

RBP-A vs. CUB — Quick Reference for Venice LUPC (Rev 1)

Prepared for LUPC review of RBPA cases. Compiled July 6, 2026.

Both tracks let a business sell alcohol on-site. The difference is how much scrutiny the application gets before it is approved. **RBP-A is a fast, over-the-counter clearance; CUB is a full public-hearing case.** Both are handled by LA City Planning's **BEST Unit** (Beverage, Entertainment, and other Similar sensitive uses), the same team that reviews Al Fresco applications.

Side-by-Side: 10 Things to Compare

#	What to check	RBP-A (LAMC §12.22 A.34)	CUB (LAMC §12.24 W.1)
1	Who qualifies	Bona fide sit-down restaurant only. Type 41 (beer+wine) or Type 47 (full liquor) ABC license.	Any alcohol-serving use — bars, clubs, hotels, off-site sales, restaurants.
2	Public hearing	None. Cleared administratively.	Yes — Zoning Administrator hearing with public testimony.
3	Neighborhood Council role	Limited. RBP-B (Alcohol Sensitive Use Zones) adds an outreach covenant; standard RBP-A gives NC no formal role.	Full noticing to residents/businesses within 500–600 ft; NC can submit a Community Impact Statement and appear at hearing.
4	Timeline	About one month from filing to alcohol authorization.	At least six months; routinely 6–12+ months.
5	Fee	\$5,910.15 all-in (includes monitoring + two city inspections).	Multi-thousand-dollar (~\$20,000) filing fee plus radius map, mailed noticing, and usually a land-use consultant.
6	Standard conditions (what is locked in)	50+ operating standards baked into the code: hours 7 a.m.–11 p.m.; 10–150 seats; no dancing, karaoke, or live entertainment; no minimum-drink or cover charge; no outdoor TVs; no distilled spirits by the bottle; no age-restricted areas, no prior revocation or nuisance abatement.	Conditions are written case-by-case by the ZA/APC and can be tailored (e.g., different hours indoor vs. outdoor, patio noise limits, security plan, valet).
7	Indoor vs. outdoor / patio	Same standards apply everywhere on the premises. Outdoor service is not carved out separately — the code caps do not distinguish.	ZA can (and usually does) impose separate patio/outdoor limits: earlier closing, no amplified music, lighting standards, screening from residential.
8	Findings the City must make	Ministerial checklist only — either the standards are met or they are not.	Discretionary findings on (i) undue concentration, (ii) no detrimental effect on nearby residential/church/school/hospital/park, and (iii) General Plan conformity.
9	Appeal + revocation	No hearing to appeal. Enforcement is by nuisance/revocation route; 3 violations in 2 years = 5-year disqualification.	Determinations appealable to the Area Planning Commission and then City Council. Revocation available under LAMC §12.27.1.
10	Geographic gate	Property must be within a Council-adopted RBP eligibility area — verify on ZIMAS before the case advances.	None (any of the qualifying commercial or industrial zones citywide).

What LUPC Should Check on an RBPA Filing

- Is the property inside the Council-adopted RBP eligibility area? (Check ZIMAS.)
- Is the applicant truly a bona fide restaurant — full kitchen, full menu, food available all operating hours?
- Type 41 or Type 47 ABC license? Type 47 (full liquor) is a bigger operational footprint.
- Does the site fall in an Alcohol Sensitive Use Zone (RBP-B)? If yes, an outreach covenant applies — LUPC gets a formal role.
- Are outdoor/patio operations described? RBP does not carve them out; the same standards apply — flag any outdoor plan that would conflict.
- Any Al Fresco overlap? The same BEST Unit runs Al Fresco — confirm whether patio is being treated as Al Fresco or as part of the RBP premises.
- Prior history: has this property had a CUB, an ABC violation, or a nuisance case? Prior conditions do not automatically transfer to RBP.