



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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



Land Use & Planning Committee (LUPC)

Staff Report

October 9, 2025

City Case No: ZA-2024-6359-CUB-CDP
CEQA Case No: ENV-2024-6400-CE
Project Address: 796 South Main Street
Coastal Zone: Single
Known As: Barrique
Applicant/ Owner: Antonio Mure
Applicant's Representative: Gregory Ginter
City Planner: Luis Lopez
LUPC STAFF: David Feige
Hearing Scheduled: HELD – 9/16/25

Detailed Project Description:

Permanent Al Fresco dining w/ new trellis above to replace existing temporary Al Fresco Dining.

Size of Proposed Al Fresco Area: 384 Sq. feet

Current Interior Seats: 36 *Proposed Additional Al Fresco Seats:* 34** New Total: 70 **Capacity Increase: 94.4%**

Does the Requested Permit Reduce Parking? ☒ YES ☐ NO (If yes) by how many parking spaces

**This does not include 6 seats designated as “waiting area” in which there is no service.

Are Additional Bathrooms Proposed to Accommodate Added Capacity?	☐	YES	NO	☒
Has Owner Read the Al-Fresco Ordinance and Agreed to Abide by It?	☒	YES	NO	☐
Has Owner Certified That They are Currently in Compliance with the Ordinance?	☒	YES	NO	☐
Does LUPC Staff Agree that Owner is Currently in Compliance with the Ordinance?	☒	YES	NO	☐

Affected Area and Community Response:

Approximate Number of Homes/Apartments within 500 feet of proposed Al Fresco Space: 62

Is There Current Opposition by Neighbors to Issuance of Al Fresco Permit? ☐ YES ☒ NO
Have There Been Previous Complaints About Al Fresco Space to City or to Owners? ☐ YES ☒ NO
If Yes, Approximate Number of Complaints to City? Complaints directly to Owner?

Nature of Complaints: (check all that Apply) Noise: ☐ Unpermitted Speakers or Screens: ☐
Operating Hours: ☐ Maintenance of Adjacent Areas: ☐
Other: ☐ Unpermitted Live Music or Karaoke: ☐



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Background:

Barrique, (formerly known as Ado), is an acclaimed Italian restaurant, presided over by renown chef Antonio Mure, formerly of the Piccolo group. Mure's solo venture, which has won accolades for its delicately crafted Italian food is located in a quaint yellow house just north of the spot where Abbot Kinney and Main street meet. With a tiny and intimate interior, Barrique seeks to permanently permit the modest (less than 400 Sq. Ft) Al Fresco Space created during COVID in a portion of what has been their parking lot.

It's important to note here that unfortunately, LUPC and the VNC are late in coming to an assessment of this application—indeed, as the very first Permanent Al Fresco permit applicant from Venice, Barrique (alone) has already had their public hearing. That said, City Planning has indicated that they are interested in the VNC's input and will await our report before issuing a determination letter.

Fortunately for us, of all the applications to be late to evaluate, this may be the idea one. That is because In many ways, this application represents an impressive model of what the Al Fresco Ordinance can be in the hands of an honorable owner/operators seeking not merely to maximize revenue, but rather to live harmoniously with the surrounding community by offering a lovely experience in a modest expansion during reasonable hours without causing any disruptions to the surrounding neighbors.

Even more impressive is that In terms of the feasibility of Al Fresco Space, Barrique is the beneficiary of a rare and excellent location –surrounded, as it is to the North, South and East with buildings zoned for commercial and even light manufacturing use. Indeed, the few residential buildings within 500 feet are located either behind one of the larger commercial buildings, or fully across Main Street—a fairly busy thoroughfare. Moreover as discussed below Barrique has created sonic barriers both around and above their Al Fresco space. As a consequence, based on geography and construction alone it is extremely unlikely that neighborhood concerns that are so widespread elsewhere--of Noise, Loitering, Public Urination and other ordinance violations would be problematic. And indeed, they are not. Barrique, by all accounts appears to be beloved by the public, and by their immediate neighbors.

