

APPLICATION TO THE ZONING ADMINISTRATOR FOR CONDITIONAL USE PERMIT – ALCOHOLIC BEVERAGES

APPLICANT: **VCF, INC.
DBA: PICCOLO RISTORANTE**

PROPERTY: **5 DUDLEY AVE.
VENICE, CA 90291**

REFERENCE: **PER LAMC 12.24-W, 1, CONDITIONAL USE PERMIT TO ALLOW THE UPGRADE OF ALCOHOL SALES FROM BEER AND WINE ONLY TO A FULL-LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN AN EXISTING 1,664 S.F. FULL-SERVICE RESTAURANT**

ADDITIONAL FINDINGS

a. General Conditional Use

i. That 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.

Piccolo Ristorante operates within an existing commercial building, which has housed this successful restaurant for over a decade and is proper in relation to the adjacent uses. The restaurant, which currently serves beer and wine, is consistent with the Venice Coastal Zone Specific Plan (the “Specific Plan”). As such, upgrading the alcohol licensing from beer and wine only to a full-line of alcohol will continue to be consistent and compatible with the community and only seeks to provide the same level of amenities as is normal and expected in other restaurants by providing a complete beverage selection for its patrons.

ii. That the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade the adjacent properties, the surrounding neighborhood, or the public, welfare, and safety.

The property, which currently is a full-service restaurant serving beer and wine, is compatible and consistent with the adjacent properties. This application is simply requesting an upgrade of alcohol licensing abilities; there will be no significant changes in property size, height or operation. The applicants have operated a successful and responsible business for many years, and have peacefully coexisted with the neighborhood. Should this application be granted, the business owner will continue to operate in a responsible manner so as to avoid adversely affecting the surrounding area or the public health, welfare and safety.

iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The project substantially conforms to the purpose, intent and provisions of the General Plan. The General Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not unnecessarily impact nearby residential properties. The subject property is zoned C1-1 and developed with commercial uses, and the restaurant use is allowed by right. It is also consistent with the Venice Coastal Zone Specific Plan (the "Specific Plan"). The sale of a full-line of alcohol for on-site consumption will be in harmony with the various elements and objectives of the General Plan and the Specific Plan, and will not be materially detrimental to the character of development in the immediate neighborhood.

b. Additional Findings

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

The applicant, Piccolo Ristorante, has operated in this location for some time. They have done so paying close attention to the surrounding neighborhood and avoiding detrimentally affecting the area. They have pride in being a positive influence in the neighborhood, working to keep this portion of Dudley Ave. free of problems and crime. This application is requesting an upgrade of their alcohol serving abilities. Should it be approved, the business will continue to serve the surrounding area by offering an additional quality dining option to both residents and visitors alike. In addition, the restaurant will continue to be an advocate for quality of life in this part of Venice.

ii. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments.

While there are other alcohol-serving establishments operating within the vicinity, this is a densely populated section of the city welcoming large numbers of tourists and is therefore able to support various establishments. The approval of this application will not result in a net increase in the number of ABC licenses in the area. The existing Type #41 License will be surrendered upon the issuance of the new Type #47 License.

iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

Piccolo Ristorante has operated in this location for over 10 years. They've done so with special attention to their impact on the surrounding area and have worked to avoid detrimentally affected nearby residential properties. While there are residential units nearby, the restaurant has successfully coexisted with the residential units in the area for a substantial period of time. Ultimately, the

restaurant will be operated in a responsible and professional manner, with sensitivity to any possible detriment to those residential properties that might be affected.

QUESTIONS REGARDING THE PHYSICAL DEVELOPMENT OF THE SITE

a. What is the total square footage of the building or center the establishment is located in?

The square footage of the building is 8,139 sq.ft.

b. What is the total square footage of the space the establishment will occupy?

The establishment will occupy 1,664 sq.ft. of the space.

c. What is the total occupancy load of the space as determined by the Fire Department?

Maximum total occupancy load as per Fire Department is 49.

d. What is the total number of seats that will be provided indoors? Outdoors?

The total number of seats provided is 40. There will be no outdoor seating.

e. If there is an outdoor area, will there be an option to consume alcohol outdoors?

No, there will be no outdoor area.

f. If there is an outdoor area, is it on private property or the public right of way, or both?

N/A

i. If any outdoor area is on public right-of-way, has a revocable permit has been obtained?

N/A

g. Are you adding floor area?

No, no floor area is being added.

h. Parking

i. How many parking spaces are available on the site?

The subject property is located within an existing commercial building that does not offer space for on-site parking. The restaurant has been in operation for a

long period of time without possessing code required on-site parking. The restaurant is located approximately 50 feet from Rose Avenue municipal parking area, which has 288 spaces available.

ii. Are they shared or designated for the subject use?

N/A

iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety?

