Venice Neighborhood Council
LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 | www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org

LUPC Staff Report

November 17, 2026

City Case No for CDP:	DIR-2026-2703-CDP
CEQA Case No:	ENV-2026-2704-EAF
Coastal Zone Waiver:	ADM-2026-2705-CZW
Uncleared Permits:	24016-10000-20948 2024 (attached) 26016-10000-08418 2026 (attached)
Coastal Zone:	Dual Permit Jurisdiction
Venice Coastal Zone:	Marina Peninsula carve out north of Washington Blvd. otherwise within Venice Canals adjacent to Ballon Lagoon (Grand Canal) East
Land Use Designation:	C2-1-O General Commercial – Height District 1 (FAR 1.5:1; 45-ft tall) – Oil Drilling District
Project Address:	301—319 West Washington Blvd.
Known As:	Siamese Garden and Baja Cantina restaurants
Applicant/ Owner:	Eric Berenek
Representative:	Eric Newman, NewmanBuildingDesigns@gmail.com
Standard of Review:	Coastal Act with certified LUP as guidance (CDP) Venice Community Plan LAMC 12.21 A.24 (Al Fresco/Outdoor Dining Ordinance)
City Planner:	Sienna Kuo sienna.kuo@lacity.org
LUPC STAFF:	Jenesa Kurland jkat.vnclupc@gmail.com
Hearing Schedule:	TBD

Project Description

Approve replacement of surface asphalt parking lot with outdoor dining. Most of area in discussion was already renovated: Wood trellis is constructed. Permeable and paved hardscape in pedestrian areas is placed. New on-site work includes resurfacing handicapped parking area, replacing walkway between restaurants' outdoor areas, and adding trees. New off-site work includes replacing drive apron on Washington Blvd. with parkway and curb.

Requested Entitlement

Request to make temporary Al Fresco provisions allowed during COVID-19 permanent. "Pursuant to LAMC Section 13B.9.1, Coastal Development Permit for permanent Al Fresco outdoor dining at existing parking lot and construction of new coverings for portions of patios."

General Compliance

- Owner read the Al-Fresco Ordinance and agreed to abide by it? YES
- Owner certified that they are currently in compliance with the Ordinance? YES
- LUPC Staff agrees that Owner is currently in compliance with Ordinance? YES
- Approximate number of residences within 500 feet of Al Fresco space: +/-200

  VNC~LUPC Neighbor Awareness flyers were provided to Applicant on 10/27. Flyer was emailed to Latitude 33 management company for dissemination to these residents.

- Complaints directly to Owner? **YES**

  Owner agreed to no longer have live music outdoors. According to Applicant, prior permit for outdoor music was revoked 2Q26.

- Previous complaints about Al Fresco space? **YES**

  Presumably, Radio/Party complaints were due to outdoor noise. Siamese Gardens closes at 9:30 PM, before Radio/Party complaint call time. Thus, noise was generated in Baja Cantina parking lot & Al Fresco space.

  Registered complaints to City Police recorded through 10/11/2026

Reason	2019	2020	2021	2022	2023	2024	2025	2026
Radio / Party	**0**	**1**	**5**	**1**	**6**	**2**	**4**	**1**
Crime / Disturbance	6	5	6	7	1	5	3	1
Ambulance	0	1	0	0	0	1	3	0
Other	1	2	0	0	0	0	4	0
Total	**7**	**9**	**11**	**8**	**7**	**8**	**14**	**2**

source: LAPD Public Records

On Site Parking

	Baja Cantina	**Siamese Garden**	**Total**
Original stalls	15	0	15
Proposal stalls	1 HC	0	1
Lost stalls	**< 14>**	0	**< 14 >**

Al Fresco Space

	Baja Cantina	Siamese Garden	Total	
Interior Seats	121	0	121	EA
Al Fresco Seats	**80**	**62**	**142**	**EA**
Total Seats	201	62	263	EA
Capacity increase	**+34%**	0%	**+83%**	%
Al Fresco Area	**1,890**	1,000	**2,890**	**SF**

Restrooms

M & W Stalls	**Baja Cantina**	**Siamese Garden**
Existing	6	2 *
Proposed	0	0
Total	6	2
Required	4	3
Shortfall	**OK**	**< 1 > ****

Findings

- Project maintains local community character.
- While the Grand Canal is adjacent to Project's west property line, City sidewalk runs between these two. Applicant shall not let wastewater from washing off Siamese Garden deck spill onto western sidewalk.
- There is no grading work; only regrading at the eastern end of the site at handicap parking replacement off Sandborn Ave.
- Coastal Commission does *not* have record of an existing CDP for this site.
- Coastal Access—conformance with the Coastal Act (this bullet point prepared by Robin Rudisill, LUPC):

  According to Coastal Commission Staff, in order to determine conformance with the public access policies of the Coastal Act when looking at the relationship between new Al Fresco Dining projects and parking, they generally look at potential public access impacts from both existing parking spaces taken up by the new dining area and new

demand for parking from additional capacity of the restaurant use. Those impacts on public parking must be replaced in kind or otherwise accommodated in the area and any additional demand met by existing parking provided for the use or other transportation demand management measures.

The proposed permanent Al Fresco Dining area at 301 Washington Boulevard, serving Siamese Garden and Baja Cantina, raises questions concerning parking availability and public coastal access. However, several characteristics of this particular project, together with implementation of appropriate mitigation measures, support a finding of conformance with the Coastal Act's coastal access policies.

Applicable Coastal Act Policies

Coastal Act Section 30210 requires that maximum public access and recreational opportunities be provided for all people, consistent with public safety, private property rights, and protection of coastal resources. Section 30252 requires new development to maintain and enhance public access to the coast through measures including adequate parking facilities or substitute transportation alternatives. Section 30250(a) requires new development to avoid significant adverse effects, both individually and cumulatively, on coastal resources.

These policies are particularly important in Venice, a significant coastal visitor destination where public parking serves beachgoers, residents, employees, and customers of visitor-serving businesses.

Project-Specific Parking and Coastal Access Considerations

The proposed Al Fresco Dining area occupies a former private parking lot containing approximately 14 parking spaces. These spaces were privately controlled rather than public coastal visitor parking, and their elimination will inevitably increase demand for on-street parking otherwise available for coastal visitors.

