



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: 10/14/21
Staff: Michael Jensen
LUPC Date: 10/14/2021
VNC Date: 11/16/2021

OVERVIEW

Address: 600 E Venice Blvd.

Applicant: Tres Tigres Venice LLC

Representative: Steve Rawlings

Case No.: ZA-2021-6548-CUB; ENV-2021-6549-CE

Supporting Documents: [Link to Supporting Documents](#)

Project Description: A CUP FOR THE SALE AND SERVICE OF A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION & OFF-SITE PRIVILEGES IN CONJUNCTION WITH AN EXISTING RESTAURANT

Staff Summary: Project involves new conditional use permit for sale of full line of alcohol for onsite and offsite consumption at existing restaurant called "Varro." Location was previously the site of Zinc, which was granted a beer and wine alcohol license under ZA 2010-0206 (CDP)(CUB)(CU)(SPP).

Requested Entitlement(s): 1) Conditional Use Permit for sale of alcohol (Type 47 license)

Venice Sub-Area: Oakwood-Milwood-Southeast Venice

Zoning: M1

Existing SF: 1,445 SF

Proposed SF: 1,445 SF (544 SF of service floor area) + 590 SF patio

Proposed Parking: 11 spaces

Hours of Operation: 6:00 a.m. to 12:30 a.m. (Sun-Wed); 6:00 a.m. to 2:00 a.m. (Thurs-Sat), which are same hours of prior CUP

Number of Units: N/A

Melo Act Compliance: N/A

Changes to CUB:

- 1) Applicant is requesting permission for full line of alcohol (prior license was beer and wine only); and
- 2) Off-sale alcohol to allow customers to take partially consumed bottle home and purchase bottles for consumption at home

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COMPLIANCE WITH SPECIFIC PLAN

Setbacks: N/A
Height: N/A
Parking: 11 spaces required based on one space per 50 SF (544 SF service floor area. Parking is compliant with Specific Plan requirements.¹
ZAA/Waiver: N/A
Mass, Character, and Scale: N/A

COMMUNITY OUTREACH

Date: 10/7/2021
Notification Radius: 250 ft.
Summary of Feedback: Two neighbors attended. The neighbors have concerns stemming from site previous operator of site (Zinc), including noise.

LUPC HEARING SUMMARY

Public Comment: Public commented on lack of affordable eateries, some negative Yelp reviews.
Board Comment: Committee asked whether food will be served during all hours of alcohol service. Applicant confirmed food will be available during all hours of operation.
Committee requested clarification regarding size of patio. Patio size was increased from 296 to 350 SF. Applicant will revise plans to show compliance with parking requirements, which will be satisfied with
Recommended Motion: Approve project as presented with conditions granted under ZA-2010-0206-CDP-CUB-CU-SPP, except conditions that do not permit full line of alcohol off-sale alcohol; and applicant present plans to VNC that demonstrate parking compliance for 594 SF service area.

Motion by Michael Jensen, seconded by Andrew Mika. Motion passed 6-0-0.

¹ Staff notes discrepancy between site plan and planning application on size of patio as it relates to service floor area (590 SF patio on Planning Application vs. 296 SF on plans).