



## Venice Neighborhood Council

PO Box 550, Venice CA 90294

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**LAND USE AND PLANNING**

**COMMITTEE STAFF REPORT**

**Submitted to LUPC January 5, 2011**  
**Submitted to VNC Board of Officers**  
**for January 18, 2010 Meeting**



**Case Numbers:** ENV-2010-1186-CE and ZA-2010-1184-CUB  
**Address of Project:** 796 Main Street, Los Angeles, CA 90291  
**Project Name:** Ado Resturaunt  
**Property Owners:** Max Trumpower  
**Owner's Representative:** Brett Engstrom

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### **LUPC MOTION:**

**Motion to recommend ENV-2010-1186-CE and ZA-2010-1184-CU as currently filed, noting (A) no change in seating or parking (B) change of hours of 9a-12:30a Sunday through Thursday and 9a-1:30a Friday and Saturday and (C) no other changes or variances required to VCZSP or BMP.**

**Made by Jake Kaufman, Seconded by John Reed.**

**Approved (5-0-1) [Jim Murez abstained from vote]**

**Date of Motion: January 5, 2010**

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### **PROJECT SUMMARY TO VNC**

This project was originally filed as a CUB review with an increase in seating (26 to 46, including outdoor seating), full line of alcohol and change of hours. The applicant has since revised their request for full-line of alcohol, no increase in seating, no outdoor seating; rather only renew the CUB (ZA-2004-0099-CUB) with change in hours.

Original/current hours are:

Operating 9am to 10:30pm Wednesday-Sunday; Cooking classes allowed on Mon.-Tues 6pm-8pm.  
Alcohol 5:30pm-10:30pm Wed., Thurs, Sunday. 9am-10:30pm Friday and Saturday.

New proposed hours:

9a-12:30a Sunday through Thursday and 9a-1:30a Friday and Saturday.

# Staff Report Follows: LUPC STAFF REPORT

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## SYNOPSIS:

<b>Size of Parcel:</b>	Approx. 1,664 sq.ft.
<b>Size of Project:</b>	999 sq.ft.
<b>Assessed Land Value:</b>	Uncertain
<b>Last Owner Change:</b>	Uncertain
<b>Zone:</b>	C2-1
<b>Date of Planning Report:</b>	Not completed
<b>Date of End of Appeal Period:</b>	Not completed
<b>LUPC Staff Report Done By:</b>	Jake Kaufman
<b>Owner/Applicant:</b>	Brett Engstrom (representative) Art Rodriguez and Associates 709 E. Colorado Blvd., Suite 200 Pasadena, CA 91101 (626)683-9777 (626)683-9991 fax
<b>Date(s) heard by LUPC:</b>	December 8, 2010 and January 5, 2011
<b>Advisory Agency Hearing Date:</b>	TBA
<b>Applicant's Neighborhood Mtg:</b> (500' radius)	July 1, 2010 Ado Restaurant

## ARGUMENTS FOR THIS PROJECT:

The restaurant is a staple Venice restaurant, generally well-liked in the community; some may like to have more regular and wider range of hours of operation and to stay seated until a later hour. This is not a bar, it is a formal restaurant.

## ARGUMENTS AGAINST THIS PROJECT:

Some may feel an increase in hours is not necessary and adds to late night business.

## SYNOPSIS OF PUBLIC COMMENT:

9 people attended the public hearing July 1, 2010. General opinion was favorable, especially once the changes in seating (no increase) was made.

LUPC Report compiled by:	Jake Kaufman
Estimated number of hours of staff time:	6