Nevertheless, several factors support approval:

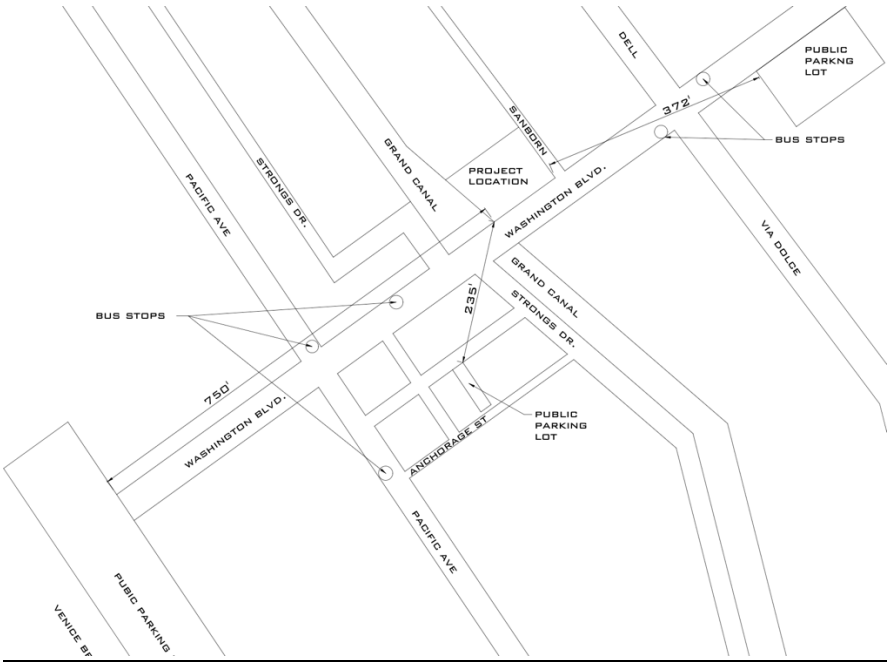
1. No existing public on-street parking spaces are being removed (nor is any additional sidewalk dining proposed). Unlike Al Fresco Dining projects that convert public curbside parking to private dining areas, this project does not directly eliminate parking spaces available to the general public.
2. Existing on-site parking is retained. One handicapped parking space will remain on the property, helping accommodate restaurant-related parking demand.
3. Removal of the existing curb cut may create additional public parking. Eliminating the former driveway entrance on Washington Boulevard may allow one or two additional on-street parking spaces, subject to LADOT approval and applicable curbside requirements. This represents a positive contribution to coastal visitor parking and partially offsets the loss of private parking.

4. Bicycle parking is provided. The proposed bicycle parking supports alternative transportation and reduces reliance on automobile travel. The applicant plans to have significant bike parking and after the parking area is refinished will connect the bike racks to the ground to secure them.

5. Bus/rideshare vouchers to be provided. According to the applicant, each employee shall be offered additional pay if they provide proof that they arrive by rideshare or bus. This will be done at the interview and training meetings. For existing employees, it will be discussed during annual review meetings. For customers, there will be a posted sign in a highly visible location, encouraging customers to rideshare and take public transportation. There will also be a note explaining a discount will be added to their bill if they arrive in such a fashion.

6. Valet service to be provided. The applicant has stated in the July 24, 2026 letter re. Updated Findings that he will be implementing a dedicated valet service to help offset the loss of the on-site parking.

7. Existing Parking Entitlements. No prior Coastal Development Permit has been identified for the property. The absence of a prior CDP does not, by itself, establish that the existing parking was legally grandfathered. That depends on when the uses were established and whether they were legally authorized. However, assuming these uses and parking arrangements were legally established, they are not necessarily subject to current parking requirements retroactively. Accordingly, the coastal access analysis should focus on the incremental impacts of the proposed Al Fresco Dining area, including the conversion of 14 existing private parking spaces and the additional parking demand associated with the expanded restaurant service area.



Coastal Access

Walker Study and Cumulative Impacts

The City's Venice Public Access, Parking, and Mobility Study, prepared by Walker Consultants, and the accompanying June 2026 Venice Mitigation Measure Implementation Plan have now been completed and presented to the City Council's PLUM Committee, and while the Land Use Planning Committee of the VNC has substantial concerns about the study, and the VNC board has officially urged the city to delay adoption of the study pending further review by the community, it is nonetheless instructive and the completion of these studies provides an important framework for evaluating permanent Al Fresco Dining applications.

Again, it is important to note that the VNC has raised substantial concerns regarding whether the Walker parking analysis adequately evaluates the cumulative coastal access impacts of permanently authorizing Al Fresco Dining throughout the Venice Coastal Zone.

In particular, the Walker study estimates approximately 412 spaces of peak parking demand associated with approximately 60,000 square feet of additional outdoor dining, using a shared parking model. By comparison, the VNC's review of just 11 permanent Al Fresco Dining applications identified approximately 737 spaces of combined parking impacts when applying the certified Venice Land Use Plan parking standard, including both eliminated parking spaces and additional parking associated with expanded restaurant service areas.

The Walker study figures, however, do *not* use the certified Land Use Plan calculations, but rather use different methodologies which include questionable measures of actual parking demand that we believe substantially underestimates the actual need for parking and dramatically underestimates the cumulative impact of Al Fresco Dining on parking and thus coastal access in the Venice Coastal Zone.

The Walker study also relies principally on observed parking conditions and aggregate parking availability, without adequately establishing the five- and ten-year cumulative effects of permanent Al Fresco Dining operations, future restaurant expansions, and other development on coastal access. Consequently, the study's findings should not be considered conclusive evidence that all permanent Al Fresco Dining applications, individually or cumulatively, will have insignificant coastal access impacts.

Recommended Coastal Access Mitigation Under the Walker Study

In a sense, the current applicant is a good example of the shortcomings of the Walker study insofar as it seeks to remove 14 on-site parking spaces. This issue is this: Table 3 of the Implementation Plan lays out several levels of impacts. The very highest one on the table indicates that conversion of *six or more* off-street parking spaces within the Coastal Zone is classified as a *High Impact* project. In other words, this application--the

first to be evaluated by the VNC since completion of the Walker reports--seeks more than *twice* the contemplated Maximum necessary to qualify as High Impact. Nonetheless, Table 4 recommends that such projects implement five mitigation strategies, including at least three Enhanced or High Impact strategies.

Because this project eliminates approximately 14 on-site parking spaces, LUPC recommends applying this highest mitigation category, notwithstanding the Toolkit's lack of additional tiers for projects converting more than six spaces.

To address the project's parking and coastal access impacts, LUPC recommends that the applicant implement five operator-led mitigation strategies from the City's June 2026 Venice Mitigation Measure Implementation Plan, including at least three classified as Enhanced or High Impact. Appropriate measures include employee transit or mobility stipends, customer incentives for non-automobile trips, secure bicycle parking, transportation information provided through restaurant websites and reservation systems, and transportation orientation for new employees. The selected measures should be incorporated into the CDP conditions, with documentation of implementation and provisions for assuring ongoing compliance.

Five specific mitigation strategies recommended for this project

LUPC reviewed the Toolkit's operator-led strategies and their classifications in Tables 4–6 (pages 15–20). For Siamese Garden and Baja Cantina, we recommend the following five measures because they are relatively practical, directly address restaurant transportation demand, and can be documented as CDP conditions.

