

BACKGROUND AND FINDINGS

Poco Enzo – Neighborhood Market and Wine Bar
1634 West Temple Street
Los Angeles, CA 90026

REQUEST

As allowed under Section 12.24 W 1 of the LAMC, the applicant is requesting a Conditional Use to Permit the sale of beer and wine for on and off-site consumption in conjunction with a new 2,168.6 square-foot, 37-seat market tenant and wine bar comprised of approximately 1,914.5 square feet and 15 seats interior, a 288.3 square-foot, 10-seat covered patio and a 254 square-foot, 8-seat dining area in the public right-of-way.

Hours of operation are proposed to be 7:00 am – 12:00 am Sunday-Thursday and 7:00 am – 1:00 am Friday and Saturday.

BACKGROUND

Poco Enzo is a simple concept: During the day, it serves the local community of Historic Filipinotown as a grab and go market, carrying a selection of cheeses, olives, dates, canned seafoods, crackers, vegan goods, bottled wine, kombucha, tartines and kitchenware/goods such as ceramics and wine glasses from local artists. But in the evening, while market goods will still be for sale, the focus now turns to a selection of natural wines from Europe, as well as local California wines. In a post-COVID-19 Los Angeles, we are hoping to offer a more cost effective glass of wine and antipasti, whilst still offering patrons an elevated experience with funky and natural wines. There will be an underlying focus on sustainability, using recycled materials when designing the space, acquiring strong second hand equipment from shuttered restaurants, and reducing the carbon footprint through our partnerships with California vineyards and local food purveyors. The goal for Poco Enzo is to encourage patrons to pop in for a modestly priced glass of wine and bites, whilst offering a menu which would not deter other patrons from special occasions like date night, birthdays, and anniversaries.

FINDINGS OF FACT - CUB

- 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 existing subject site is a regular, approximately 5,500 square-foot lot located at 1634 W. Temple Street, between Union Ave. and Glendale Blvd. Proposed is the tenet improvement and expansion of use from Retail / Office to Retail / Office with Market and Wine Bar. The lot is currently developed with a stand- alone building occupied by the now-closed retail/office

building. The lot has a 13'1" building line setback in the front abutting Temple Street, providing an ideal location for sidewalk dining.

Entitlements on the subject site:

On January 19, 2018, the Department of Building and Safety issued Building Permit No. **18016-10000-01672**, for the "CHANGE OF USE FROM WAREHOUSE TO OFFICE AND RETAIL. INTERIOR REMODEL TO ADD NEW DIVIDER WALL TO CREATE TWO TENANT SPACE. NEW DISABLE ACCESS RESTROOM, URM BUILDING"

This is previous warehouse space located in a trendy neighborhood rapidly becoming more active. As we navigate through COVID-19 as a city, neighborhoods such as Filipinotown are in a prime position to capitalize on what will surely be an emphatic demand for fun, casual, active, outdoor group settings. This is the environment Poco Enzo is hoping to cultivate for the neighborhood as COVID restrictions will begin to ease. Rather than targeting a nightlife/bar hopping crowd, they are focusing on individuals that care about a unique space, a casual, relaxed social environment, with a combination of wine and antipasti at the core of that experience.

For these reasons, the proposed use is beneficial to the community and fits well into the built environment.

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.*

There are no proposed changes to location size, height or density. While the operations of the expansion lot will certainly change as it is renovated from a retail/office use to a neighborhood market / wine bar space, this is meant to a point of local community connection for the surrounding neighborhood. Adding an enthusiastic business that fits into the culture of the neighborhood is a step towards recovery for retail areas that have found development halted or many of their businesses shuttered by COVID-19. The City Council is working hard to provide small business relief, including the **CF20-0380-S1** initiative passed May 27, 2020 in response to the Coronavirus pandemic directing the City Attorney to draft an emergency ordinance that will: "Suspend any requirement that a property owner or business provide additional parking in connection with a change of use in an existing structure, where such change of use occurs during the 12 months after the expiration of the Coronavirus COVID-19 Emergency Declaration."

The interior covered patio dining is not visible from the street and will not affect the look and feel of the neighborhood or affect adjacent tenant properties, and all other patio dining is along the street within a bountiful 13'1" setback.

As such, the proposed use is situated in a development that is zoned and buffered to create synergetic uses. It will continue to positively benefit, not defer from, 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 applicable specific plan.*

There are eleven elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of Los Angeles Municipal Code. Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the Municipal Code.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The Westlake Community Plan Map designates the subject property for Highway-Oriented Commercial Land Uses.

The sale of alcoholic beverages is not specifically addressed in the Community Plan text. In such cases, the Zoning Administrator must interpret the intent of the Plan. The proposed project will enhance the established restaurant use, which is located in a commercial district of Westlake on a Major Highway and provides a service to the community. The project is thereby consistent with several goals, objectives and policies of the adopted Community Plan, including "Improving the function, design and economic vitality of the commercial corridors" (II-2), "Planning the remaining commercial and industrial development...for needed job producing uses that improves the economic and physical condition of the Westlake area" (II-3), etc.

Authorizing the Conditional Use would further the intent of the Plan by helping to maintain a dynamic commercial and entertainment area providing economic development opportunities in the area and supporting a quality neighborhood venue.

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

Commercial land use policies reflect the need to generate a variety of new commercial uses in the community to facilitate access to services. Redevelopment of existing commercial areas with more appropriate uses will result in the physical and aesthetic upgrading of these areas. To approve this request is to aid the return of economic viability to the location. It allows the applicant to further invest in the area, redevelop the tenant space and hire employees. The proposed use of a neighborhood-serving market with cultural history and significance is a benefit to the welfare of the local residential, business and tourist customers in Filipinotown. Employees will have job opportunities and those living and working in the area will have access to fundamental services by an applicant with a commitment to the revitalization and maintenance of this community.

Alcohol sales are an important amenity with urban, neighborhood-centric unique, artistic venues. Poco Enzo has a mandate of being community enhancing, with a safe image to protect. Their operating procedures and guidelines will ensure consistency in their service.

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.*

There are just two uses allowing for on-site Beer and Wine consumption within a 1000' radius - GRA at 339 Glendale Blvd., and 1642 at 1642 W. Temple St.

The subject use is located in an area which is planned and designed to provide community-serving uses. Investment from well-operated venues supports the vitality of the community.

The subject use balances the need for a neighborhood-friendly use with an orientation and buffering within the commercially planned neighborhood. The operation of this license, when weighed against the added value and when compared to the nature and intensity of commercial 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.*

Sensitive uses within 1,000 feet provided within the application filing are:

- Our Lady of Loretto Catholic Church/Elementary (250-258 N. Union Ave.)
- Filipino Christian Church (250 N. Union Ave.)
- Burlington Nursery School (242 N. Burlington Ave.)
- Patton Street Park (329 Patton St.)

The sale of alcohol in conjunction with the operation of the restaurant will not adversely affect these uses because it is an established business located within a commercial district and buffered entirely by commercial uses. The proposed expansion will not increase the building envelope, and is oriented toward the thoroughfare of Temple Street. Any noise arising from a

classy wine-and-dine environment in the evenings would have no chance of adversely impacting these small day schools and a quiet memorial park.

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