

## Costal Development Permit – CUB Filing For Gjelina

### LUPC Staff Review Report

<b>Case Number :</b> ZA-2011-1910- CDP-CUB-ZV	<b>Case Address:</b> 1427 S. Abbot Kinney Blvd, 505 Millwood Ave, 1429 S. Abbot Kinney	<b>Case Name:</b> CDP-COASTAL DEVELOPMENT PERMIT;CUB-CONDITIONAL USE BEVERAGE (ALCOHOL);ZV-ZONE VARIANCE, EXPANSION OF EXISTING SERVICE FLOOR AREA FROM 720 SF TO 1057 SF & INCREASE NUMBER OF SEATS FROM 60 TO 110 BOTH INDOOR & OUTDOOR & EXTEND
<b>Date Submitted:</b> 6/19/2012	<b>LUPC Staff:</b> Jory Tremblay Phone: 310.306.2388 Email: <a href="mailto:jory.tremblay@venicenc.org">jory.tremblay@venicenc.org</a> Technical Support: Jim Murez	All Documents related to this project are at: <a href="http://www.cityhood.org/EditCase.cncx?CID=26443&amp;PG=1&amp;SC=&amp;SO=&amp;NC=19">http://www.cityhood.org/EditCase.cncx?CID=26443&amp;PG=1&amp;SC=&amp;SO=&amp;NC=19</a>

#### Updated 11-14-2012

- LUPC head this case on July 18<sup>th</sup>, 2012. This is a new case and project.
- There was a VNC hearing on August 20<sup>th</sup>, 2012 that tabled this case as notification and the staff report was late to the VNC Ad Comm due to my travel schedule.
- There was a Planning Hearing on XX that was canceled due to the City not having the proper EAF description being incorrect. The Corrected EAF has been filed by the applicant and LUPC heard the case based on this description. It is attached.
- Planning is working on scheduling the actual hearing shortly.

#### LUPC Recommendation:

The Venice Neighborhood Council recommends supporting the project as presented, noting:

- Hours of Operation of M-Su - 6a to 1a
- CUB is a change from beer and wine to full alcohol
- Seating Indoor 68 and Outdoor Patio 40
- Confirmation that the City has determined the space has grandfathered parking of 6 BIZ, 20 other; Total 26 spaces
- Total Sq ft - 4775 and Total SFA of 1,140.
- No variance or exception granted from VCZSP
- All standard CUB and BMP conditions apply

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- All reasonable efforts should be made to create 3 physical parking spaces and if shown to be infeasible, than in lieu fees may be paid within 1-year of Approval
- Plan Approval in 5 years or upon change of ownership.

Motion made by Sarah Dennison, seconded by John Reed, unanimous vote

NOTES: Total required parking is 23 + 6 (BIZ), grandfathered is 26, 3 additional spaces required.

#### Updated 6-25-2012

We have met with the applicant 5 or 6 times to review their application and we have met with some of the stakeholders over the last 6 months. We have negotiated the following conditions with the applicant.

1. The applicant will remove items from the garage so as a vehicle can access it.
2. Has had staff attend Star Training and provided certificates to prove it.
3. 2. The applicant will put the blue trash can within the covered space on my property. There are drains in that room.
4. 3. The applicant has provided us with the documentation as it pertaining to being required to provide to means of egress. We have reviewed this and agree with the calculations.
5. 4. Regarding the current GTA space, the applicant will remove the pop up stands on each end. There will never be any seats in the space. That space will have path of travel as well. The small condiment counter stays, as it houses the gas meter under it, and has water station and condiments on top.
6. 5. The applicant has proposed to pay into the in lieu of parking fund for a spaces. The applicant is ok with being required to establish a couple of spaces in those two lots. (tree/meter removal, and paving). They have also indicated that they were willing to plant landscaping along that fence on electric between Millwood and California.

There were issues that were resolved in this process regarding the CUB and their service floor area and parking calculations. We have reviewed the City Code regarding egress and agree that they are required to have to paths of egress and they are required to have two given the building. We have taken the position that they Path of Travel should be granted. We recommend the VSP calculation as that was the basis for the initial project and is how we have done all other projects in the last two years.

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I have asked the applicant to provide these arguments and we will need to decide this issue with them and decide the merits of this based on these decisions in the meeting.

Comments on the Henning letter from the Venice Stakeholders regarding excluded service floor area:

1. The 56 sq ft area in the patio where the sofa seating and tables are at the back left corner of the restaurant, should not be excluded and are in the applicants calculations.
2. The 19 sq ft at the door on to the patio should be excluded.
3. The 12 sq ft at the entrance to the back room should not be excluded.
4. The 21 sq ft that is pie shaped along the bar area should not be excluded.
5. The table tops of 30, 30, 21 sq ft should not be excluded.
6. Some of the 127 sq ft of area in the GTA space should not be excluded, the applicant should be entitled to path of travel of 42 inches across the front, the balance should be included. This is approximately  $\frac{1}{2}$  of the 127 sq ft ( I don't have CAD software so this is an approximation) or about 63 sq ft.
7. They are entitled to the fire pit and the tree as well as the path of travel and the server station in the back right of the front room.

Summary this is an additional 256 sq ft of service area over and above the applicants drawings and 389 sq ft of service floor area less that the Henning drawings. This brings the service floor area up to 1,427 sq ft or 28.54 parking places. If you add the 6 BIZ parking places you have 34.54 spaces or 9 over the 26 that they have been granted to date.

### LUPC Recommendation

The Venice Neighborhood Council recommends supporting the project as presented, noting:

- Hours of Operation of M-Su – 11 AM to 1 AM
- CUB is a change from beer and wine to full alcohol
- Seating Indoor 68 and Outdoor Patio 40
- Confirmation that the City has determined the space has grandfathered parking of 6 BIZ, 20 other; Total 26 spaces
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- All standard CUB and BMP conditions apply
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- Plan Approval in 5 years or upon change of ownership.

Total required parking is 23 + 6 (BIZ), grandfathered is 26 currently, and a total of 3 additional spaces are required.

#### Contact information:

Contact One	Contact Two
Name: Fran Camaj	Name:
Company:	Company:
Address: 1429 Abbot Kinney Blvd	Address:
Email: <a href="mailto:fcamaj@yahoo.com">fcamaj@yahoo.com</a>	Email:
Phone: 310.880.9260	Phone:

Staff time: 110 to 105 hours