

REQUEST AND FINDINGS

Broxton

Subject Site:

Broxton
1099 Westwood Boulevard

Request:

Conditional Use Permit to allow the addition of a microbrewery use secondary and ancillary to the permitted full line of alcohol sales in conjunction with the operation of a new tenant in an existing 4,656 square-foot interior (168 seat) sit-down dining, full menu restaurant with outdoor patio dining area on Broxton with 808 square-feet and 50 seats for a total of 5,464 square feet and 218 seats. No off-site sales - microbrewery limited production for consumption within the restaurant.

Square footage and seating:

Interior:	1 st Floor	3,566 sq. ft.	94 seats
	Mezzanine	1,090 sq. ft.	74 seats
Outdoor:	Broxton frontage	808 sq. ft.	50 seats
Total:		5,464 sq. ft.	218 seats

Hours: 11 am – 2 am, Monday through Friday and 7 am – 2 am, Saturday and Sunday.

About Broxton:

Our plan is to make the most iconic building in Westwood , the Janss Dome, the most sought after dining experience, featuring a carefully and thoughtfully developed, simple sit-down dining menu that will be a stark contrast to the quick-service alternatives in town, yet provides an experience that is friendly for the neighborhood's residents, families and businesses alike.

The setting will encourage a social approach to dining, with long tables and communal dining opportunities, as well as bring life to the patio on Broxton that has been neglected for too long. With a focus on food, and a selection of great beers, Broxton will be the spot for a business lunch, a celebration, or a night with the family in the center of Westwood.

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 property is a level, irregular-shaped, record lot located at the intersection of Westwood Boulevard and Broxton Avenue. The 0.48 acre site has a frontage of approximately 250.82 feet on the west side of Westwood Boulevard, a frontage of approximately 200 feet on the easterly side of Broxton Avenue and a depth varying between approximately 25 and 100 feet. The site is developed with a two-story commercial building. The northerly portion of the structure is occupied by a variety of retail uses. The southerly one-story and mezzanine portion of the building is occupied by the subject 4,700 square-foot restaurant.

The location is a historically-designated property known as the Janss Dome opened in 1929 and occupied by the Janns Brothers' headquarters in Westwood Village.

Surrounding properties are within the C4-2D-0 Zone and are characterized by level topography and improved streets. Properties to the south, east and west are developed with two-story commercial buildings occupied by retail stores, restaurants and office. The northerly adjoining property is developed with a 375-space City-owned parking structure.

On November 10, 1997, under Case No. ZA 97-0425(CUB)(CUZ)(ZV) the Zoning Administrator approved a conditional use to permit renovation of the existing mini-mall on the site in order to accommodate the then proposed 4,700 square foot applicant restaurant with the sale and dispensing of alcoholic beverages for-on-site consumption. The Zoning Administrator also approved a variance in order to permit the 10 automobile parking spaces required in conjunction with the project to be provided off-site by lease agreement in lieu of the required covenant.

In a subsequent application under Case No. ZA 98-0765 (CUB), the applicant was allowed to modify the terms and conditions of the November 10, 1997 approval that restricted the use to sit down meal service so as to also accommodate special events such as cocktail receptions during which service of food and alcoholic beverages could be served by employees from trays and to allow beverage service in the lounge area for patrons waiting to be seated, with a one hour extension in the hours of operation on weekends only.

The applicant is taking over an existing restaurant tenant space, the former "Yamato" restaurant with a Conditional Use Permit and Type 47 ABC license permitting the on-site sale and consumption of a full line of alcoholic beverages. Per the terms of that grant ZA 98-0765 (CUB) (PA), the applicant will be permitted to open a restaurant operation with a full line of alcoholic beverages. The subject application is requesting the Conditional Use Permit to add on-site beer manufacturing secondary and ancillary to the full menu, sit-down restaurant operation. In terms of consumption, the 47 license allows a full line of alcoholic beverages. The microbrewery license allows limited on-site beer manufacturing for consumption on the site.

Westwood Boulevard, adjoining the subject property to the west, is a designated Divided Major Highway dedicated a width of 110 feet and improved with curb, gutter, and sidewalk.

