

Case Activity Detail Report
Report Generated: 03/12/2012

Case No.: ZA-2011-2694-CUB-SPP-CDP

Address: 2 E ROSE AVE 90291

Lat: 33.9946399 Lng: -118.4804373

Contact: JONATHAN LONNER (310)420-9165

Applicant:

Description: **CONDITONAL USE PERMIT; COASTAL DEVELOPMENT PERMIT; SPP TO ADD A FULL LINE OF ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUCTION WITH A 60-SEAT; SIT DOWN RESTAURANT WITHIN A DUAL JURIDICITION COASTAL ZONE**

Status: Pending

Manager: James Murez

NC: Venice

CD No: 11

Applied: 10/18/2011

Revised: 02/15/2012 09:05:23 PM

Created: / / : : AM

Access:

Assessor No: Build Size: 0
Zoning: c2-1 Max height:
Lotsize: 4276 Units: 0
Parking: 0 Bedrooms:
Year Built: 01/01/1940 Bathrooms: 2
C of O:
Buildclass: mixed

Attachments

#	Date	Attachment Name	Size
#1	12/09/2011	Assessors Map	56kb
#2	12/09/2011	Assessors Map 10ft Question	62kb
#3	12/09/2011	ZIMAS Map	99kb
#4	12/09/2011	ZIMAS Map 2001 Orhto Photo	693kb
#5	12/09/2011	Proof Of Use #1	1mb
#6	12/09/2011	Proof Of Use #2	148kb
#7	12/09/2011	Applicant Historic Use Photo	397kb
#8	12/09/2011	Neighborhood Outreach Letter	22kb
#9	01/23/2012	2 Rose CofO	681kb
#10	01/23/2012	4 Rose CofO	347kb
#11	01/23/2012	305-307 OFW CofO	2mb
#12	02/12/2012	Layout Exhibits compaired Rev1	802kb
#13	02/12/2012	Sensitive Uses List & Radius	419kb
#14	02/12/2012	Neighbor Alcohol Uses and Hours of Operation	22kb
#15	02/12/2012	Parking Plan Text.pdf	60kb
#16	02/12/2012	Parking Calculation v.3	199kb
#17	02/12/2012	VAH Project Description v6	129kb
#18	02/14/2012	Staff Report rev1	108kb

Event Schedule

Feb/15/2012 06:45 PM	LUPC Hearing	Oakwood Rec Center, general meeting to make recomendation to VNC Board.
Feb/1/2012 06:45 PM	LUPC Hearing	First meeting before the committee. No ZA date exists as of now.

Dec/17/2011 10:30 AM

NC Outreach

Location: 2 Rose Avenue, Venice, CA 90291 (Venice Ale House)Time: 10:30 am – 11:30 amDate: Saturday, December 17th 2011Refreshments: Tea, coffee and juice will be served

Committee Findings

- #1 Finding Converstation with 01/23/2012
- We talked about how planning was looking at the existing spaces and how they weredetermining the existing parking conditions.
- I suggested a PowerPoint overview that describes the existing and proposed conditions.
- We talked about the abutting neighbor that has issues with the parking lot light shining into her house.
- The issue of BMP and how the trash enclosure would be addressed which lead into where the floor mats from the kitchen were being washed out.
- The applicant will be getting back to me with additional information.
- Jonathan LonnerBurns & Bouchard11990 San Vicente Blvd., Ste. 200Los Angeles, CA 90049
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- #2 Other Reviewed Outreach letter 12/09/2011
- I continue to work with the applicant to research existing rights. He needs to find out what the grandfather rights for the site are.
- I also have questions if the three parcils were ever legally tied. The assessors map does not reflect any lot tie markers. Also on the assessors map there I have a question about corner markers that look like they are 10 ft in front of the property line, who's land rights is this area if hte City was to vacate it?
- Posted several ZIMAS and Assessor maps.
- #3 Other Reviewed the project 12/06/2011
- Visited at the business and reviewed the intended expansion. I suggested what was required to conduct a neighborhood meeting. Radius map will be a good starter for a mailing. Nothing has yet been scheduled.

Stakeholder Comments