Toolkit strategy	Classification	Recommended implementation
1.1.7 – Transit or Mobility Stipend	High Impact	Offer employees a meaningful monthly transit or alternative transportation subsidy
1.2.1 – Customer Incentives for Non-Drive Trips	Enhanced	Offer customers incentives for arriving by bicycle, walking, or public transit
1.2.3 / 1.3.5 – Secure Bicycle Parking	Enhanced	Maintain and, where feasible, enhance secure bicycle parking for employees and customers
1.4.3 – Reservation and Website Messaging	Foundational	Include bicycle parking, public transit, and non-driving transportation information on websites and reservation confirmations
1.4.2 – New Hire Transportation Orientation	Foundational	Provide all new employees with information about public transit, bicycle commuting, and alternative transportation options

These five strategies satisfy the Toolkit's recommended combination of three Enhanced or High Impact measures and two additional measures. Also, the existing bicycle parking should be evaluated against the Toolkit's secure bicycle parking requirements before counting it as an Enhanced strategy. The two restaurants should also identify which operator will be responsible for each measure.

Non-Walker Study Mitigations Should Also be Considered

Another point of concern with the Walker study is what the Land Use & Planning Committee sees as inadequate remedies (as described above). Because Venice is an important visitor destination with high utilization of its limited – and therefore valuable – parking spaces, there is a serious concern with effectively giving Al Fresco Dining rights to an on-street parking space in perpetuity.

The severe discount of the value of this public asset discourages an establishment from abandoning a parking space marginally used for Al Fresco Dining. Our clear consensus is that an annual rent/fee per parking space would more quickly return the parking space to its intended public use by encouraging Al Fresco Dining operators to weigh the economic value of continuing. The fee/rent charged should roughly equate to the annual revenue of the average Venice parking meter whether that parking space was previously metered or not.

The Walker study does mention an Al Fresco Dining Mitigation Fee that would serve this purpose. Such a fund must stay in Venice and should be used to provide safe and secure walking and cycling (non-auto mobility) for the employees and customers of Al Fresco Dining. We did some “best practices” research in that regard:

Although there are variations, "for a typical LADOT on-street parking space, expect 8 ft 4 in width × 18 ft depth for a standard stall” or roughly 150 sf per space. Given that, the comparable (rough) annual rents per space at other beach communities are Encinitas: $4,800, Santa Barbara: $3,600, Solana Beach: $3,000, Del Mar: $3,200.
In addition, there is a strong belief that Al Fresco Dining can have a significant negative impact on certain major pedestrian access routes to Venice’s beaches that are heavily used all year. Put simply, the 5-foot sidewalk clearance required elsewhere is simply not enough along these crowded pathways. For this reason, sidewalk use by Al Fresco Dining must not be allowed along these major sidewalks. Included in this restriction would be, at a minimum, Washington Blvd west of the Venice Canals, Windward Ave west of Pacific Ave, and Rose Ave west of Pacific Ave. Obstructions would include customer tables, heaters, serving stations, plantings and walls.

While these ideas have not yet been adopted by the Walker study, we anticipate urging the city to consider the addition of annual rents and further upper tiers of impact associated with losses of more than six existing parking spaces. However, in the meantime, for this applicant we are urging compliance with the mitigations currently described in the study.

Conclusion

Based on the absence of direct loss of public on-street parking, retention of 10 spaces and 1 handicapped space of on-site parking, provision of bicycle parking, potential creation of additional public parking through removal of the existing curb cut, and implementation of the recommended transportation demand management measures, LUPC finds that the proposed project can be found consistent with the coastal access policies of Chapter 3 of the California Coastal Act, subject to implementation of the recommended mitigation measures. This project-specific finding does not constitute an endorsement of the adequacy of the Walker study's cumulative impacts analysis or a determination that the broader permanent Al Fresco Dining program has adequately mitigated its cumulative effects on public coastal access.

Neighbor Feedback

- **Support** by Neighbors to Issuance of Al Fresco Permit:
    - Neighbor down the block supports proactive nature of Applicant and believes Applicant will continue to be a good neighbor.
    - Representative from Venice Chamber of Commerce supports Applicant's record of being a good neighbor.

- **Opposition** by Neighbors to Issuance of Al Fresco Permit:
    - Adjacent Neighbor who needs to drive to this area has such difficultly finding parking that sometimes they return home without being able to stop. Thus, more restaurant patrons parking on streets take away from public parking.
    - Neighbor across the street is concerned about music noise and potential events.
    - Neighbor across Sanborn Ave. e-mailed concern about parking & cars queuing on this residential street.

Project Pros & Cons

Positive aspects of project:

- Mid-range price-point outdoor dining area with some shade is good for the community.

- Noise complaints & various disturbances do not appear to directly correlate to temporary Al Fresco space, and there is no reason to believe that permanent approval will change the current situation.

Negative aspects of project:

- Siamese Gardens restroom quantity is insufficient. Restaurant is short one stall.

- Siamese Gardens restroom location does not allow for patron use according to **California Health and Safety Code Section 114276:** Patrons *cannot* pass through food preparation, food storage, nor utensil washing areas to reach the toilet facilities.

- LUPC Staff recommend relocating shared ride vehicle pick up/drop off from busy Washington Blvd. to Sanborn Ave. side street just around the corner to handicap parking stall entrance. This precludes eastbound cars from making a U-turn in Washington Blvd. to arrive at the valet stand. Restaurant can still maintain a host stand on Washington Blvd. for foot traffic.

LUPC Motion

Venice Neighborhood Council recommends approval of the project to make the temporary Al Fresco Dining space permanent at 301 Washington Blvd/Siamese Garden and Baja Cantina, with the following conditions:

1. Neglected exterior electrical and plumbing is fixed or replaced.

2. Fence between Siamese Garden and Baja Cantina is opened to allow Siamese Garden Patrons to use Baja Cantina restrooms.

3. Remove stage.

4. Add four(4) native trees on site in Al Fresco area.

5. Remove drive apron and curb cut on Washington Blvd. Install parkway brick pavers to match adjacent parkway and plant a tree. Install curb which allows for legal street parking.

6. Al Fresco Dining operating hours remain as allowed by City ordinance for abutting properties: not later than 10:30 pm Sunday – Thursday and 11:00 pm on Fridays & Saturdays.