Unlike some other applicants who have sought to convert their entire parking areas to Al Fresco Space, Barrique has left over half their parking lot for parking, (and continues to offer Valet Services as well)

Compliance with the Ordinance and “Neighborliness”

It speaks volumes that (uniquely among applicants so far) Barrique included a copy of the actual Al Fresco Ordinance with its plan set. This level of attention to the actual rules governing outdoor dining is exception and is to be commended. Moreover, Chef Mure returned the signed self-certification within 24 hours of receiving it, and were entirely disclosing, honest and forthright about the one issue they have had (and promptly resolved). Both Chef Mure and Franchesca-- his wife and the manager of the restaurant have been responsive to the both the community when they had an issue, and helpful in dealing with the exigencies involved in hastily assembling this staff report.

In terms of neighborliness, we have received no other complaints from surrounding neighbors concerning the al fresco operation. There is no record of complaints filed with LADBS or, to date with other city agencies. The restaurant's hours are quite modest and limited so there would be no service hour issues, and a brief site visit suggested total compliance with the ordinance. In short by every indication, we find that the applicant is currently:

In compliance with the ordinance.



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Compliance with Previously Imposed Planning Conditions:

On June 3rd 2016, a determination letter was issued to the current applicant. That (reissued) letter can be found at: <https://planning.lacity.gov/pdiscaseinfo/document/MTY5MDcw0/03b6cd7a-61f3-4d27-8bc5-9bb6e20119bc/pdd>
A close review of the conditions imposed by that determination letter reveals that applicants have faithfully abided by the conditions imposed therein, and thus it appears that the applicant has acted in good faith in complying with previously imposed conditions.

Parking impact:

While the Al Fresco space does take up 5 spaces that used to be designated for parking, it is important to note three things: 1. That the parking lot is private property, and thus while the loss of parking is significant, it was never public parking area. 2. That unlike other applicants who have sought to entirely transform their former parking areas into al fresco spaces they could more fully monetize, here, applicant has retained a number of spaces and continues to provide Valet parking. 3. Applicant has included in their application a thorough parking study which indicates that given the patron mix of the restaurant and its capacity the parking area that has been retained remains sufficient to meet demand generated by its existence. Thus the loss of parking here is comparatively minor, with 5 lost spaces. Also, 7 spaces for the additional proposed Al Fresco service floor area, as normally required by certified Venice Land Use Plan Policy II.A.3. Parking Requirements (service floor area, including outdoor service area, of 384 SF divided by 50), are not provided.

Bathroom Sufficiency:

Though there are no additional bathrooms being added, given the very modest size of applicant's overall operation it does not appear that additional lavatories are necessary.

Aesthetic or Code Concerns:

As with so much else, applicant has taken a great deal of care in the layout and construction of the Al Fresco space. One enters through an arch into a waiting area (not used for service) and only thereafter into the actual al fresco dining area. The walls are porous but tastefully done and contain much of the sound, and above is a trellis like structure which also creates a sound-dampening effect. All in all it is both lovely and effective.

Service Hours and Noise Concerns:

The applicants current operating hours are from 5:30 pm – 10:15 pm with somewhat abbreviated hours on Sunday. The applicant is adjacent to but not abutting a residential area, and after discussion with the applicant, the recommendation is to permit the use of the Al Fresco between the hours of 8 am and 10:30 PM Sunday through Thursday and 8 am to 11 PM Friday and Saturday.

Conclusion:

With its modest request, attention to detail, honest compliance with the applicable rules, excellent track record of neighborliness, and considered and considerate design and layout, Barrique presents an outstanding case for how Al Fresco dining can enhance a neighborhood without burdening neighbors. It is an excellent example of how this program, when done honorably and well, can enhance the community for all.



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Recommendation:

APPROVE WITH CONDITIONS:

Applicable Law:

Coastal Act, with certified Land Use Plan (LUP) as guidance
Venice Community Plan

Permanent Al Fresco Dining Ordinance:

mailto:https://cityclerk.lacity.org/online/docs/2020/20-1074-S4_ord_188073_1-31-24.pdf

Motion:

The Venice Neighborhood Council recommends that the City APPROVE the project at 796 Main St/Barrique as proposed, with the following additional conditions:

