages playing a secondary and occasional role.

The subject use balances the need for healthy dining experiences with an orientation and buffering mitigating impacts on any sensitive use. The proposed restaurant use suggests reasonable operating hours. The addition of this license will, when weighed against the added dining capacity to be provided and when compared to the nature and intensity of commercial and transit development in the surrounding area, does not unduly concentrate licenses for the sale of alcoholic beverages.

6. The proposed use will not detrimentally affect nearby residentially zoned communities in the area after giving consideration to the distance of the proposed use from the following: 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 nearest residential use is located nearly 500 feet to the northwest at the corner of Gayley and Weyburn Avenues and extending further north along Levering Avenue.

Sensitive uses within a 600-foot radius of the subject property includes medical and educational institutions for adults.

Within 600-1,000 feet is the Christian Science Reading room at 1125 Glendon Avenue, the LA Fire Station at 1090 Veteran Avenue and the Ronald Reagan Medical Plaza at 10945 Le Conte Avenue.

The menu offers a healthy, affordable variety to those wanting a quick bite to eat, and the proposed beer and wine will be a secondary amenity to support a community-friendly use.

It is important to emphasize the convenience to an urban, mixed-use planned residential population to have this authentic, responsible, high quality restaurant in their community. It will become a focal point of connection for the community and benefits the neighborhood

overall. During high traffic hours, it is especially convenient to be able to walk to the location and walk home.

The sale of beer and wine for on-site consumption is in conjunction with a quality restaurant with a substantial menu prepared by highly regarded chefs. Permitting the sale of beer and wine with standard conditions will not substantially impact the welfare of the area given the history of compliance and operation at other locations.

For these reasons, we respectfully request approval of the subject request.

MT:m
5/21/16