

# **SUPPLEMENTAL TO CITY PLANNING APPLICATION**

**VM Steel, LLC; 3 Steel, LLC**  
243-251 South Mission Road

## **Approvals Requested and Project Description**

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### **I. Approvals Requested**

VM Steel, LLC (the “Applicant”) is the owner of the property located at 243-251 South Mission Road, also known as Assessor Parcel Number (“APN”) 5172-014-009. Additionally, 3 Steel, LLC is the owner of the non-addressed property with APN 5172-014-014. Both properties are located within the City of Los Angeles (“City”) and portions of each of these properties, as shown on **Exhibit A**, shall constitute the “Site” herein. The Site includes an existing warehouse building with an attached accessory office structure. The Applicant seeks approvals for the following, which shall constitute the “Project” herein:

- 1) Permit the sale of full-line (beer, wine, liquor) alcoholic beverages for on-site consumption in conjunction with a proposed 4,785 square foot restaurant.

Pursuant to Chapter I, Article 2, of the City of Los Angeles Municipal Code (the “Code” or “LAMC”) the Applicant hereby requests the following entitlements to permit the proposed Project:

- 1) Conditional Use Permit for Alcohol (CUB) to permit the sale of alcoholic beverages for on-site consumption, pursuant to LAMC § 12.24.W.1.

### **II. Project Description**

The Project consists of the change of use of a portion of an existing 32,647 square foot warehouse with accessory office structure. Specifically, the Project proposes the change of use of the 2,298 square foot accessory office structure into a 2,298 square foot restaurant with 2,487 square feet of additional outdoor patio dining area. Of the 2,487 square feet of additional floor area, only 314 square feet of this additional floor area is covered and constitutes Floor Area as defined in LAMC § 12.03.

The Site is located in a highly developed urban industrial neighborhood along Mission Road in the Boyle Heights Community Plan Area, more specifically located at the intersection of Mission Road and 3<sup>rd</sup> Street (See **Exhibit A**). The Site is zoned M2-1-RIO-CUGU, or Light Manufacturing in Height District 1 with the River Improvement Overlay and Clean Up Green Up Overlay, and is currently developed with a single story, 32,647 square foot warehouse and attached accessory office structure. Like many of the adaptive reuse projects in Los Angeles, the structure is underutilized with substantial redevelopment potential. The Project allows the Site to be redeveloped as high-quality restaurant while preserving and rehabilitating the industrial structure to perpetuate the industrial, eclectic, and modern physical identity of the

neighborhood near the Los Angeles River. The Applicant requests a CUB to help facilitate of the change of use of a portion of the existing building to a restaurant.

*i. Project Site*

The Site encompasses a portion of two lots under two separate property ownerships, one of which is the Applicant. The majority of the Project is proposed on the Applicant's property on APN 5172-014-009. The outdoor dining area is located on APN 5172-014-001, which is under the ownership of the adjacent property owner.

*ii. Use Permitted by Right*

Pursuant to LAMC § 12.19, restaurant is a permitted use as-of-right in the M2 Light Industrial Zone, therefore the proposed use is not subject to discretionary review under LAMC or the Boyle Heights Community Plan. This application requests approval for the sale of full-line alcoholic beverages in conjunction with proposed restaurant.

*iii. Parking Provided*

The Applicant proposes the change of use of a portion of an existing warehouse-office building, specifically the office portion of the structure. The existing structure is located in the East Los Angeles State Enterprise Zone. Pursuant to LAMC § 12.21.A.4.x, parking shall be provided within the Enterprise Zone at a ratio of one space for every 500 square feet of floor area. The Project proposes to change the use of the 2,298 square feet office portion of the existing structure plus 314 additional square feet of covered outdoor dining area for a total of 2,612 square feet of code-defined floor area. At a parking ratio of one space for every 500 square feet of floor area, the Project is required to provide a total five parking spaces. The Applicant proposes to provide 5 parking spaces for the Project and will thus meet Code requirements.

## Project Findings

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### III. Conditional Use Permit for Alcohol (CUB) – Findings

Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit is necessary to sell or dispense alcoholic beverages for consumption on the premises in the M2 Zone and/or accessory to the operation of a restaurant. The restaurant program of the Project is proposed to include service of a full line of alcoholic beverages to patrons throughout the premises, including on the proposed outdoor dining area. Therefore, the Project is requesting a Conditional Use Permit to sell and dispense alcohol as an accessory to the proposed restaurant.

