

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

April 16, 2008

Mr. li (A)
Takee Int'l.
2805 South Abbot Kinney Boulevard
Venice, CA 90291

Venice One, LLC (O)
Kayvan Naimi
325 South Gretna Green Way
Los Angeles, CA 90049

Kevin Franklin (R)
30408 Olympic Street
Castaic, CA 91384

CASE NO. ZA 2008-0579(CUB)
CONDITIONAL USE
2805 South Abbot Kinney Boulevard,
#D and #E
Venice Planning Area
Zone : C2-1
D. M. : 108B149
C. D. : 11
CEQA : ENV 2008-0580-CE
Legal Description : Lots 2-7, Tract 5878

Request

A Conditional Use Permit, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to allow the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing 2,112 square-foot restaurant seating 72 patrons and having hours of operation from 11 a.m. to 11 p.m. daily.

Property Description

The site consists of six original, level, interior through lots (consolidated with a lot tie) located on the south side of Abbot Kinney Boulevard, between Washington Boulevard and Angelus Place, in Venice. The site has a frontage of 150 feet and a variable lot depth of 110 to 134 feet.

The site is developed with a single-story, multi-tenant commercial building. The restaurant frontage is 48 feet and the depth is 44 feet; the floor area is 2,112 square feet.

The Project

A site inspection was conducted on Tuesday, April 15, 2008, at 11:40 a.m., and staff met with a representative. The eatery is located within the northerly half of a strip

center known as Hoyt Plaza. The restaurant is in a state of transition from Indian cuisine to Japanese barbecue cuisine; it was formerly "A Taste of India", and some of the remnants of the old business were still in evidence. The site has a full kitchen and restrooms in the rear. The front half of the restaurant is the dining room.

Both the location and configuration of the site (the mini-shopping center) and the microsite (the tenant space itself) were enigmatic and elusive. The site has an address which corresponds to Abbott Kinney Boulevard, yet the center fronts on Marr Street and Washington Boulevard. Furthermore, most of the tenant spaces were unmarked, and the ones that were, were numbered rather than lettered, as is indicated in the application. Staff indicated to the representative that it would be in the owner/manager's best interests to have the site clearly marked.

The representative indicated that a wall will be removed between the "D" and "E" units to create the largest tenant space within the center. The current space will be completely remodeled, and will include restrooms and an employee room at the northwest corner, and an expanded dining room and kitchen. New grill tables will be included so patrons/staff can prepare meals adjacent to their place settings, for a unique dining experience.

Security will be provided in the form of the posting of rules.

Graffiti was non-existent in the immediate neighborhood, and there was none noted within the center itself.

Parking restrictions are as follows: Abbott Kinney Boulevard & Marr Street – No Parking 7:30 a.m. to 9:30 a.m., Tuesday; on Washington Boulevard – No Parking 7:30 a.m. to 9:30 a.m., Monday. The center provides 32 non-exclusive parking spaces, of which two are for the disabled.

Street parking in the immediate vicinity was at about 80 percent capacity on Abbott Kinney and Washington Boulevards.

Approximately ten employees will be on-site at any given time.

Since the site is within the Venice Specific Plan, a Community Planning Bureau Authorization form is attached to the case file.

According to the State of California Department of Alcoholic Beverage Control licensing criteria, 3 on-sale and 2 off-sale licenses are allocated to subject Census Tract No. 2741.00. There are currently 13 on-site and 1 off-site licenses in this Census Tract.

Within a 1,000-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

- (0) Type 20 Off Sale Beer and Wine
- (1) Type 21 Off Sale General
- (0) Type 40 On Sale Beer

- (8) Type 41 On Sale Beer and Wine – Eating Place
- (0) Type 42 On Sale Beer and Wine – Public Premises
- (3) Type 47 On Sale General – Eating Place
- (2) Type 48 On Sale General – Public Premises

Statistics from the Los Angeles Police Department reveal that in the subject Crime Reporting District No. 1444, which has jurisdiction over the subject property, a total of 224 crimes were reported in 2006, compared to the citywide average of 268 crimes and the high crime reporting district average of 322 crimes for the same period.

In 2006, there were 3 Narcotics, 13 Liquor Law, 16 Public Drunkenness, 0 Disturbing the Peace, 2 Disorderly Conduct, and 44 DWI related arrests. Further, the property is located on the boundary of a neighboring reporting district; Reporting District No. 1441, adjoining to the southwest, reported a total of 264 crimes, of which there were 22 Narcotics, 130 Liquor Law, 10 Public Drunkenness, 0 Disturbing the Peace, 0 Disorderly Conduct, and 43 DWI related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

The following sensitive uses were observed within a 1,000-foot radius of the subject property:

Houses of Worship	Eckankar Worship Center (2907 Washington Boulevard)
Parks	Duck pond & grounds (Washington at Oxford) Marr Playground (652 Marr Street)
Schools	Couer d'Alene Avenue Elementary (600 Couer d'Alene Avenue)
Community Centers	Chabad Jewish Community Center (2929 Washington Boulevard)

Surrounding Land Uses

The property is situated within a small commercial strip about 100 feet west of the intersection of Abbott Kinney and Washington Boulevards, and zoned C2-1, General Commercial.

Adjoining properties to the north of Abbot Kinney Boulevard are zoned R3-1, R2-1, and C2-1 and are developed with one- and two-story apartments, commercial buildings and parking structure occupied by Spectrum Marine Boat Supply.

Adjoining properties to the south of Washington Street are zoned C2-1 and are developed with one- and two-story apartments, commercial buildings and a parking lot occupied by Hangers Cleaner.

Adjoining properties to the east of the subject site are zoned C2-1 and are developed with one-story commercial buildings and a gas station, United Oil service station.

Adjoining properties to the west of the subject site are zoned C2-1 and R2-1 and are developed with two-story 20-unit apartments and a parking lot, and a liquor store. Marina del Rey Liquor, however, does not appear on ABC's list of active licenses.

Previous Cases, Affidavits, Permits, and Orders On the Applicant's Property

Case No. ZA 2001-2050(CUB) – On September 6, 2001, the Zoning Administrator approved a request for a variance to allow the operation of a 1,100 square-foot massage therapy facility located within 500 feet of a school and within 500 feet of property in the R Zone (see copy within case file).

Previous Cases, Affidavits, Permits, and Orders On Surrounding Properties

There are no similar or relevant cases.

General Plan, Specific Plans and Interim Control Ordinances

Community Plan:

The Venice Plan Map designates the property for General Commercial land uses with corresponding zones of C1, C1.5, C2, C4, RAS3 and RAS4, and Height District No. 1.

This site is within the Calvo Exclusion Area and the area of the Coastal Zone Commission Authority.

Specific Plans and Interim Control Ordinances:

The property is within the area of the Los Angeles Coastal Transportation Corridor and Venice Coastal Zone Specific Plan areas.

Streets

Abbot Kinney Boulevard is a fully-improved Secondary Highway with a standard dedication of 90 feet.

Marr Street is a fully-improved Local Street with a standard dedication of 36 feet.

Flood Hazard Evaluation

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

Environmental Clearance

On February 14 2008, the project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference ENV 2008-0580-CE, for a Categorical Exemption, Class 5, Category 34, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

Comments from Other Departments or the General Public

At the time of report preparation, no public agency had submitted any written comments, nor had any correspondence from the general public had been received.

ANTONIO ISAIA
Zoning Investigator

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