- 1. The CDP for Al Fresco dining set operating hours as 8 AM to 10:30 PM on Sunday through Thursday and 8 AM to 11 PM on Saturday and Sunday nights.**
- 2. The CDP for Al Fresco dining shall be subject to the City's Coastal Access study and any mitigation measures adopted to address the impacts of the loss of parking related to coastal access.**

Moved by: David Feige

Seconded by: Mark Mack

VOTE:

YES: 5 NO: 0 ABSTAIN: 0 ABSENT: 3

Attached Documents and Community Feedback:

Signed Self Certification of Compliance

LUPC Community Relations Form

CDP Coastal Act, Standard of Review and Parking Study Information

Affected Area Map

Floor Plan



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Signed Self Certification of Compliance

LAND USE PLANNING COMMITTEE AL FRESCO DINING PERMIT SELF-CERTIFICATION

Instructions: Owner/Applicant should fill out this form, only after reviewing the Al Fresco Ordinance or the Fact Sheet distributed by the LUPC which lists the basic requirements of the ordinance. Please initial each box and sign the certification at the bottom. The form need not be notarized. Please return the signed and dated form to the assigned evaluator via USPS or E-mail for inclusion in the staff report to the board. Please note that a failure to execute this self-certification will be a factor to be considered in the evaluator's recommendations.

1. I FRANCESCA FALCH am the owner and applicant, and am seeking a permanent Al Fresco Dining Permit for my business, known as BARBRIQUE and located at 796 MAIN ST VENICE CA 9 in Venice, CA.

2. I have personally reviewed Ordinance 188073, enacted by the City Council on December 23rd, 2023 and codified in LAMC Section 12.21 A. I am familiar with the requirements therein, and my initials in the boxes below indicate my familiarity with, and agreement that I am abiding by, and will continue to abide by each the following provisions:

Initial Here



Section 24(d)(ii) of the Ordinance which prohibits background music and speakers in outdoor areas.



Section 24(d)(iii) of the Ordinance which prohibits television monitors and similar audio-visual devices in outdoor areas



Section 24(d)(iv) of the Ordinance which prohibits Live music, and live entertainment including but not limited to disc jockeys, karaoke, dancing, pool tables, billiard tables, and adult entertainment uses.



Section 24(d)(v) which mandates that An Outdoor Dining Area shall operate no later than 10:30 p.m. on Sundays through Thursdays and no later than 11:00 p.m. on Fridays and Saturdays, if abutting or across an alley from a residential zone, not including the RAS zone. If the Outdoor Dining Area is not abutting or across an alley from a residential zone, then the Outdoor Dining Area is subject to any applicable hours limitation imposed by law, discretionary action, or previously issued permit.



Section 24(d)(vi) which requires that notwithstanding any provisions to the contrary, the noise levels of the Outdoor Dining Area shall not exceed the standards set forth in the Noise Ordinance (Ordinance No. 156,363).



Section 24(d)(vii) which requires that Outdoor Dining Areas shall be cleaned nightly and adjoining sidewalk areas shall be kept free of debris, litter, and graffiti.



Section 24(d)(viii) which requires that A City-issued identification be posted and clearly visible indicating that the area is subject to the standards of the Al Fresco Ordinance. The identification shall include the City's MyLA311, A hotline phone number and contact information for LADBS, and a telephone number of the restaurant operator or manager for complaints or concerns regarding the operation of the Outdoor Dining Area.



Section 24(d)(ix) which requires that a sign reminding guests to be respectful of surrounding neighbors shall be posted in the Outdoor Dining Area.



Section 24(d)(3)(i)(a)-(c) which provide that All patrons shall must be seated, all alcohol shall be delivered to and served at tables by employees, and that only fixed or portable bars not used as a point of sale are permitted in an Outdoor Dining Area.



Finally, I understand that any violation of LAMC Section 12.21 A.24 may be prosecuted criminally as a misdemeanor, and that failure to comply with those or any other of the regulations and standards set forth in the Ordinance shall constitute a violation of the Al Fresco Ordinance and may result in a citation, Administrative Citation, Orders to Comply and/or other available enforcement mechanisms.

By signing below, I Affirm That:

I have reviewed the Al Fresco Ordinance in connection with my application for a permanent Al Fresco Permit; That I, the applicant, am currently in compliance with all the requirements of the Al Fresco Ordinance, and that I, the applicant, will continue, in the future, to comply with all of the requirements of the Al Fresco Ordinance as well as any specific conditions related to the granting of the Al Fresco Permit for which I am currently applying.

