



Venice Neighborhood Council



LAND USE AND PLANNING COMMITTEE

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

Email: Chair-LUPC@VeniceNC.org

STAFF REPORT [Draft]

Report Date: May 18, 2021
Staff: Michael Jensen
LUPC Date: May 20, 2021
VNC Date: TBD

OVERVIEW

Address: 23 E. Windward Ave

Applicant: WH Windward LLC

Representative: Brian Silveira, Silveira & Associates

Case No.: Case filed with City, but case number has not yet been assigned.

Supporting Documents: [Supporting Documents](#)

Project Description: Modify conditions of existing CUP for bar/restaurant with live entertainment.

Requested Action(s): Under LAMC § 12.24 M, a request to modify and clarify the conditions of pre-existing CUB/CUX permit no. DIR-2000-3597(RV)(PA3) for the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the operation of a restaurant with bar, live entertainment, and dancing.

- Increase occupancy from 150 patrons to 300 patrons.
- Eliminate condition that limits live music to “amplified music inside the dining area to be kept at a low volume such that any music playing shall not be audible beyond the premises including to the tenants of the building; that all doors be kept closed at all times except for normal passage of patrons, deliveries of during emergency situations; and that noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.”
- Clarify condition to reflect that no cover charge and/or entrance fee shall be charged to enter the restaurant when no live entertainment is being held in the restaurant.

Venice Sub-Area: North Venice

Zoning: C-2

Existing SF: 4,300 SF service floor area (no charge proposed)

Parking: 56 provided by covenant/lease

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COMPLIANCE WITH SPECIFIC PLAN

Setbacks: Not applicable to this Project, as no new construction is involved.
Height: Not applicable to this Project, as no new construction is involved.
Parking: No changes being sought.
ZAA/Waiver: None sought.
Mass, Character, and Scale: Not relevant because the Project involves existing buildings that are not being expanded or modified.

MODIFICATIONS OF CONDITIONS

Applicant requests to modify and clarify the conditions of pre-existing CUB/CUX permit no. DIR-2000-3597(RV)(PA3) for the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with the operation of a restaurant with bar, live entertainment, and dancing.

- Permit the modification of Condition 9c to increase occupancy from 150 patrons to 300 patrons.
- Permit the elimination of Condition 10 to permit live entertainment as long as it conforms to Condition 24 which requires: amplified music inside the dining area to be kept at a low volume such that any music playing shall not be audible beyond the premises including to the tenants of the building; that all doors be kept closed at all times except for normal passage of patrons, deliveries of during emergency situations; and that noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.
- Permit the clarification of Condition 11 to reflect that no cover charge and/or entrance fee shall be charged to enter the restaurant when no live entertainment is being held in the restaurant.

COMMUNITY OUTREACH

Date: April 15, 2021

Notification Radius: Noticed on LUPC agenda

Summary of Feedback: Applicant did not coordinate an outreach meeting; however, based on the Project's location, very few if any residences are within 500 feet. Instead, Applicant's representative appeared at LUPL meeting on April 15, 2021 to present the project for input from the public and committee.

Public comment and board comments were nearly all supportive of the project based on the operator's success in opening businesses elsewhere in the community and more music venues sought for Venice as a home to the arts.

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LUPC HEARING SUMMARY

Public Comment:

Board Comment:

**Recommended
Motion:**