A Conditional Use Permit requires the following findings from the Zoning Administrator, pursuant to LAMC Section 12.24 E:

- 1. The Proposed 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 Project proposes an approximately 4,800 square foot restaurant, of which approximately 2,500 square feet would be an outdoor dining area, and approximately 2,300 square feet would be within a portion of an existing warehouse. As is common among restaurants and the hospitality industry, the intent of the proposed beverage service at the Project is to provide an incidental amenity for restaurant patrons. By providing a modest beverage program, restaurant patrons will be able to have a drink with a meal while enjoying the raw and transforming landscape of Downtown Los Angeles and the Los Angeles River. This amenity is essential to welcoming the entire community into the building as a public space, establishing the restaurant as a community resource for all to enjoy. The proposed beverage service would be contained within the interior of the restaurant and outdoor dining area. While projected ambient music is proposed for the outdoor dining area, no live entertainment is either requested or proposed in the outdoor dining area, and amplified music will be prohibited to minimize any impact on surrounding neighborhood in terms of noise or gatherings.

Therefore, for all of the reasons cited above, the Proposed Project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community, city, or region.

- 2. The Proposed 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 properties surrounding the Project consist primarily of industrial/manufacturing and commercial uses, with the property adjacent the west property line serving as railroad right-of-way. The Project proposes little expansion of Code-defined Floor Area and does not propose

alterations to the existing structures that would expand the building's footprint or increase height. Therefore, the existing structures will continue to be of similar height and size as the surrounding structures. The sale of alcoholic beverages incidental to the operations of the proposed restaurant are consistent with industry standards and service will remain within the restaurant portion of the existing structure and within the outdoor dining area.

Though a line of full alcoholic beverages is requested, no degradation to public safety is anticipated, since a restaurant staff and managers will be on hand to monitor consumption. The safety and comfort of all guests as well as of the surrounding neighborhood is paramount to the success of the restaurant, and excessive drinking or destructive behavior would be avoided for the benefit of all. The Project would include the projection of ambient music within the indoor section of the restaurant, as well as onto the outdoor dining area. Further, standard conditions will be imposed on the Applicant by the Los Angeles Police Department. Such conditions include restrictions on time of operation, location and manner in which alcohol service is permitted, noise protection, on-site security, and protective measures on behalf of residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site.

Therefore, for all the reasons stated above, the Proposed 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.

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

The Proposed Project is subject to the Boyle Heights Community Plan, but not subject to any specific plan. The Boyle Heights Community Plan includes the following relevant land use goals, objectives, and policies:

***Commercial Objective 1:*** *To conserve and strengthen viable commercial development in the Community and to provide additional opportunities for new commercial development and services.*

***Commercial Objective 2:*** *To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents, including persons of restricted mobility, and to provide increased employment opportunities within the Community.*

***Commercial Objective 5:*** *To improve the compatibility between existing commercial uses to develop complementary land-use patterns that enhance economic activity.*

***Industrial Objective 1:*** *To preserve designated industrial lands for industrial uses.*

The proposed Project will develop one of the first restaurants to this neighborhood of Boyle Heights, providing a thriving business with flexible jobs and quality food and beverage service to the community; in harmony with the above objectives. The Project converts the non-industrial portion of an existing warehouse into an approximately 4,800 square foot restaurant with outdoor dining in an often overlooked area of the City. As such, the Project helps meet the objectives and policies of the Boyle Heights Community Plan. The Project will help revitalize and facilitate new economic activity in the neighborhood, providing additional jobs and services to neighborhood residents and visitors while integrating into the fabric of the existing community and adjacent properties.

Pursuant to LAMC 12.24 W.1(a), the Zoning Administrator shall make all of the following findings in addition to the findings otherwise required by LAMC 12.24 E:

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

The surrounding uses are predominately light manufacturing, warehouse, and commercial space. The Project will be one of the first restaurants in the neighborhood and provide new amenities to support the existing communities. The Project will also provide quality employment opportunities for all income levels.

The surrounding community will not be burdened by the increase in visitors in the area because the Project will provide adequate code-required parking for based on the restaurant use. Furthermore, the Project will be subject to those conditions deemed necessary by the Los Angeles Police Department and the Department of Alcohol Beverage Control in order to protect against any negative impacts associated with the requested entitlement. Such conditions include restrictions on time of operation and restrictions of alcoholic serve in the outdoor patio, which will act as protective measures on behalf of residents, businesses, and visitors to the area to clearly define the operation parameters for the use of the site.

