



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: 11/8/2021
Staff: Barry Cassilly/Corinne Gabinski
LUPC Date: 11/11/2021
VNC Date:

OVERVIEW

Address: 669-671 East Rose Avenue
Applicant: Carol Gleicher & Judy Paley (property owners)
Eddy Cola (Tenant / Groundwork representative)
Representative: Andrew Yapp (Southern California Land Use)
Case No: ENV-2021-633-CE & ZA-2021-632-CDP-CUB-SPP
Supporting Documents: Project Plans and Application

Project Description: Retail Catering Service Establishment (handling food)

PROPOSED USE: Retail Catering service / restaurant

Legalize existing illegal use

Change of use to propose and convert 920 sf of retail catering to service floor

Conditional Use Permit beverage (CUB) for onsite consumption of beer, wine @ restaurant section

Staff Summary:

Requested Entitlement(s): CDP
Venice Sub Area: Oakwood – Milwood – Southeast Venice
Zoning: C4-1
Existing Lot SF: 6,963 SF Lot area of two lots combined: 4240-001-004,
Proposed Parking: No required parking for existing permit.
Number of Units: 1 commercial unit
Melo Act Compliance: Exempt (they are maintaining more than 50% of exterior walls of existing structure)

COMPLIANCE WITH SPECIFIC PLAN

Setbacks: N/A (Existing)

Height: N/A (Existing)



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Report Date 11/08/2021 (draft)
Staff: Barry Cassilly

Parking: 11 new parking including 1 ADA Van Stall

ZAA / Waiver: n/a

Building envelope to remain unchanged.

Staff Synopsis:

Ground Works is a Venice Icon. Most of us have been customers at one time or another. What few of us have been aware of is that Ground Works was never permitted to operate the dine-in operation we all took advantage of. Ground Works was permitted as a retail/catering operation, meaning that operators could run a kitchen on-site to service their own catering operation and/or to sell to go to others who could use those provisions elsewhere.

The current permit application calls for a commercial kitchen being maintained in the rear of the building with the front of the space becoming a traditional restaurant with beer and wine service which requires a CUB permit.

The original permitting for the Ground Works location required no on-site parking. Proposed change of use would require 11 new parking stalls including one ADA Van Stall.

Nearby residents have expressed concerns about the hours of unloading and loading to the business as the loading zone is directly adjacent to an alley which has shared residential use.

Ground Works did community outreach by discussing changes with customers and having a project support sign-in sheet in the coffee shop. They did not do the recommended, but not required, 500' notification of nearby residents and on-site community meeting.

Public Comment:

Board Comment:

Recommended Motion: Recommending approval of the project with conditions, most importantly the Restriction of loading and unloading operations to before midnight and after 6:00 AM. Hours of operations should also match those most typical of other restaurants along the Rose Corridor.

