



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



STAFF REPORT [draft]

Report Date: 10/27/2022
Staff: Michael Jensen, Lauren Siegel
LUPC Date: TBD
VNC Date: TBD

OVERVIEW

Address: 320 Sunset Ave.
Applicant: Fran Kamaj, Sunset Blvd SPV, LLC
Representative: None
Case No.: ZA-2021-7532-CUB; ENV-2021-7535-CE
Supporting Documents: [Supporting Documents](#)
Project Description: A CUP FOR THE SALE AND SERVICE OF A FULL LINE OF ALCOHOL FOR ONSITE CONSUMPTION WITH AN EXISTING BAKERY/RETAIL/RESTAURANT (CUB RENEWAL)
Requested Entitlement(s): (1) Conditional Use Permit for sale and onsite consumption of full line of alcohol within existing restaurant
Venice Sub-Area: Oakwood, Milwood, Southeast Venice
Zoning: M-1
Existing SF: 5,442 SF restaurant (1,064 SF in/out dining floor area and 405 SF retail)
Proposed SF: No change
Parking: 14 auto spaces, 10 bicycle spaces (no change)
Hours of Operation: 7:00 a.m. to 10:00 p.m. Sunday through Thursday, 7:00 a.m. to 11:00 p.m. Friday and Saturday (no change)
Staff Summary: This Project involves an application by an existing restaurant (Gjusta) for a full line of alcohol. However, Applicant previously obtained a CUP for sale of a full line in 2016 for a term of four (4) years, for which a Certificate of Occupancy was issued in December 2020.¹ Due in part to COVID, Applicant neglected to complete its renewal application for a permanent CUP in 2020. This application is technically a new application; however, the Project has previously operated under the same type of entitlement since 2016. No change from the prior service area or hours of operation is being requested.

COMMUNITY OUTREACH

¹ Refer to Case Nos. ZA-2013-3376-CDP-CUB-SPP and [ZA-2013-3376-CDP-CUB-SPP-1A](#).

Case No.: ZA-2021-7532-CUB; ENV-2021-7535-CE
Address: 320 Sunset Ave.
Report Date: 5/1/2021
LUPC Staff: Michael Jensen, Lauren Siegel

Date: N/A

Notification Radius:

**Summary of
Feedback:**

COMPLIANCE WITH SPECIFIC PLAN

Setbacks: Not applicable to this Project, as no new construction is involved.
Height: Not applicable to this Project, as no new construction is involved.
Parking: 14 auto spaces, 10 bicycle stalls
ZAA/Waiver: None requested.
**Mass, Character,
and Scale** Not relevant because the Project involves existing buildings that are not being expanded or modified.
Findings: This Project substantially conforms with the purpose, intent, and provisions of the Venice Specific Plan. The use will not be materially detrimental to the character of the development in the immediate neighborhood. The property is zoned M1 "Limited Industrial Zone" and allows for uses such as restaurants by right, and the sale and on-site consumption of alcohol is not consistent with this permitted use. There will be no change in building height or footprint.

LUPC HEARING SUMMARY

Public Comment:

Board Comment:

**Recommended
Motion:** Staff recommends LUPC allow Applicant present the Project and solicit comments from the public as part of its community outreach and return to LUPC for a vote on the Project.