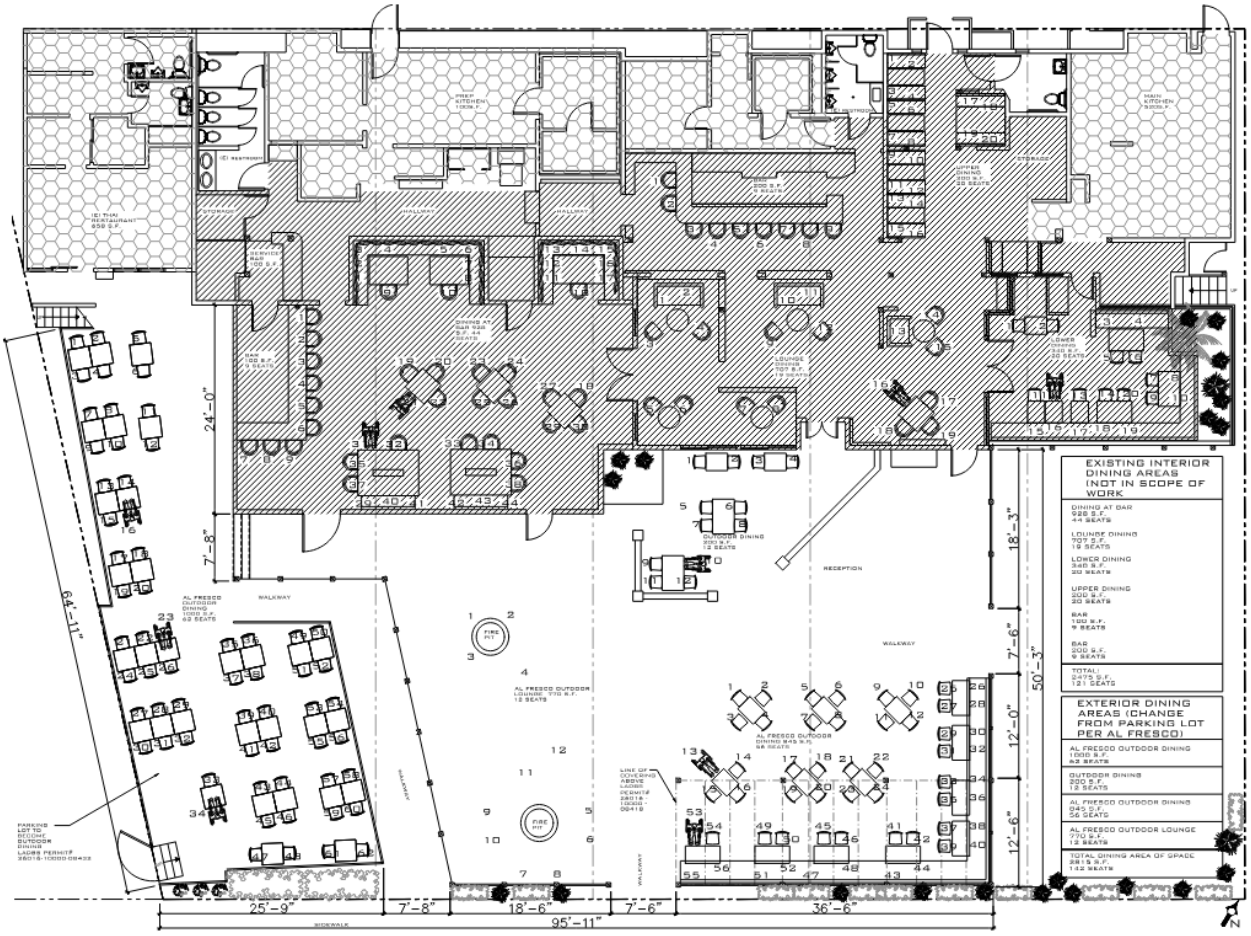
Moved by Mark, Seconded by Sarah
Vote: 8-0-0 (1 absent)

Site Map

301-319 E WASHINGTON BLVD VENICE CA 90292



Site & Floor Plan (1-level building)



Current Site Photographs

Sandborn Ave entrance to HC & bike parking



Suggested main entrance on Sanborn Ave.



HC parking off Sanborn Ave. in need of repaving






STOP

Washington Blvd. entrance



Looking West

Looking East



Siamese Garden path





suggested egress from Baja Cantina to street

in same location as

suggested restroom access from Siamese Garden to Baja Cantina



Outdoor Dining existing before Al Fresco



Shaded trellis near Washington Blvd.



Abandoned &/or neglected electrical & plumbing



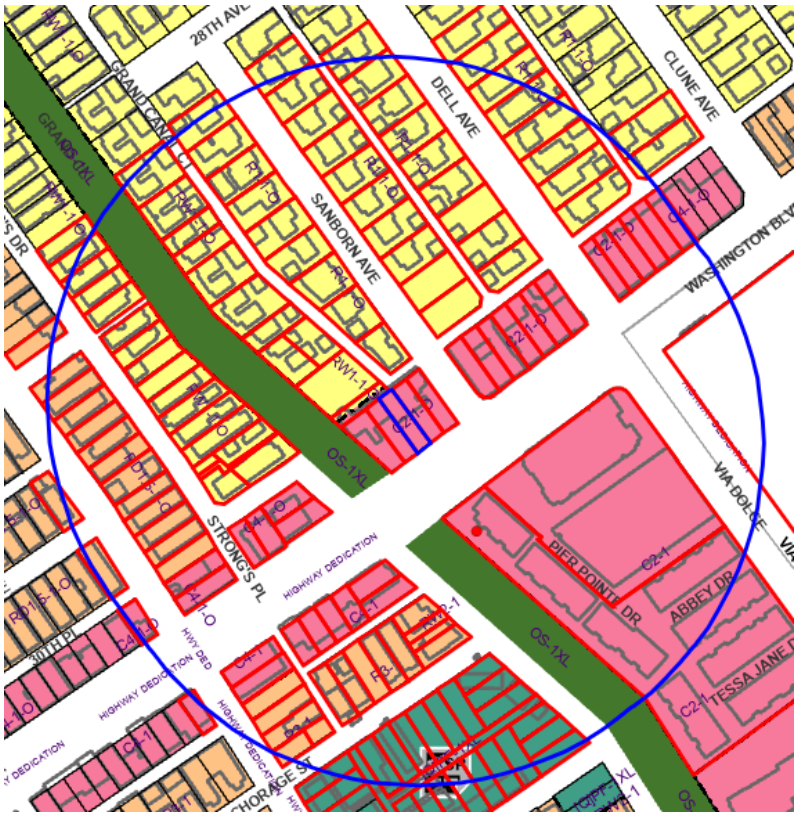
Between original outdoor dining & Sandborn Ave.



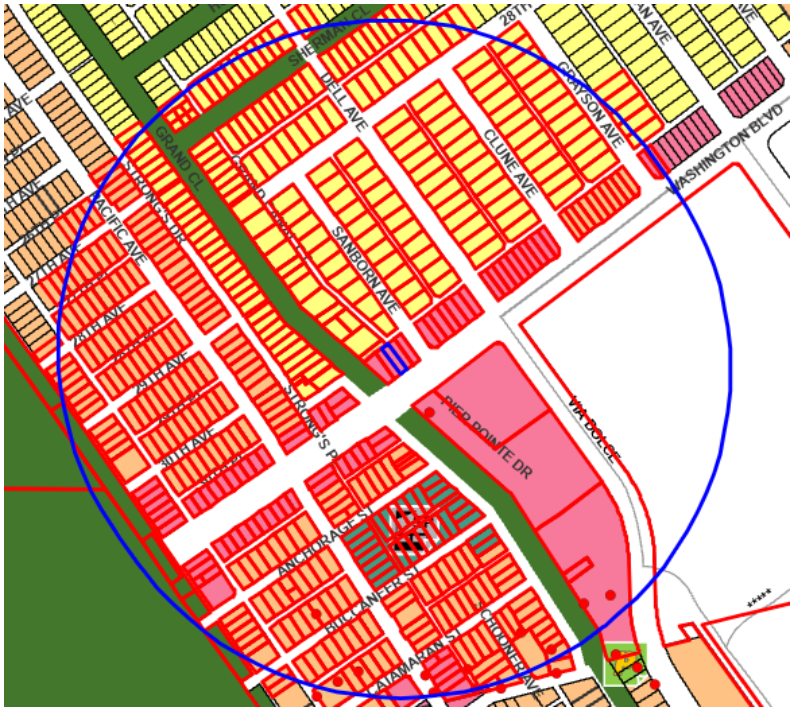
Open pipes drip to sidewalk

Impact & Conflict of Interest Considerations

500-ft radius



1,000-ft radius



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org

VNC Al Fresco Ordinance
ATTACHMENT 1

APPLICANT &/OR REPRESENTITIVE NOTIFICATION

SUBJECT: Evaluating Al Fresco Application for **301-319 W. Washington Blvd.**

Dear Eric Beranek and Eric Newman

I am assigned by the Venice Neighborhood Council (VNC) Land Use Planning Committee (LUPC) to evaluate your application for a permanent Al Fresco permit. The following explains our process.

