

## Findings

Javier's

1200 S. Figueroa Street, Suite C, Los Angeles, CA

January 18, 2024

***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 proposed location will be desirable to the public convenience or welfare.***

The applicant is seeking Plan Approval for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a 12,570 square foot sit down restaurant with 311 indoor seats. Alcoholic beverages are secondary but an integral part of the menu offerings.

The restaurant is conveniently located on the street level across from the Convention Center. Patrons are typically people that work in many of the Class A office buildings nearby or businesspeople that are visiting from out of town for a convention.

The ability to enjoy an alcoholic beverage along with your meal is highly desired by customers at a fine dining restaurant. Also, the availability of alcoholic beverages is vital for the economic viability of a fine dining restaurant. Therefore, approval of the Plan Approval for alcoholic beverage sales is beneficial to the community and provides a public convenience.

***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.***

Javier's is locating in a Class A mixed use project that that will enhance the neighborhood and public health, welfare and safety. Javier's is one of the nation's premiere fine dining restaurants that is highly desirable as it attracts business customers. Furthermore, it is located on a major transportation corridor with valet parking.

The proposed project will offer a much needed and desired fine dining restaurant to the business community that work in the area and that are visiting for conventions.

***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 in the Downtown Los Angeles.

Alcoholic beverages in conjunction with the restaurant use has already been found to meet the purposes and objectives of the Community Plan and the Sports and Entertainment District, including improving the function, design and economic vitality of the commercial corridors, maximizing the development opportunities of the transit system and promoting economic well-being and public convenience through

the distribution of retail and service facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards.

The primary objective of the Plan is the enhancement of community with active residential, commercial and retail offerings. The proposed use will help meet this objective and will contribute to a successful mixed commercial and residential development as envisioned by the community.

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

Alcoholic beverages are an expected amenity for a fine dining restaurant. Javier's is one of the nation's premiere fine dining chains that has a proven track record in other communities for not adversely affecting the welfare of the community. There is no reason to believe that a new restaurant will adversely affect the community.

**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 CA ABC 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.***

Currently there are 8 existing on-sale licenses within 600 feet of the site. But this situation is not extraordinary for a Downtown urban environment with convention centers, sports and events centers, hotels and restaurants designed to serve both the business traveler as well as residents of high-rise dwelling buildings.

The proposed restaurant has reasonable operating hours and when weighted against the added dining capacity to be provided and when compared to the nature and intensity of commercial and residential 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 by residentially zoned communities in the area after giving consideration to the distance of the proposed use from the following: residential buildings, churches, schools, hospital, public playgrounds, and other similar uses; and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.***

There are 2 sensitive uses within a 1000-foot radius of the subject property include:

- LA PILGRIM CHURCH, 1329 S HOPE STREET, LOS ANGELES, CA 90015
- RESIDENTIAL USES AS SHOWN ON MAP

The proposed use will not interfere with or have a negative impact on these uses. The menu offers gourmet food and the proposed alcohol sales will be a secondary amenity to support the business and visitors in the area. It is important to emphasize the convenience to an urban, mixed-use planned residential population as well as the business community and tourists to have this responsible, high-quality restaurant in Downtown. It will become a focal point of connection for residents, business travelers and tourists and befits the neighborhood overall. During high traffic hours, it is especially convenient to be able to walk to the location and walk home or to a hotel.

The sale of alcohol for on-site consumption is in conjunction with a fine dining restaurant with a substantial menu prepared by highly regarded chefs. Permitting the sale of alcoholic beverages 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.