



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org



STAFF REPORT

Report Date: 4/7/2022
Staff: Michael Jensen
LUPC Date: 4/7/2022
VNC Date: 4/19/2022

OVERVIEW

Case Information

Address: 701 Lincoln
Applicant: Welly Effendy, Lokal Venice Inc
Representative: Alex Woo
Case No.: ZA-2021-8202-CUB

Project Description

A CUP FOR THE SALE AND SERVICE OF BEER & WINE FOR ONSITE CONSUMPTION WITH AN EXISTING RESTAURANT

Venice Sub-Area:	Oakwood-Milwood-Southeast Venice
Zoning:	C2
Existing SF:	1,204 SF
Proposed SF:	178 SF patio added
Proposed Parking:	42 (existing shared lot)
Number of Units:	single unit within shopping center
Melo Act Compliance:	Dwelling unit is not being removed
Staff Summary:	Venice Lokal is a new restaurant by an existing operator next door. Restaurant is owned by long-time resident Venice resident. Project is seeking CUP renewal for onsite beer and wine (obtained by prior tenant). Project will involve addition of 178 SF patio seating. Project does not involve change of use from prior restaurant.

COMPLIANCE WITH SPECIFIC PLAN

Setbacks:	n/a
Height:	n/a
Parking:	42 parking spaces are provided in shared lot for shopping center per plans and permits researched. Increase of 178 SF of dining area would amount to three additional parking spaces. Total building size across eight (8) units is 10,880. Per Specific Plan requirements, the greater of one space per 200 SF for the shopping center (54 spaces required under current code requirements) or the sum of individual uses is required. Based on research on Certificates of Occupancy,
ZAA/Waiver:	n/a
Mass, Character, and Scale	Project involves continuing use of restaurant and CUB that has existed at the site for at least seven years.

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COMMUNITY OUTREACH

Date: 3/23/2022
Notification Radius: 500 ft
Summary of Feedback: Three neighbors living in the neighborhood behind the Project attended and supported the Project.

LUPC HEARING SUMMARY

Public Comment:

Question regarding whether Project's increased outdoor seating area will be sufficiently parked with lot (that includes parking for other uses in shopping center. Applicant contends that outdoor seating does not trigger additional parking requirements.

Board Comment:

LUPC concluded that 42 spaces should be sufficient parking for existing uses, including the 178 SF in additional patio seating.

Recommended Motion:

LUPC recommends approval of the project as presented.

Maker: Barry Cassilly
2nd: Lauren Siegel
Vote: 6-0-0-0-0