



Venice Neighborhood Council

PO Box 550, Venice CA 90294

[/www.VeniceNC.org](http://www.VeniceNC.org)

Email: [info@VeniceNC.org](mailto:info@VeniceNC.org), /Phone or Fax:  
310.606.2015

**LAND USE AND PLANNING  
COMMITTEE STAFF REPORT**



**Case Number:** ZA-2013-2048-CUB

**Address of Project:** 1023 Abbott Kinney Blvd. Venice Blvd, CA 90291

**Zone:** C2-1-CA

---

**SYNOPSIS:** CONDITIONAL USE TO ALLOW THE CONTINUED SALE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION FOR AN EXISTING 2,492 SQUARE-FOOT, 99-SEAT (69 INTERIOR AND 30 EXTERIOR-PATIO) RESTAURANT WITH NO INCREASE IN SERVICE FLOOR AREA – HOURS OF OPERATION UNTIL 2 A.M. DAILY

**Applicant:** Joes Restaurant

**Representative:** Brett Engstrom, Art Rodriguez And Associates

**Contact Information:** (626) 683-9777

**Date(s) heard by LUPC:** 8/28/13

**ZA Hearing Date:** 9-26-2013

**Neighborhood Mtg:** NOT HELD

---

**LUPC MOTION :** Made by John Reed second by Jake Kaufman – 5-0

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 top employees who drive wehile they are on shift – either on site or a designated offsite location
- 3) Valet Parking:** Valet parking shall be provide free of charge –(same condition as the adjacent restaurant Primitivo)
- 4) Incentive Program:** Applicant shall create an incentive program for employees who walk, bike or take transit to work.
- 5) Plan approval:** is required in 5 years.

## **EXISTING PLANNING ENTITLEMENTS**

**Coastal Development Permit** - issued February 9, 2001

**Existing CUB ZA 99-0643(CUB)** – issued October 28, 1999

### **BACKGROUND INFORMATION**

Joe's currently has a non-expiring CUB, but has requested to open his hours past 10pm. This would bring his CUB to today's conditions and the ones added above, and include a 5-year Plan Approval. He originally requested 2am, but the VNC/LUPC is only supporting 12-Midnight because of adjacent residential neighborhood concerns.

No change in parking or service floor area.

### **PUBLIC OUTREACH**

No formal outreach other than LUPC meeting.

---

LUPC Report by: John Reed

Estimated number of hours of staff time: 2 hours