As you know Al Fresco dining has driven a significant change in our streetscapes, and this new round of Al Fresco applications, since it represents a shift from the temporary system established during the COVD-19 emergency to a more permanent system, offers us a chance to do a more thoughtful evaluation of the scale and the impact of this shift.

Two guiding sets of rules are the Al-Fresco Ordinance passed by the City Council and VNC's resolution concerning Al Fresco Dining Applications.

1. City's Al Fresco Ordinance step-by-step guide can be found here:
   https://buildla.lacity.org/alfresco

2. VNC resolution: *That the Neighborhood Council will not support any applications for a permanent Al Fresco Dining permit unless the board finds that the applicant is, in fact, complying with the current Al Fresco Dining regulations.*

To that end, there are additional forms that need to be completed by the applicant for confirmation before VNC can provide recommendation to City Planning. 1) Whether the applicant has read the current ordinance governing Al-Fresco spaces and if so whether the establishment is currently in compliance and will continue to comply upon the issuance of a permit; and 2) Whether the applicant has received complaints from the community during the temporary operating period and if so, what the nature of those complaints was and if any action was taken as a result.

Finally, all immediate residential neighbors, defined as within 300 feet, are to be notified of this application. To facilitate this, VNC will provide either flyers or door hangers for you to distribute. Compliance with this requirement can be accomplished via US mail or physical delivery to each address. Applicant should certify neighbor awareness was completed.

These Attachments are included with this e-mail, and can be sent back directly to me. The goal is to complete our LUPC Staff Report before the next LUPC meeting. After approval or denial by LUPC, your project will move to the subsequent VNC agenda.

I will reach out again if a site visit together will be helpful. Feel free to e-mail me if you have any questions. I look forward to working together.

Thank you,
Jenesa Kurland
jkat.vnclupc@gmail.com

VNC Al Fresco Ordinance
ATTACHMENT 3

Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE
PO Box 550, Venice, CA 90294 | www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org

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 Eric Beranek am the owner and applicant, and am seeking a permanent Al Fresco Dining Permit for my business, known as Baja Cantina and located at 311 Washington Blvd Marina Del Ray 90292 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 Oct ***DAY OF*** 2 **, 202** 6

Signature of Applicant

VNC Al Fresco Ordinance
ATTACHMENT 4

Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org
Email: Chair-LUPC@VeniceNC.org

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 Eric Beranek am the owner and applicant, and am seeking a permanent Al Fresco Dining Permit for my business, known as Baja Cantina and located at _____ in Venice, CA.

2. We (check one) _____**HAVE** or ___X___**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) _____

   Approximate dates of complaints received: _____

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:

_____

_____

_____

_____

_____

_____

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

SIGNED ON THIS Oct ***DAY OF*** 2 ***, 202*** 6

_____

Signature of Applicant

CALLS FOR SERVICE
Location: 311 WASHINGTON
Date: 06/05/2007 - 10/11/2026

LOCATION	RD	CDATE	C_TIME	DISP DATE	TIME	CALL	CALL TYPE	UNIT	CD	ARVD	DISPO	DISPO TYPE	AREA
311 MOUNT WASHINGTON DR	1158	09/25/2016	18:20	09/25/2016	18:21	906B4	OTHER/459 SILENT						
311 WASHINGTON BL	1441	10/15/2016	22:53	10/15/2016	22:58	415M	MAN						
311 WASHINGTON BL	1441	03/03/2017	21:21	03/03/2017	21:21	620D	DOM VIOL						
311 WASHINGTON BL	1441	06/16/2017	02:24	06/16/2017	02:24	906B1	CODE 30 RINGER						
311 WASHINGTON BL	1441	06/17/2017	00:06	06/17/2017	00:12	484SN	SUSP NOW						
311 W WASHINGTON BL	0192	07/15/2017	09:35	07/15/2017	09:41	415M	MAN						
311 WASHINGTON BL	1441	09/24/2017	21:09	09/24/2017	21:14	390M	MAN						
311 WASHINGTON BL	1441	01/19/2018	21:51	01/19/2018	21:57	415M	MAN	14A11	0	22:07	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	03/01/2018	03:17	03/01/2018	03:18	484S	SUSP	14A11	0	03:52	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	04/01/2018	15:15	04/01/2018	15:18	242SN	SUSP NOW	14FB8	2	15:18	ADVSN	ADVISED SUPV NO	14
311 WASHINGTON BL	1441	04/08/2018	02:34	04/08/2018	02:36	245AJ	AMB J/O	14A11	3	02:36	OCCSY	OFCR COMPLETED CALL SUPV YES	14
311 WASHINGTON BL	1441	06/22/2018	21:25	06/22/2018	21:31	415G	GRP	14A11	0	21:55	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	07/09/2018	21:56	07/09/2018	22:02	245P	POSS	14FB19	2	22:10	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	09/15/2018	01:07	09/15/2018	01:11	904AP	AMB PEDESTRIAN INVOL	14A73	3	01:31	OCCSN	OFCR COMPLETED CALL SUPV NO	34
311 WASHINGTON BL	1441	12/26/2018	23:16	12/26/2018	23:19	620B	BUSN	14FB19	0	23:21	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	05/01/2019	05:02	05/01/2019	05:19	906B1	CODE 30 RINGER	14A49	0	05:19	FALSN	FALSE ALARM CODE 12 SUPV NO	14
311 WASHINGTON BL	1441	05/03/2019	22:43	05/03/2019	22:49	415M	MAN	14A11	0	23:23	WRNSN	WARNED SUPV NO	14
311 E WASHINGTON BL	0195	06/30/2019	05:58	06/30/2019	06:25	415W	WOMAN	1A35	0	07:10	GOASN	GONE ON ARRIVAL SUPV NO	01
311 WASHINGTON BL	1441	07/09/2019	03:45	07/09/2019	03:50	906B1	CODE 30 RINGER	14A11	0	04:28	FALSN	FALSE ALARM CODE 12 SUPV NO	14
311 WASHINGTON BL	1441	07/21/2019	00:01	07/21/2019	00:10	242S	SUSP	14A25	2	00:20	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	09/09/2019	01:55	09/09/2019	01:56	906B4	OTHER/459 SILENT	14A11	3	02:02	FALSN	FALSE ALARM CODE 12 SUPV NO	14
311 WASHINGTON BL	1441	05/01/2021	21:58			507R	RADIO		0		CCB	CANCELLED BY CALL BACK	14
311 WASHINGTON BL	1441	07/28/2021	16:12			484SL	SUSP J/L		2		INF	INFORMATION	14
311 WASHINGTON BL	1441	11/30/2022	08:52			415M	415 MAN		0		INF	INFORMATION	14
311 WASHINGTON BL	1441	06/21/2023	23:29			5033	503 GTA		2		CTR	CALL TRANSFERRED	14
311 WASHINGTON BL	1441	07/13/2024	02:03			929AM	929 AMB MAN		2		REF	REFERRED	14
311 WASHINGTON BL	1441	07/13/2025	17:48			507R	507 RADIO		0		CCB	CANCELLED BY CALL BACK	14
311 WASHINGTON BL	1441	09/17/2025	18:36			907A	907 AMB		2		CTR	CALL TRANSFERRED	14
311 WASHINGTON BL	1441	12/27/2019	01:03	12/27/2019	01:10	906B1	CODE 30 RINGER	14A13	0	01:18	FALSN	FALSE ALARM CODE 12 SUPV NO	14
311 WASHINGTON BL	1441	01/07/2020	22:38	01/07/2020	23:40	507R	RADIO	14A11	0	23:43	GOASN	GONE ON ARRIVAL SUPV NO	14
311 E WASHINGTON BL	0195	01/12/2020	08:01	01/12/2020	08:04	906B1F	EXCESSIVE FALSE RINGER	1A61	0	08:12	FALSN	FALSE ALARM CODE 12 SUPV NO	01
311 WASHINGTON BL	1441	01/19/2020	15:31	01/19/2020	15:37	906B4	OTHER/459 SILENT	14FB16	3	15:43	FALSN	FALSE ALARM CODE 12 SUPV NO	14
311 WASHINGTON BL	1441	01/24/2020	20:13	01/24/2020	20:24	620B	BUSN	14A67	0	21:18	OCCSN	OFCR COMPLETED CALL SUPV NO	14