Kinross Avenue, adjoining the subject property to the south, is a Local Street dedicated a width of 80 feet and improved with curb, gutter, and sidewalk.

Broxton Avenue, adjoining the subject property to the west, is a Local Street dedicated a width of 60 feet and improved with curb, gutter, and sidewalk.

Adjoining the subject property to the northwest, is a through alley and is improved with asphalt pavement and concrete gutter within a 20-foot dedication.

Case No. ZA 98-0765 (CUB) (PA) – On February 15, 2001 the Zoning Administrator approved revised floor plans and the deletion of Condition Nos. 11 and 20 of Case No. ZA 98-0765(CUB) so as to now allow the sale and dispensing of alcoholic beverages from a cocktail lounge and bar area within an existing 4,700 square foot restaurant at the location in the C4-2D-0 Zone,

Case No. ZA 98-0765(CUB) - On February 18, 1999, the Zoning Administrator modified the terms and condition of previous approved Case No. ZA 97-0425(CUB)(CUZ)(ZV) to allow patrons occupying the waiting/lounge area to be served alcoholic beverages while awaiting seating in the dining area and to expand the restaurant service to allow special events such as cocktail receptions during which service of food and alcoholic beverages may be from trays served by employees of the facility in lieu of the previously imposed condition which would permit only sit down meal service.

Case No. ZA 97-0425(CUB)(CUZ)(ZV) - On October 10, 1997, the Zoning Administrator approved a conditional use to permit the sale of alcoholic beverages for on-site consumption, and the operation of a mini-mall/commercial corner with no parking spaces.

The applicant has experience successfully running restaurants with secondary / ancillary microbrewery uses. This is a critical change to a tenant space that has had operators fail resulting in vacancies and turnovers. The experience of the applicant will allow the location to thrive as a neighborhood venue.

The applicant is not proposing any live entertainment or off-site sales.

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 patio dining areas enhance both the customer and pedestrian experience.

Enjoying an alcoholic beverage is a dining-enhancing component of this high quality restaurant venue. 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.

Broxton is a new restaurant taking over an existing restaurant tenant space in the heart of Westwood.

The applicant will file for the SPP and DRB in compliance with the Westwood Village Specific Plan under a separate application and is working with a historic architectural consultant to preserve both exterior and interior elements of this historic structure.

Granting of the conditional use will lead to a project that will be desirable to the public convenience and welfare. A restaurant with alcohol sales continues the historic use on site and compliments the pattern of mixed-use retail, restaurant and office uses that create the urban environment envisioned by the City for the commercially-designated space.

Full menu service is provided at every seat in the restaurant. The primary function of the venue is a restaurant with a menu prepared by experienced chefs and substantial square-footage of the floor area dedicated to the kitchen. Under the Type 75 license (allowing the limited on-site beer manufacturing), no off-site sales can occur. The microbrewery is to enhance the dining experience that is the foundation of the premises.

Building Permit: 1997LA69421

Change of use from retail to restaurant and add 930 sq. ft. of mezzanine. New Use Restaurant 4680 square feet.

Certificate of Occupancy: 6/21/1999 corresponding to 1997LA69421

CONVERT 70' X 103' PORTION OF 1ST FLOOR/MEZZANINE OF EXISTING 1-STORY, TYPE III-N, 165' X 353' RETAIL BLDG TO RESTAURANT. ADD 930 SQ FT MEZZANINE TO RESTAURANT PORTION.

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.

Adding the microbrewery adds to the experience without modifying the consumption parameters already permitted with the restaurant / full line of alcohol operation. This 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 an educational / experience enhancing eating alternatives that support the needs of the substantial local Westwood residential population, business population and tourist 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 the applicant and the welfare of the community is essential to their planning.

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 addition of the microbrewery component as conditioned should not substantially impact the economic welfare of the area given the stated focus of the restaurant on the sale of quality food with the sale of alcoholic beverages playing a secondary and ancillary role.

The subject use balances the need for healthy dining experiences with an orientation and buffering mitigating impacts on any sensitive use. 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 sit-down dining experience, and the proposed beer manufacturing 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.

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

MT:m
3/1/17