N/A

iv. Have any arrangements been made to provide parking off-site?

No, the restaurant is located approximately 50 feet from Rose Avenue municipal parking area, which has 288 spaces available.

1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety?

N/A

2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area and the use it is to serve.

N/A

3. Will valet service be available? Will the service be for a charge?

No, no valet service will be available.

i. Is the site within 1,000 feet of any schools (public private or nursery), churches, or parks?

There are two sensitive uses within 1,000 feet from the site:

Israel Levin in Community Center
201 Ocean Front Walk

Pacific Jewish Center
505 Ocean Front Walk

j. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Establishment as defined by LAMC 12.70 B17?

N/A

QUESTIONS REGARDING THE OPERATION OF THE ESTABLISHMENT

a. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation	11:30am – 10:30pm	11:30am – 10:30pm	11:30am – 10:30pm	11:30am – 10:30pm	11:30am – 11:00pm	11:30am – 11:00pm	11:30am – 10:30pm
Proposed Hours of Alcohol Sales	11:30am – 10:30pm	11:30am – 10:30pm	11:30am – 10:30pm	11:30am – 10:30pm	11:30am – 11:00pm	11:30am – 11:00pm	11:30am – 10:30pm

b. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video games machines, etc.?

The restaurant will have background music during most hours of operation. The restaurant would like the ability to have up to 3 live musicians, with no amplification.

c. Will there be minimum age requirements or entry? If yes, what is the minimum age requirement and how will it be enforced?

No age restriction for entrance to the premises is required. However, any patron wishing to purchase and consume an alcoholic beverage will be required to produce valid identification proving they are at least 21 years or older.

d. Will there be any accessory retail uses on the site?

No, there will be no accessory retail uses on the site.

e. Security

i. How many employees will you have on the site at any given time?

There will be 2-8 employees on site at any given moment. Number of employees on site will be influenced in part by time of day, season and anticipated foot traffic.

ii. Will security guards be provided on-site?

No. The project is only 1,664 sq.ft., and there should not be a need for on-site security guards.

iii. Has LAPD issued any citations or violations?

No, the LAPD has not issued any citations or violations.

f. Alcohol

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?

The restaurant will offer a full-line of alcoholic beverages.

ii. Will “fortified” wine (greater than 16% alcohol) be sold?

Specialty wines (aged Ports, etc.) with greater than 16% alcohol may be sold.

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?

No.

iv. Will there be signs visible from the exterior-that advertise the availability of alcohol?

The restaurant will not have signs visible from the outside, which will advertise the availability of alcoholic beverages.

v. Food

1. Will there be a kitchen on the site?

Yes, there will be a kitchen on the site.

2. Will alcohol be sold without a food order?

Yes, alcohol will be sold without a food order. However the main function of the operation is a full service restaurant.

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?

The main business operation is that of a full-service restaurant. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand.

4. Provide a copy of the menu if food is to be served.

A copy of the menu will be forwarded for the file prior to the Public Hearing.

vi. On-Site

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?

There will be no separate bar or cocktail lounge in the restaurant. Nor will there be a bar used exclusively for the sale of alcohol, food service will be available in all areas of the restaurant.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

No, off-site sales of alcohol will not be provided accessory to on-site sales.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?

Applicant would like to retain the ability to offer "Happy Hour."

vii. Off-Site

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?

No, no cups, glasses or other containers will be sold on the premises.

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?

Beer and wine may be sold in amounts less than 1 liter, but for on-site consumption.

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements

CALDERA BILL (CA Business and Professions Code Section 23958 and 23958.4)

a. Is this application a request for on-site or off-site sales of alcoholic beverages?

This application is a request for upgrading of alcohol sales from beer and wine only to a full-line of alcohol for on-site consumption in an existing full-service restaurant.

i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

The establishment is a bona-fide eating place.

1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

a. issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or

b. if issuance would result in, or add to an undue concentration of licenses.

b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for public convenience or necessity.

6. ADDITIONAL REQUIREMENTS FOR MASTER CUBs/CUXs.

In addition to all requirements detailed in the Master Land Use Application Instructions (CP-7810), applications for Master CUBs/CUXs shall include:

- A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating: the type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; the identifying address or suite/unit number corresponding to each CUB/CUX request; and (if known) the tenant-operator of each alcohol or adult entertainment establishment.
- All CUB or CUX requests on the subject site clearly identified and labeled on the plot plan and applicable floor plans, indicating: each type of alcohol permit sought; the square footage of each particular restaurant, bar or event space; and the identifying address or suite/unit number corresponding to each CUB/CUX request.

NOTE: *Please consider submitting documents beyond the requirements outlined in this form. If there are other circumstances which may further a more complete understanding of the project, do not hesitate to submit such information. The documents submitted with the application and the public hearing constitute the primary opportunity to clarify and define the project.*