

APPLICATION TO THE ZONING ADMINISTRATOR FOR ZONING VARIANCE
TO ALLOW OFF-SITE PARKING

APPLICANT: **Ponte Milvio, Inc.**

PROPERTY: **712 Lincoln Blvd.
Venice, CA 90291**

REFERENCE: **Zoning Variance to allow eight off-site parking spaces
for a new restaurant serving beer and wine within an
existing commercial building. Off-site parking is located
on parcel directly adjacent to restaurant.**

ADDITIONAL INFORMATION/FINDINGS: Please answer the following questions
on the form or on additional sheets.

In order to grant your request the following findings/questions must be addressed
by the Zoning Administrator. Please try to explain as best as possible how your
request conforms to following requirements:

**a. The strict application of the Zoning Ordinance would result in
practical difficulties or unnecessary hardships inconsistent with the
general purpose and intent of the zoning regulations.**

The property that will house the proposed restaurant use and accompanying
parking area are zoned [Q]C2-1 (commercial) and dedicated General
Commercial under the General Plan Land Use categories. The parcel is
developed with an existing commercial building that previously housed a liquor
store. The restaurant itself is a proper use in this location and compatible with
the surrounding commercial uses. A Conditional Use Exception is being applied
for with the City of Los Angeles.

At 1,625 sq.ft., the proposed restaurant use would require 16 on-site parking
spaces under the current LAMC requirement of 1 space per 100 sq.ft. of floor
area. In the current situation, the required on-site parking count cannot be met.
The restaurant's location is an existing commercial building, which occupies the
vast majority of the parcel. When the building was constructed, parking
regulations for the area were much less stringent with no additional space
normally required for on-site parking. Due to the building's position on the
property, there is no feasible way of adjusting its location to allow on-site parking,
without requiring the demolition of at least a portion of the building. The purpose
of current parking requirements was not intended to cause the denial of an
otherwise acceptable application, especially when feasible alternatives are
available. Strict application of the current parking requirements would severely

restrict the possible uses of this existing commercial space, causing unnecessary hardships on both the property owner and prospective tenants of the property. Although the surrounding areas have been developed, there exists a great opportunity to satisfy a parking requirements with an otherwise undeveloped property available directly adjacent to the restaurant.

In light of the fact that the 16 on-site parking spaces required for the restaurant cannot be provided on-site, the applicant is offering an alternative. As the previous use had been in operation for an extended period, the 6 parking spaces that it would require (6 spaces at 1 per 250 sq.ft. for retail) would be credited to the proposed restaurant use. This is per discussions with both the Planning and Building & Safety public counters. The parking area adjacent to the proposed restaurant has space for 8 parking spaces, 6 of which are tandem. A reduction of 2 required parking spaces is requested. If a valet is used, which is being considered for peak hours of operation, more than eight vehicles may be located on the property thereby defeating the need for a parking count reduction.

Based on the foregoing, the strict application of the zoning ordinance would result in practical difficulties and unnecessary hardships by denying the proposed restaurant use to operate in this location and would be inconsistent with the general purpose and intent of the zoning regulations.

b. There are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

The proposed restaurant use will be located within an existing commercial building. The building itself occupies the vast majority of the parcel upon which it lies, leaving no room for expansion to accommodate on-site parking. The surrounding area has been developed for some time, including additional commercial uses along Lincoln Blvd. and residential uses behind the restaurant location.

The previous use of the location was a liquor store, which had been in operation since 1964. There were no particular parking requirements placed on the business at that time, and it was in continual use for decades. The surrounding area and commercial uses were developed without significant parking requirements placed on their development, making it difficult for new operations to satisfy current code requirements. This proposed use has the opportunity to address the current parking requirements with a suitable and viable alternative.

Based on the foregoing, unique circumstances applicable to the subject property make it an acceptable candidate for a zoning variance.

c. Such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

The proposed restaurant use will be located within an existing commercial building, with available space for parking on the parcel directly adjacent to the restaurant. Both properties are zoned [Q]C2-1, suitable for general commercial activities. However, the development of the property was undertaken prior to the current parking requirements. By approving the parking variance, the Zoning Administrator is allowing an acceptable use of the property. The denial of this parking variance would cause practical difficulties and unnecessary hardships by severely limiting the suitable uses of the tenant spaces within the complex. This would detrimentally affect not only proposed tenants and the property owner, but also the surrounding neighborhood by denying them an otherwise suitable business and service due to certain parking concerns. In fact, a reasonable request for parking reconsiderations is necessary for the preservation and enjoyment of the substantial property involved in this matter.

Based on the foregoing, the approval of this variance is necessary for the preservation of a substantial property right that due to special circumstances and practical difficulties is unobtainable otherwise.

d. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

No, the granting of the variance would assist the applicants gain approval of a Conditional Use Exception to allow a new business to operate in the area. The professionally run restaurant would be a benefit to the community through the generation of additional business dollars, as well as tax revenue for the City. The establishment of this use can only benefit the economic welfare of the community by ensuring a diversity of use and the continued occupancy of a currently vacant commercial building. In addition, the approval of this proposed restaurant use and accompanying parking variance would benefit the surrounding neighborhood by offering an additional dining choice to those working and living in the vicinity.

The restaurant operation itself will abide by all applicable regulations placed on it by the City of Los Angeles and the State of California. The parking variance will not be materially detrimental to the public welfare in that the parking requirements of the proposed restaurant will be satisfied off-site.

Based on the foregoing, the granting of such variance will not be materially detrimental to the public welfare or injurious to the property in the vicinity in which the property is located.

e. The granting of such variance will not adversely affect any element of the General Plan.

The proposed restaurant use will be located on a property that is zoned [Q]C2-1 (commercial) and dedicated General Commercial under the General Plan Land Use categories. The parcel is developed with a commercial building. The restaurant itself is a proper use in this location and compatible with the surrounding commercial uses. Lincoln Blvd. is a commercial strip that serves the local community's needs for a variety of commercial services, and the General Plan has attempted to address the many of the concerns normally associated with commercial development. The proposed restaurant use and accompanying parking variance will not adversely affect any element of the General Plan, and is the intended type of use for the area.

Based on the foregoing, the granting of such variance will not adversely affect any element of the General Plan.