311 WASHINGTON BL	1441	03/08/2020	22:15	03/08/2020	22:19	904A4	AMB H & R FEL	14EL1	3	22:24	OCCSY	OFCR COMPLETED CALL SUPV YES	27
311 WASHINGTON BL	1441	07/28/2020	18:27	07/28/2020	18:40	9046	DUI INVD	27T53	2	19:08	OCCSN	OFCR COMPLETED CALL SUPV NO	27
311 WASHINGTON BL	1441	09/09/2020	20:50	09/09/2020	21:20	9212	TRESPASS SUSP	14A45	0	21:42	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	09/24/2020	19:02	09/24/2020	19:59	242PS	POSS SUSP	14A49	2	20:22	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	11/21/2020	14:53	11/21/2020	15:15	245S	SUSP	14FB4	2	15:17	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	03/27/2021	21:46	03/27/2021	22:23	507R	RADIO	14A13	0	22:27	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	04/02/2021	21:39	04/02/2021	22:42	507R	RADIO	14A11	0	22:52	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	04/17/2021	21:08	04/17/2021	21:58	507R	RADIO	14A11	0	21:59	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	04/23/2021	21:41	04/23/2021	22:28	507R	RADIO	14A11	0	22:48	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	04/24/2021	23:02	04/24/2021	23:10	918PM	POSS MALE	14A11	2	23:10	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	05/26/2021	15:29	05/26/2021	17:02	415M	MAN	14A11	0	17:07	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	07/22/2021	22:19	07/22/2021	22:35	245PS	POSS SUSP	14A11	2	22:27	REMSN	REFERRED MENTAL ILLNESS SUPV NO	14
311 WASHINGTON BL	1441	09/09/2021	23:12	09/09/2021	23:21	245PS	POSS SUSP	14A11	2	23:34	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 E WASHINGTON BL	0195	09/09/2021	22:58	09/10/2021	04:05	415M	MAN	1A85	0	04:05	GOASN	GONE ON ARRIVAL SUPV NO	01
311 W WASHINGTON BL	0192	02/03/2022	20:16	02/03/2022	20:20	242SN	SUSP NOW	1A61	2	21:11	GOASN	GONE ON ARRIVAL SUPV NO	01
311 WASHINGTON BL	1441	02/05/2022	18:05	02/05/2022	18:16	415G3	GROUP W/GUN	14A56	2	18:26	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	03/30/2022	12:22	03/30/2022	12:46	594SN	SUSP NOW	14A28	2	13:03	ARRSN	ARREST SUPV NO	14
311 WASHINGTON BL	1441	05/05/2022	23:01	05/05/2022	23:33	507P	PARTY	14A13	0	23:41	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	07/30/2022	16:48	07/30/2022	16:59	242SN	SUSP NOW	14FB16	2	17:11	CAN	CANCEL	14
311 WASHINGTON BL	1441	10/09/2022	06:42	10/09/2022	07:18	459SN	459 SUSP NOW	14A11	2	07:19	ARRSN	ARREST SUPV NO	14
311 WASHINGTON BL	1441	11/30/2022	09:28	11/30/2022	09:30	245SN	245 SUSP NOW	14A11	3	09:38	OCCSN	OFCR COMPLETED CALL SUPV NO	14
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311 WASHINGTON BL	1441	04/08/2023	00:13	04/08/2023	02:19	507P	507 PARTY	14A11	0	04:16	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	04/09/2023	01:56	04/09/2023	05:58	507P	507 PARTY	14A13	0	05:58	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	05/14/2023	01:03	05/14/2023	03:40	507R	507 RADIO	14A11	0		OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	06/09/2023	22:53	06/09/2023	23:04	507R	507 RADIO	14A11	0	23:04	CMPSN	COMPLETED SUPV NO	14
311 WASHINGTON BL	1441	07/14/2023	23:54	07/14/2023	23:59	507R	507 RADIO	14A27	0	00:04	WRNSN	WARNED SUPV NO	14
311 WASHINGTON BL	1441	01/16/2024	22:16	01/16/2024	22:58	507R	507 RADIO	14A11	0	00:48	OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	03/01/2024	18:22	03/01/2024	18:56	2111	211 P/S	14A56	2	19:16	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	03/31/2024	00:42	03/31/2024	00:49	415M	415 MAN	14A11	0	01:00	GOASN	GONE ON ARRIVAL SUPV NO	14
311 WASHINGTON BL	1441	08/18/2024	20:00	08/18/2024	20:13	415M	415 MAN	14A11	0	20:13	OCC	OFCR COMPLETED CALL	14
311 WASHINGTON BL	1441	10/23/2024	20:15	10/23/2024	20:30	242S	242 SUSP	14A11	2	20:38	RPT	REPORT	14
311 WASHINGTON BL	1441	11/09/2024	13:29	11/09/2024	15:25	9212	921 TRESPASS SUSP	14A67	0	15:26	OCC	OFCR COMPLETED CALL	14
311 MT WASHINGTON DR	1158	12/07/2024	09:46	12/07/2024	09:47	245PSN	245 POSS SUSP NOW	11A89	3	09:53	OCC	OFCR COMPLETED CALL	11

