



**Land Use and Planning Committee
Staff Report to Venice Neighborhood Council Board of Officers
As Of February 20, 2007**

Case Number: ZA 2006-4407 CDP CUB ZV
Address: 1136 Abbot Kinney Boulevard
Zoning: C2-1-CA Community Commercial
Size of Parcel: 2,700 square feet
Proposed Use: Restaurant, 1,111 square feet
Permit Application Date: June, 2006

Applicants: Rob Stone, James Conway and Archie Drury
stonesnyc@aol.com

Zoning Administrator Hearing: September 28, 2006
ZA Determination November 15, 2006
Appeal to ZA: November 30, 2006

Dates heard by LUPC: December 6, 2006
January 3, 2007

**WLA Area Planning
Commission Dates:** March 7, 2007

Attachments: Parking Lease Agreement with E.V.O. Restaurant
Signed by Pastor Charles Norwood of the Second
Community Baptist Church June 1, 2006

Lease of Shared Parking Spaces, dated January 2, 2007

Motion by LUPC December 6, 2006:

To postpone deliberation of this project until January 3, 2007 when the applicant will provide not only the parking contract with the Baptist Church, but a route by which the parking valets will move cars back and forth to his restaurant.

38
39
40 **Motion by LUPC January 3, 2007:**
41

42 “That LUPC recommend that the VNC Board of Officers approve the project on the condition that
43 EVO Restaurant provide for a parking attendant at the church lot with validated parking, and that to
44 the extent that EVO has to have a contract for parking services and if the contract that they currently
45 have with the church expires for one reason or another, that they have 30 days to obtain a new
46 contract with another parking service or entity for the same 20 spaces reserved exclusively for EVO,
47 with the provision of a parking attendant and conditional that employees of EVO cannot park on
48 streets or in a public space; that this same parking program be submitted to LA City Department of
49 Building and Safety; that applicant must return to VNC Board 6 months after the restaurant opens for
50 a review of their parking compliance and if the VNC Board is unsatisfied with the parking program,
51 a letter shall be submitted to LA City Department of Building and Safety asking for revocation of
52 E.V.O.’s Conditional Use Permit (CUP); that VNC request that LA City Department of Building and
53 Safety hold an administrative review of this CUP after the VNC Board review of parking compliance.
54 E.V.O Restaurant must comply Venice Coastal Zone Specific plan with regard to number of parking
55 spaces provided. The CUP being granted to EVO Restaurant will not pass to future tenants of 1136
56 Abbot Kinney if E.V.O. no longer occupies the premises.” Vote: 6-2-1 Motion passed.
57

58 **NOTE:** LUPC tried to formulate extensive conditions regarding parking for this project in order to
59 start crafting a solution to the problem of intensifications of use on Abbot Kinney. LUPC urges the
60 board to take time to consider the conditions as proposed for this project to see if it is satisfied that, 1,
61 these conditions are workable and appropriate, 2, these conditions are enforceable.
62

63 **REPORT**

64 **Project Description from LUPC Project Form as submitted by the applicant:**
65

66 “We are proposing a gourmet Italian restaurant specializing in wood-burning oven artisanal pizza,
67 antipasti and other tapas-style dishes prepared with high-quality imported and local, farm-raised,
68 organic ingredients.
69

70 “We are seeking a coastal development permit for the conversion and use of existing retail space to a
71 1,111 square foot restaurant with indoor seating and outdoor seating in a patio/garden area. Also
72 seeking a conditional use permit (CUP) to allow sale of beer & wine for on-site consumption. And
73 seeking a zone variance to provide 20 off-site (leased) parking spaces within 500 feet of the restaurant
74 to be serviced by a valet company.
75

76 “The restaurant seeks to preserve the aesthetic integrity of this superbly improved vintage 1908
77 Venice cottage (and street-side garden) to every extent possible, while accommodating any sound
78 and visual needs of the community.”
79
80
81
82

83
84
85 **Section of Venice Coastal Zone Specific Plan governing this particular site:**
86

87 This project is in the North Venice subarea which is bounded by LA City line on the north, 13th Place,
88 Virginia Court and North Venice Blvd on the south, Hampton Drive, Electric Avenue, Ocean
89 Avenue, Patricia Court and Strongs Drive on the east and OFW on the west.
90

91 Section 13, Parking, D Parking Requirement Table: Restaurant, Night Club, Bar and similar
92 establishments and for the sale or consumption of food and beverages on the Premises shall
93 provide one space for each 50 square feet of floor area, but no fewer than ten spaces. The above may
94 be modified for walk-up facilities with no seating area and beach front walk-up with seating
95 depending on the particulars of the individual case as determined by the Director, Zoning
96 Administrator or Planning Commission, whichever has jurisdiction.
97

98 **Pros:** Conversion of an 1908 cottage on Abbot Kinney to a 1,111 square foot restaurant
99 providing new business to the boulevard and preserving the 1908 cottage which is
100 permitted for demolition. The current use is neighborhood-serving retail. There were numerous
101 people present who supported the project because they appreciated the food the restaurant will
102 produce. Building has no on-site parking; however, applicant has lease for exclusive rights (24/7) to
103 20 parking spaces at the Baptist Church on Abbot Kinney.
104

105 **Cons:** It will be a new restaurant on a popular Venice street with many existing restaurants
106 and bars with a parking problem. It will increase the traffic pressure on the boulevard.
107 There was strong opposition by community people present who have frequently testified on issues
108 related to parking on Abbot Kinney Boulevard and in North Venice generally.
109

110 **Summary:** As is every project on Abbot Kinney Boulevard, be it new construction or conversion of
111 an existing retail space, this is about parking. This applicant secured the necessary
112 parking in June of 2006 (attached parking lease agreement with church). There was much discussion
113 of this project by LUPC members. LUPC, via their recommendation to the board, attempted to tie
114 down the parking for this project by requesting that if E.V.O. lost their lease with the church they
115 would have 30 days to secure replacement parking or risk lose of their CUP. The applicant, in return
116 wanted the clarification that, if they lose the church lot, they are only required to provide the number
117 of parking spaces that the specific plan demands. This is satisfied in that part of the motion that
118 states, "E.V.O Restaurant must comply Venice Coastal Zone Specific plan with regard to number of
119 parking spaces provided. "
120

121 The Zoning Administrator, Lourdes Green, denied this project, which was then appealed by
122 applicant.
123

124 **Public Comment:** There were many adverse comments from the public about this restaurant
125 during the first LUPC hearing, December 6, 2006. Lack of parking was the
126 predominant complaint. Most of the public were opposed to the current valet practices on Abbot
127

Venice Neighborhood Council
Land Use and Planning Committee
1136 Abbot Kinney Boulevard

128
129
130
131
132
133
134
135
136
137
138
139
140
141
142

Kinney, and didn't want to see yet another restaurant on the boulevard using valet services and generating more traffic.

A few members of the public supported the project during the public comment period during the second hearing, January 3, 2007.

Author of Report

By Challis Macpherson

Date: February 17, 2007