SIGNED ON THIS 10/01 DAY OF 2025

Signature of Applicant



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LUPC Community Relations Form

LAND USE PLANNING COMMITTEE COMMUNITY RELATIONS SURVEY

Instructions: Owner/Applicant should fill out this form, and sign the certification at the bottom. The form need not be notarized. Please return the signed and dated form to the assigned evaluator via USPS or E-mail for inclusion in the staff report to the board. Please note that a failure to execute this survey will be a factor to be considered in the evaluator's recommendations.

1. I FRANCESCA FALCH am the owner and applicant, and am seeking a permanent Al Fresco Dining Permit for my business, known as BARQUE and located at 796 MAIN ST Venice CA in Venice, CA.

2. We (check one) ☒ **HAVE** or ☐ **HAVE NOT** received complaints from the community concerning the noise, crowds, or other issues concerning the operation of our temporary Al Fresco Space.

If "**HAVE NOT**" is checked, please simply sign and date the form below. If **HAVE** is checked please fill out the sections below.

3. The complaints we received concerned (check all that apply):
☐ Noise ☐ Hours of Operation ☒ Conduct of Patrons ☐ Cleanliness ☐ Other

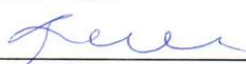
4. Approximate number of complaints (count each person and date as a separate complaint) 1
Approximate dates of complaints received: FEB 2025

5. Please describe below any actions taken as a result of these complaints and the resolution, if any (feel free to use additional space if necessary):

CUSTOMERS WOULD ABANDON CARS
ON THE PARKING LOT WITHOUT WAITING FOR
VALET CREATING BLOCKAGE TO THE PARKING LOT
OF DOGTOWN. HE PUT POSTS INSTRUCTING
CUSTOMERS TO WAIT FOR VALET. NO MORE ISSUES
AFTER THAT.

By signing below, I Affirm that the above statements are true:

SIGNED ON THIS 10 DAY OF 01, 20225


Signature of Applicant



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CDP Coastal Act, Standard of Review and Parking Study Information:

Coastal Development Permit (CDP)—Coastal Act & certified Land Use Plan (LUP) are standard of review

Parking/Coastal Access—Assembly Bill 2097 must also be considered in the standard of review

Coastal Act Section 30252 states: *The location and amount of new development should maintain and enhance public access to the coast by:*

- 1. facilitating the provision or extension of transit service*
- 2. providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads*
- 3. providing non-automobile circulation within the development*
- 4. providing adequate parking facilities or providing substitute means of serving the development with public transportation*

Coastal Access is a Coastal Resource that must be protected under the Coastal Act. In order to assure conformance of the project with the Coastal Act and certified LUP Coastal Access provisions, no CDP for Al Fresco Dining shall be issued until the City's Coastal Access study to assess the impacts of the loss of parking related to the Al Fresco program on public coastal access is completed and mitigation measures to address impacts to public coastal access are determined.

Information about the City's Coastal Access study:

City Planning and LADOT Launch a New Study to Assess Coastal Access in Venice

Last month, Los Angeles City Planning launched a collaboration with the Los Angeles Department of Transportation (LADOT) and Walker Consultants to prepare a study to assess public access to the Venice Coastal Zone area, including parking and other mobility options. The analysis will include the observation of outdoor dining areas under the Al Fresco program and their impacts to public coastal access. This study will assist restaurants with temporary Al Fresco authorizations obtain a Coastal Development Permit (CDP) in order to transition into the permanent Al Fresco program by providing a list of mitigation measures to address impacts to public coastal access. The study will be completed in 2026 and is available to track through Council File No. [Council File 20-1074-S5](#). This effort is an example of how City Planning supports small businesses as part of Mayor Karen Bass' [Executive Directive No. 4 - Identifying Barriers to Small Business Creation, Development and Growth](#).

Information about the need for the Coastal Access study:

https://cityclerk.lacity.org/online/docs/2020/20-1074-S5_rpt_plan_05-28-25.pdf



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Affected Area Map



