



Venice Neighborhood Council
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 310.606.2015



Case Number: ZA 2008 4919

Address of Project: 600 E. Mildred

SYNOPSIS OF PROJECT FOR VNC BOARD OF OFFICERS: Kim’s Market would like to upgrade its existing beer and wine license to a full liquor license. There would be no change to hours or use. Currently Kim’s Market operates as a convenience store as well as a small take out restaurant serving sandwiches and similar items. The project would not drastically change the current operation. The only difference in day to day operation would be the availability of hard alcohol.

Size of Parcel: 4,561

Size of Project: 904 Sq Feet

Venice Subarea: Southeast Venice

Zone: C1-1-0

Permit Application Date: January 2nd 2009

Date of Planning Report: January 2nd 2009

Date of End of Appeal Period:

Planning Report Prepared by: Matthew Geller

Applicant: Kim Abraham Kyujin

Address: 600 Mildred Ave. Venice, CA 90291

Representative: Seo & Company (Justin Kim)

Contact Information: 3450 Wilshire Blvd #402 Los angeles, CA 90010

Date(s) heard by LUPC: 6/24/08

Zoning Administration Date: 11/24/08

WLA Area Planning

Commission Dates: TBA

LUPC MOTION: TBA

STAFF REPORT

Project Description: A CUB to permit the upgrade of an existing off-site beer and wine license to an off-site FULL line alcoholic beverages in conjunction with an existing market having the hours of operation from Monday-Friday (7:30am-8pm) and Saturday and Sunday (8am-8pm). Pursuant to Section 12.24W1 of the LAMC to allow upgrade of an existing market and take-out with sales of off-site beer and wine to off-site sales of full line alcohol

Applicant described the project on the LUPC Project Form as:

A 904 Sq. Ft. Market with a small take out restaurant that has long been established at this location. It is compatible in size and use of the developments in this community. The applicant feels that upgrading the current beer and wine off-site sales to full line off-site sales will create a convenience for this diverse community who seeks such services. The proposed request will be a desirable addition to the operation of a well established market. The proposed project will enhance the characteristics of the commercial developments in the community

Section of Venice Coastal Zone Specific Plan and/or the Los Angeles Municipal Code governing this particular site and application: Southeast Venice- Venice Specific Plan

Summary of Arguments Against this Project/Issue: Currently, Venice already has more full liquor licenses than the population would usually allow. Additionally, Kim's Market is located in a residential neighborhood with homes all around the store.

Summary of Arguments For this Project/Issue: The subject market has served beer and wine in this location for decades with no outstanding issues or violations. The Market provides a convenience for the surrounding community. Adding a full liquor license will enhance this convenience and provide nearby residents a market within walking distance that provides spirits.

Summary of Public Comment: N/A

Summary of Findings by LUPC: LUPC finds that Kim's Market currently operates a market (as described above) with off-site beer and wine sales. Currently, there is no disciplinary action found against Kim's Market. The upgrade of their liquor

license will not change the use of the market, and may provide a convenience to nearby residents. The

Authors of Report: Matthew Geller

Date: 5/12/2009

Draft of LUPC Recommended Letter from VNC Board of Officers to Council District 11 and selected others.

Draft of Community Impact Statement

Approximate Hours Spent on this Project by LUPC Staff: 3