



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: LUPC@VeniceNC.org



LUPC STAFF REPORT

PROJECT INFORMATION	
Date:	7/29/2024 <input checked="" type="checkbox"/> Draft Report <input type="checkbox"/> Final Report
Case Number:	ZA-2024-471-CDP-CUB-CUX-SPP
Address:	23 Windward
Link to Planning Case:	https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-471-CDP-CUB-CUX-SPP
Subarea: (check one)	<input type="checkbox"/> Ballona Lagoon West Bank <input type="checkbox"/> Oakwood-Milwood-Southeast Venice
	<input type="checkbox"/> Ballona Lagoon (Grand Canal) East Bank <input type="checkbox"/> Venice Canals
	<input type="checkbox"/> Silver Strand <input checked="" type="checkbox"/> North Venice
	<input type="checkbox"/> Marina Peninsula <input type="checkbox"/> Oxford Triangle
Project Type: (check all that apply)	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial
	<input type="checkbox"/> Walk Street <input type="checkbox"/> Zoning Variance or Waiver
	<input type="checkbox"/> Zoning Admin. Adjustment <input type="checkbox"/> Specific Plan Exemption
	<input type="checkbox"/> Other: CUP
LUPC Staff:	Todd Lorber
Project Description:	Music entertainment facility and restaurant in the Venice SP.
Requested Entitlement(s):	(1) A Plan Approval to remove all revocation conditions, which were imposed 22 years ago to a completely different operator. (2) A CDP to change the use from a restaurant with accessory live music to a “Music Entertainment Facility”. (3) A CUP to allow for on-site alcohol sales in connection with a type 90 ABC license (details below) for a music entertainment facility.
Staff Summary:	<u>Background:</u> The applicant Jake Mathews signed a lease in 2019 to operate a music venue called Winston House in the former Surfside Venice space at 23 Windward Avenue. The State of Emergency went into effect in early 2020, right before Winston House was set to open. During covid, Winston House participated in charitable events to raise money for artists who had stopped touring and performing due to the pandemic. One of those was an initiative started by Jake and his business partner Cory which created a pier-to-pier creative community fund that raised \$50k to help struggling artists pay their bills. Throughout the pandemic, Winston House also allowed artists to record their music and videos in their space.

	<p>Winston House officially opened in July, 2021 shortly after the state of emergency was lifted, more than 2 years after signing their lease.</p> <p><u>Site History:</u></p> <p>23 Windward has had a number of operators, beginning with St Mark’s Jazz Club in 1989.</p> <p>Tantra Bar opened in 2000 and a revocation case was brought against the property in 2002, i.e. the City of Los Angeles Planning Department claimed that Tantra was in violation of their conditions. That revocation case imposed strict, punitive conditions on the property’s operations, and continues to be attached to the property.</p> <p><u>Entitlement Summary:</u></p> <p>The applicant is requesting:</p> <ul style="list-style-type: none">(1) A Plan Approval to remove all revocation conditions, which were imposed 22 years ago to a completely different operator.(2) A Coastal Development Permit to change the use from a restaurant with accessory live music to a “Music Entertainment Facility”.(3) A Conditional Use Permit to allow for on-site alcohol sales in connection with a type 90 ABC license (details below) for a music entertainment facility. <p>SB 793 established the Music Venue License (type 90), an on-sale general license that authorizes the sale and service of alcoholic beverages (beer, wine, and distilled spirits) for consumption on the premises of a music entertainment facility. A music entertainment facility is defined as a publicly or privately owned live performance venue, concert hall, auditorium, or an enclosed arena where music or entertainment events are presented for a price of admission. Alcohol sales and service may only occur from two-hours before and until one hour after a live performance at the licensed premises. Food service is not required, and minors are allowed on the premises.</p> <p><u>Outreach:</u></p> <p>A zoom meeting was conducted between LUPC staff and the applicant + applicant’s representative.</p> <p>LUPC staff felt that the two biggest issues for this property, given its location, were noise and security.</p> <p>With regard to noise, the applicant pointed out, (1) that the nearest residential property to the north is 2 blocks away, and the nearest to the south is on the other side of Hotel Erwin, and (2) that Windward between Pacific and Speedway is full of parklets, which have outdoor speakers that project noise onto the street until late at night. On the contrary, Winston House does not have outdoor dining and music is therefore contained within the building.</p>
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	<p>The applicant also mentioned that he spent close to \$200k on security this year, including an outdoor patrol, which benefits not only his business, but also adjacent businesses on Windward who may have less of a security presence on the street.</p>
LUPC HEARING SUMMARY	
Public Comment:	
Motion:	<p>Recommended Motion:</p> <p>LUPC recommends approval of the project as proposed, including the removal of the revocation case because the revocation case was intended for a different use and does allow for the operation of a music venue.</p>
Maker / 2nd:	
Vote:	<p>Yea: / Nay: / Abstain: / Recuse: / Ineligible: / Absent:</p>