

Conditional Use Permit – Compliance Review LUPC Staff Review Report

Case Number : DIR-2012-80-SPP ENV-2012-247-CE ZA-2012-246-CUB	Case Address: Wabi Sabi 1635 – 1637 Abbot Kinney Blvd	Case Name: Costal Development Permit and CUB
Date Submitted: 1-11-2013	LUPC Staff: Jory Tremblay Phone: 310.306.2388 Email: jory.tremblay@venicenc.org	All Documents related to this project are at:

Summary of the project: Two to three sentences summarizing the project

This is an application for a Coastal Development Permit & a Conditional Use On Site Alcohol permit

- CUB currently is full alcohol
- Change of hours operation from
 - 11 am to 12 mid night
 - 11 am to 1 am
- Change to 2 AM each night

The Change of Use request is to convert the existing retail\take out space to restaurant. The service floor area for the restaurant will be increased but this will be off set by other aspects of the changes – please see the attached parking calculation. The applicant has enough parking from previous entitlements to make these changes. Previous in lieu fees have been paid. The applicant has valet parking with a lease for parking cars at night at the Extra Space Storage on Venice Blvd. The seating on the CUB will be increased. Note the applicant is agreeing to all of the Prior Conditions.

Parking - Current Service Floor Area:

- Current Baseline as per ZA 2000-3356-CDP-PP:
- Main Restaurant -1,165 square feet (749 square feet Back of House & 416 Service Floor Area)
- Existing Office Space: 1,013 square feet
- Open Patio -225 square fees (not previously calculated for Service Floor Area)
- Take Out Restaurant: 553 square feet (307 square feet Back of House & 246 square feet Service Floor Area)
- Square Foot Total: 2,956 square feet
- Current Service Floor Area: (416+225+246) equals 887 square feet of Service Floor Area
- Other categorized as Retail – 2,069 square feet
- Previous entitled parking 21.83 or 22 spaces, 4 are BIZ leaving 18 spaces

New – Service Floor Area

- Service Floor Area – 961 square feet (961 divided by 50 equals 19.2 spaces)
- Other categorized as office or retail 1,995 square feet (
- There are 4 required for BIZ

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LUPC Recommendation – From the hearing on 2-20-2013

We due to lack of documentation on the current C of O's and discrepancies in the interpretation of the parking calculation for the current entitlements we recommended that the applicant go back and provide a comparative set of drawings. We asked that he provide a drawing of the current use as it is today with in the currently entitled footprint, remove the path of travel and calculate the SFA as it would be calculated today for comparative purposes. We also asked that they get and provide the current C of O for the two addresses 1635, 1637 Abbott Kinney Blvd.

The comparison shows the following:

- Take out and Sushi Bar – 365 sq ft SFA
- Main restaurant front – 80 sq ft SFA
- Patio – 225 sq ft SFA
- Path of Travel – 306 sq ft
- Back dining room – 295 sq ft SFA – this was not in the entitled area but is broken out

- We recommend the approval of the project as presented based on the fact that its has the existing parking credits to complete the project and request that the existing conditions regarding music being played live or otherwise not be permitted. We recommend that the applicant address the exhaust/scrubber issues Further, we recommend that a plan approval be required in XX years
- Motion made by _____ Seconded by _____
- Vote _____
- Date: January 16th 2013

LUPC Update 7-14-2013

There have been several changes and updates that affect the two key issues (Parking and FAR) for LUPC on this project.

- The Applicant has hire new council
- The Applicant has provided
 - C of O to address the back storage area and the FAR question
 - C of O's for both addresses
 - Delayed due to the payments in to the Lieu Fee parking fund

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- The applicant at the ZA’s request at the previous hearing a “Change in Project” request has submitted a new set of plans. They are attached.
 - 74 seats are proposed

One other issue that needs to be discussed and documented is the issue of scrubbers raised by the community and the City’s position on it. I have asked Jake to comment on this.

Summary

We have heard this case three times and the new documentation clearly indicates the current entitlements of 14 spaces for the entire project is the correct number. The older 1635 Washington C of O seems to address the FAR issue. The new plan is for 689 sq ft (this is net of the path of travel) or 13.78 spaces.

Contact information:

Contact One	Contact Two
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Staff Hours: 84 plus 173 Emails