311 WASHINGTON BL	1441	05/31/2025	19:24	06/01/2025	07:13	415M	415 MAN	14A49	0	07:14	OCC	OFCR COMPLETED CALL	14
311 WASHINGTON BL	1441	06/08/2025	15:28	06/08/2025	15:32	242PS	242 POSS SUSP	14A58	2		CPR	CANCELLED BY PR	14
311 WASHINGTON BL	1441	07/06/2025	19:24	07/06/2025	19:31	507R	507 RADIO	14A11	0	19:36	OCC	OFCR COMPLETED CALL	14
311 WASHINGTON BL	1441	07/19/2025	18:08	07/20/2025	00:38	507R	507 RADIO	14A11	0		OCCSN	OFCR COMPLETED CALL SUPV NO	14
311 WASHINGTON BL	1441	07/20/2025	17:19	07/20/2025	17:51	507O	507 OTHER	14FB15	0	17:52	OCC	OFCR COMPLETED CALL	14
311 WASHINGTON BL	1441	07/26/2025	17:29	07/27/2025	02:45	507O	507 OTHER	14A11	0	02:45	GOA	GONE ON ARRIVAL	14
311 WASHINGTON BL	1441	07/27/2025	18:24	07/27/2025	22:04	507O	507 OTHER	14A11	0	22:18	OCC	OFCR COMPLETED CALL	14
311 WASHINGTON BL	1441	08/02/2025	17:16	08/02/2025	17:47	507O	507 OTHER	14V10	0	17:50	WRNSY	WARNED SUPV YES	14
311 WASHINGTON BL	1441	08/09/2025	23:45	08/09/2025	23:47	904A	904 AMB	27T31	3	00:14	CORSSN	CORS SUPERVISOR NO	27
311 WASHINGTON BL	1441	08/30/2025	18:31	08/30/2025	18:42	907P3	907 POSS ATT SUICIDE	14A26	2	18:55	MEUOTHER	MEU OTHER	14
311 WASHINGTON BL	1441	08/30/2025	17:34	08/31/2025	06:30	507R	507 RADIO	14A11	0	06:30	GOA	GONE ON ARRIVAL	14
311 WASHINGTON BL	1441	09/17/2025	18:39	09/17/2025	18:44	211A	211 AMB	14A12	3	18:54	OCC	OFCR COMPLETED CALL	14
311 WASHINGTON BL	1441	09/28/2025	02:21	09/28/2025	02:22	415M8W	415 MAN ASSLTG WMN	14A11	3	02:28	CMP	COMPLETED	14
311 WASHINGTON BL	1441	11/15/2025	12:37	11/15/2025	12:57	907P3	907 POSS ATT SUICIDE	14A58	2	13:09	HOM	HOLD MENTAL ILLNESS	14
311 WASHINGTON BL	1441	02/14/2026	23:56	02/14/2026	23:57	245SN	245 SUSP NOW	14A11	3	00:00	OCC	OFCR COMPLETED CALL	14
311 WASHINGTON BL	1441	03/21/2026	18:06	03/21/2026	21:31	507R	507 RADIO	14FB15	0	21:31	OCC	OFCR COMPLETED CALL	14

NOTE: THERE ARE 243 INSTANCES DISPLAYED IN THIS REPORT

Prepared by: lapdonline\N3391
Using: SSRS RMLAD
10/21/2026 2:37:27 PM
calls_for_service_by_location_and_date

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(https://myla311.lacity.org/) (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 311 E WASHINGTON BLVD 90292

Application / Permit
24016-10000-20948

Plan Check / Job No.
B24LA12390

Group
Building

Type
Bldg-Alter/Repair

Sub-Type
Commercial

Primary Use
(17) Restaurant

Work Description
EPLAN Existing restaurant with new uncovered outdoor dining patios (875 SF + 433 SF)

Permit Issued
No

Current Status
Quality Review Completed on 8/15/2024

Permit Application Status History

Submitted	7/10/2024	APPLICANT
Assigned to Plan Check Engineer	7/25/2024	MICHAEL LOPEZ
Assigned to Zoning Architect	7/25/2024	RONALD GREENE
Corrections Issued	8/13/2024	MICHAEL LOPEZ
Quality Review Completed	8/15/2024	GARO TELMI

Permit Application Clearance Information

DAS Clearance	Not Cleared	6/27/2024	Department of Building and Safety
Zoning Plan Check	Not Cleared	6/27/2024	Department of Building and Safety
Food establishment approval	Not Cleared	7/31/2024	County Department of Health
Coastal Zone	Not Cleared	3/13/2025	City Planning Department

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

An Official Website of the City of Los Angeles

(https://myla311.lacity.org/) (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 311 E WASHINGTON BLVD 90292

Application / Permit
26016-10000-08418

Plan Check / Job No.
B26LA12198

Group
Building

Type
Bldg-New

Sub-Type
Commercial

Primary Use
()

Work Description
NEW OUTDOOR AL FRESCO DINING AREAS. NEW DETACHED TRELLIS.

Permit Issued
No

Current Status
Quality Review Completed on 4/8/2026

Permit Application Status History

Submitted	3/31/2026	APPLICANT
Assigned to Zoning Architect	4/2/2026	KEVIN MORALES
Assigned to Plan Check Engineer	4/2/2026	KEVIN MORALES
Corrections Issued	4/7/2026	KEVIN MORALES
Quality Review Completed	4/8/2026	EUGENE BARBEAU

Permit Application Clearance Information

DAS Clearance	Not Cleared	3/31/2026	Department of Building and Safety
Zoning Plan Check	Not Cleared	3/31/2026	Department of Building and Safety
Coastal Zone	Not Cleared	4/7/2026	City Planning Department
Eng Process Fee Ord 176,300	Not Cleared	4/7/2026	Bureau of Engineering
Flood clearance	Not Cleared	4/7/2026	Bureau of Engineering
Food establishment approval	Not Cleared	4/7/2026	County Department of Health
Sewer availability	Not Cleared	4/7/2026	Bureau of Engineering

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

Gmail Jen <jkat.vnclupc@gmail.com>

Public Comment – 301–319 W. Washington Blvd – DIR-2026-2703-CDP / ENV-2026-2704-EAF / ADM-2026-2705-CZW

Venetian <venetiantides@gmail.com> Thu, Oct 29, 2026 at 11:09 PM
To: LUPC@venicenc.org

Dear Committee Members:

As a Sanborn Avenue resident, I am writing with concerns about the proposed permanent outdoor dining arrangement at 301–319 West Washington Boulevard, particularly the recommendations to direct restaurant access and rideshare activity onto Sanborn.

