Venice Neighborhood Council
PO Box 550, Venice CA 90294
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Email: info@VeniceNC.org, /Phone or
Fax: 310.606.2015
LAND USE AND PLANNING
COMMITTEE STAFF REPORT

Case Number: **ZA-2012-169-CUB**
Address of Project: 1023-1025 Abbot Kinney Blvd, Venice, Ca 90291

SYNOPSIS: Applicant wishes to change CUB from beer/wine to full line of alcohol.

Current Use and Proposed Use

This address currently holds an established, successful restaurant with a license to serve beer and wine with meals. Applicant is requesting full line of alcohol and expanded hours.

Existing CUB

The existing restaurant generally appears to be a good neighbor, but has been operating in violation of several terms and conditions its original CUP ZA 97-0464 (CUB) from 1997 –Parking has been the most significant issue raised by the community and two existing parking related conditions are not being enforced;

Condition 27. Parking shall be provided on-site for employees and patrons at no expense.
        Restaurant has been charging for valet service
Condition 29. The Location and availability of free customer parking shall be identified on all
        restaurant menus and in all advertising.
        I have never seen any mention of free parking. The website does not say anything about free parking.

No expansion is proposed in the amount of service floor area, no construction is part of this application.

LUPC Staff Report Done By:
Jay Goldberg – Updated/finalized John Reed

Applicant: **Mary Verniue / Primitivo Wine Bistro**
Address: **1025 S. Abbot Kinney**
                  mary@betteymae.com

Representative: Elizabeth Peterson
Contact Information: elizabeth@epgla.com, (213) 620-1904 (office)

LUPC MOTION

MOTION: The Venice Neighborhood Council recommends approval of the project ONLY with the following conditions:

1) Hours of Operation: Outdoor dining area shall close at 10PM Sunday thru Thursday and 11 PM Friday and Saturday. Indoor Dining shall close midnight daily.
2) Employee Parking: Free off-street parking shall be provided to employees who drive while they are on shift –either on site or a designated offsite location
3) Incentive Program: Applicant shall create an incentive program for employees who walk, bike or take transit to work.
4) Plan approval: is required in 5 years.
5) All deliveries shall be made in the rear parking area, no loading or unloading of deliveries shall be permitted along Abbot Kinney Blvd, Electric Avenue, Westminster Street and Broadway Avenue.
6) Any activities associated with areas devoted to trash compacting, loading and unloading, receiving, and the "tote and bale" enclosure, shall be limited as follows: Monday through Friday, 7:00 AM to 6:00 PM; Saturday, 10:00 AM to 4:00 PM; except as follows: There should be no deliveries 45 minutes prior to Westminster school commencing and 15 minutes after school commencement time and no deliveries 1 hour after Westminster school ends. Delivery and trash pickup times should be limited based upon peak traffic hours and Westminster school hours. No deliveries, receiving, trash, or storage area use shall be allowed on Sunday or legal holidays.
7) That passenger loading shall be limited to the existing passenger loading spaces along Abbot Kinney Blvd. which shall be used by the valet. No other street parking shall be used by the valet at any time.
8) No amplified music shall be permitted in the outdoor dining patio - acoustical music only
9) Valet Parking: Valet parking shall be provided free of charge with 90 minute validation
10) One valet operator shall be responsible on site that will be accountable for enforcement.
    a) Required parking shall be available during all hours of operation of the restaurant.
    b) All restaurants, employees that drive to work shall park on site and free of charge during their employment shift hours.
    c) All restaurant patrons shall receive a free 90 minute parking validation.

MOTION MADE February 19, 2014
Made by John Reed, Seconded by Mia Herron
VOTE: 5-0-0

LUPC Report compiled by: Jay Goldberg and John Reed
Estimated number of hours of staff time: 18 hours