***5. The approval of the application will not result in or contribute to an undue concentration of such establishments.***

The Project is located in an area predominately defined with existing light manufacturing, warehouse, and commercial space. The Project will be one of the first restaurants to be developed within the neighborhood. The sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the meals served in restaurants is generally an expected service within the restaurant industry and should not result in or contribute to an undue concentration of such establishments.

***6. The use will not detrimentally affect nearby residential zones or uses.***

The Project is located in an area predominately defined with existing light manufacturing, warehouse, and commercial space with little residential uses and/or R Zones located within 1,000 feet of the Project site. As determined by the radius maps of nearby sensitive uses, there

are none located within 1,000 feet of the Project site. Nevertheless, it is generally accepted that restaurants serve alcoholic beverages with meals. Further, the restaurant is buffered from the closest sensitive use by several blocks of adjacent light manufacturing, warehouse, and commercial uses in other M Zones. Finally, standard conditions will be imposed on the Applicant by the Los Angeles Police Department. Such conditions include restrictions on time of operation, location and manner in which alcohol service is permitted, noise protection, on-site security, and protective measures on behalf of residents, businesses, and visitors to the area and to clearly define the operation parameters for the use of the site. Therefore, the use will not detrimentally affect nearby residential zones or uses.

## Citywide Commercial Design Guidelines

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### **OBJECTIVE 1**

#### 1.1 Site Planning

The project consists of the change of use of an existing attached accessory structure to an existing warehouse. As part of the Project, the applicant proposes interior improvements and exterior façade improvements, as well as the construction of an outdoor patio for dining. As a result, no new buildings will be constructed nor are alterations to the overall site plan of the existing structure proposed. Further, bicycle parking is not required for change of use pursuant to LAMC Sec. 12.21.A.16.

#### 1.2 Building Orientation

The project consists of the change of use of an existing attached accessory structure to an existing warehouse and is not a large-format retail establishment.

#### 1.3 Entrances

The project consists of the change of use of an existing attached accessory structure to an existing warehouse and is not a mixed-use project.

#### 1.4 Relationship to Adjacent Buildings

The project consists of the change of use of an existing attached accessory structure to an existing warehouse. As part of the Project, the applicant proposes interior improvements and exterior façade improvements, as well as the construction of an outdoor patio for dining. As a result, no new buildings will be constructed nor are alterations to the overall site plan of the existing structure proposed. Further, the site is not located in a designated pedestrian oriented commercial area or adjacent residential uses. The project site does not serve as a transition area between commercial and residential neighborhoods.

### **OBJECTIVE 2**

#### 2.1 Pedestrian Scale

The project is the change of use of an existing single-story structure and no additional floors are proposed as part of the project.

#### 2.2 Building Façade and Form

The project consists of the change of use of an existing attached accessory structure to an existing warehouse and is not a mixed-use project.

### 2.3 Building Materials

### 2.4 Storefront Character

The project consists of the change of use of an existing attached accessory structure to an existing warehouse and is not a multi-tenant retail building.

## **OBJECTIVE 3**

### 3.1 Sidewalks

The project consists of the change of use of an existing attached accessory structure to an existing warehouse. As part of the Project, the applicant proposes interior improvements and exterior façade improvements, as well as the construction of an outdoor patio for dining. As a result, no new buildings will be constructed nor are alterations to the overall site plan of the existing structure proposed. No construction of new sidewalks or street curbs are anticipated as part of the project.

### 3.2 Crosswalks/Street Crossings for Large Scale Developments

The project consists of the change of use of an existing attached accessory structure to an existing warehouse and is not a large scale development.

### 3.3 On-Street Parking

The Project proposes to provide the requisite number of parking spaces as required by the LAMC. No on-street parking is proposed.

## **OBJECTIVE 4**

### 4.1 Off-Street Parking and Driveways

The project consists of the change of use of an existing attached accessory structure to an existing warehouse. Existing parking stalls are located in front of the structure between the structure and the street. It is infeasible to move these parking spaces and still maintain code-required parking.

## **OBJECTIVE 5**

### 5.1 On-Site Landscaping

No landscaping currently exists on the project site and therefore there is no healthy vegetation to maintain. No parking structure / podium is proposed as part of the proposed improvements.

## 5.2 Open Space and Plazas

### **OBJECTIVE 6**

#### 6.1 Building Signage and Placement

#### 6.2 Building Signage Materials

The project consists of the change of use of an existing attached accessory structure to an existing warehouse and is not a large scale development.

#### 6.3 Lighting and Security

**Exhibit A - Site of Proposed Restaurant**  
251 South Mission Road, Los Angeles, California