A site photograph attached to the report is labeled “Suggested main entrance on Sanborn Ave.” What is the purpose of relocating the main entrance from Washington Boulevard to a primarily residential street? This would bring additional patrons and vehicle traffic onto an already narrow road where residents have difficulty backing out of their driveways.

Patrons and employees already park along Sanborn, where parking is unrestricted except for street sweeping. Parking enforcement has responded to blocked driveways along Sanborn, and citations have been issued. The report lists 263 restaurant seats but only one remaining accessible parking space, eliminating the other 14 spaces. Please confirm whether any other on-site customer or employee parking would be provided. If none is planned, the proposal appears to rely on surrounding residential streets, including Sanborn, to provide free parking for these businesses.

The report’s statement that “No off-street parking was removed” also appears inconsistent with its parking table. Please clarify whether this was intended to mean no public parking was removed, and explain how the impact of displaced restaurant parking on residential streets was evaluated. Allowing a parking reduction under City code does not resolve the practical question of where patrons and employees will park.

I am particularly concerned about the recommendation to relocate rideshare pickups and drop-offs from Washington Boulevard to Sanborn. Avoiding U-turns on Washington should not come at the expense of shifting restaurant traffic and stopping activity onto a narrow residential street. Vehicles stopping, waiting, and maneuvering would compound existing access problems. What assessment supports this recommendation, and what enforceable measures would prevent blocked driveways, double-parking, and speeding? Please also explain how the proposed entrance and rideshare location are consistent with the finding that the project maintains local community character.

Sanborn’s deteriorating pavement, uneven grade, and recurring flooding remain unresolved despite numerous contacts with Councilmember Traci Park’s office. Additional restaurant traffic would place further demands on a road already in poor condition. If the businesses intend to rely on Sanborn as a de facto parking lot while directing additional patrons and rideshare vehicles onto it, they should work with the City to improve the pavement and address the street’s flooding, grading, and safety problems.

Please also clarify what “permanent” approval would mean for this property. Would it continue indefinitely, or be subject to an expiration date, renewal, or periodic public review? Would approval be limited to the current restaurants, or could replacement businesses or future owners continue using the outdoor dining areas? What changes in ownership, operations, seating, or hours would require a new application or public review? These points are not explained in the report.

A neighborhood outreach flyer was distributed to Sanborn Avenue residents only 5.5 hours before the October 29, 2026, 6:00 p.m. meeting, leaving very little time to review the proposal and participate. The report’s statement that no neighbor opposition had been received should be considered in light of this limited notice.

I ask that these concerns be addressed before permanent approval is recommended or granted. Any approval should include enforceable protections addressing parking, driveway access, rideshare activity, noise, and impacts on residential streets, as well as a limited term with required public review.

Thank you,

A Sanborn Avenue Resident

To unsubscribe from this group and stop receiving emails from it, send an email to lupc+unsubscribe@venicenc.org.

Gmail Jen <jkat.vnclupc@gmail.com>

Public Comment – 301–319 W. Washington Blvd – DIR-2026-2703-CDP / ENV-2026-2704-EAF / ADM-2026-2705-CZW

Jen <jkat.vnclupc@gmail.com> Wed, Nov 4, 2026 at 1:13 PM
To: Venetian <venetiantides@gmail.com>
Cc: LUPC@venicenc.org

Hello Venetian -
Sorry that Neighbor notification was unable to be distributed sooner. Your feedback will still be accounted for, and you are welcome to attend to in-person VNC Board Meeting to share your concerns on Tuesday, November 17th during Public Comment for this project. The meeting starts at 6:30 and is held at Westminster Elementary School Auditorium on 1010 Abbot Kinney Blvd.

"Permanent" Al Fresco does not need to be periodically re-approved. The Applicant is requesting the same as what exists now under the temporary Al Fresco Ordinance established by the City of Los Angeles. Thus, the quantity of traffic should not change. The prior parking lot was for restaurant patrons; it was not a public parking lot. No off-street parking spaces were removed. The City determines if parking may or may not be removed. During the LUPC meeting, we requested that the existing drive apron on Washington Blvd be in-filled with curb to legally provide three new parking spaces.

U-turns on the main artery of Washington Blvd. is dangerous and illegal Legal turns for eastbound traffic would still turn into Sandborn Ave. if the valet remained on Washington Blvd. Fortunately, the handicap stall and bike parking area currently accessed off of Sandborn Ave. is spacious enough for even a large vehicle to pull in and turn around. Parking along Sandborn Ave. remains unchanged: curb cut on Sandborn Ave. remains as-was and no red 'no parking' nor yellow 'loading only' curb is added.

In general, rideshare is to be the future, and the State and City have passed various bills, ordinances, etc. which reduce required parking for all types of public & private development. This is independent from and supersedes neighborhood character; and sometimes, common sense logistics.

I hope this addresses all of your comments. If not, please attend the VNC meeting on Tuesday 17th.

thank you,
Jenesa Kurland
LUCP Staff Member
[Quoted text hidden]

Gmail Jen <jkat.vnclupc@gmail.com>

301-319 West Washington Al Fresco Dining permit

Amy Basler Hammond <amybasler@gmail.com> Sat, Nov 14, 2026 at 8:06 AM
To: lupc@venicenc.org
Cc: NewmanBuildingDesigns@gmail.com, Sean Silva <sean.silva@lacity.org>

Good afternoon,

I am inquiring about the Al Fresco Dining permit being considered for this space.

I am a 26+ year resident of Dell Avenue, and am inquiring about the space changes, occupancy maximums, intended use (table dining or high top table eating/drinking) and operating hours of the Al Fresco space.

Baja is generally a good neighbor, and we are used to Cinque de Mayo events being loud and late and that is okay. Within the last year Baja Cantina held a seemingly very fun but very loud private “Gaywatch” party in their space and the bass was thumping in my house on Dell until 2am. These types of events are disruptive to the residential neighbors. I worry not only about what Baja can do in the space but what future tenants can do.

I thank you in advance for your quick response to this email.

Warmly,

Amy Hammond
310-994-8887

To unsubscribe from this group and stop receiving emails from it, send an email to lupc+unsubscribe@venicenc.org.

Gmail Jen <jkat.vnclupc@gmail.com>

301-319 West Washington Al Fresco Dining permit

Jen <jkat.vnclupc@gmail.com> Sat, Nov 14, 2026 at 2:45 PM
To: Amy Basler Hammond <amybasler@gmail.com>

Hello Ms. Hammond -

Proposed permanent Al Fresco seating and layout is essentially the same as the current temporary set up. The handicap parking area and the path between Siamese Garden & Baja Cantina will be replaced (improved) in kind.
Al Fresco permits do not allow amplified music. Al Fresco permits do not allow special events. If Baja Cantina proposes a one-time special event permit, that is a separate process.

If you wish to convey your sentiments further, next Tuesday, November 17 this project will be presented during the VNC Board meeting held at Westminster Elementary School on Abbot Kinney commencing at 6:30 PM. There will be an opportunity for public comment after the presentation.

thank you,
Jenesa Kurland
VNC~LUCP Member
[Quoted text hidden]