

April 6, 2010

RE: Dry Tour request for zone variance pursuant to Section 12.27: 1607 South Pacific Ave, Venice, CA 90291

Pursuant to Venice Charter Section 562 and Los Angeles Municipal Code Section 12.27, Dry Tour requests a Zone Variance from the provisions of Section 12.26-E,5 to permit the required parking to be guaranteed by lease in lieu of the required covenant. Dry Tour has entered into a lease agreement for the 44-space parking lot, legal address 29 Windward Ave, Venice, California 902917 under the following terms: Use of seven parking spaces reserved for patrons, two reserved spaces for management with optional, unlimited use of the remaining lot on an as available basis from Noon to 2am, 365 days a year. The parking lot is 244 feet from the project site. The lot will remain open at night per the parking lease. This variance is requested on the grounds that Dry Tour is not a destination, Dry Tour is an establishment that will have predominantly evening patronage, and numerous parking options exist around the Dry Tour establishment.

Dry Tour background:

Dry Tour is a proposed upscale wine bar that will be located at the corner of Windward Ave and South Pacific Avenue, legal address 1607 South Pacific Ave, Venice, CA 90291. 1913 total sq footage, 400 sq footage service floor (please see attached floor plan), occupancy Type A restaurant with a type 41-beer and wine liquor license. Dry Tour will cater to the clientele that wish to avoid the bar atmosphere and whom seek to have a more sophisticated experience with great wine and food. Dry Tour entered into a lease agreement with 29 Windward Avenue, Venice, CA 90291 for seven reserved parking spaces and two additional spots reserved for management with unlimited use of the remaining 44-space parking lot from Noon until 2 A.M. on an as available basis.

Dry Tour is not a destination location for traffic.

Dry Tour will be located within the historic district of Venice (legal address 1607 South Pacific Ave, Venice, CA 90291). This location is surrounded by numerous shops, restaurants and hotels, as well as being within a block of the beach. Most tourists come to Venice for the ocean and the eclectic daytime atmosphere of the Venice beach boardwalk, venturing to the shops and restaurants as a secondary thought. Vehicles will not be traveling to Venice to come to Dry Tour. Other traffic to Venice consists of the casual shoppers to the various local retailers, restaurants and hotels around the historical district of Venice. In essence, Dry Tour seeks to entice the foot traffic of the casual shopper and tourist with the upscale ambience of a fine wine and food establishment.

Dry Tour hours of operation will service customers typically in the evening.

Venice Beach is a destination for both locals and visitors alike. Thus parking is a commodity in the area. However, the congestion of parking is predominantly in the morning and early afternoon in the historical district where Dry Tour will be located. In the evening parking at and around Dry Tour will be more available as the traffic around the historic district will have dissipated. Dry Tour's hours of operation will be from 1pm to 2 A.M. with the bulk of business taking place at night.

There are vast parking options around Dry Tour.

There are numerous parking options in the Venice historic district around Dry Tour. 244 feet west of the project site is a 44-space parking lot (label A of the attached exhibit; legal address 29 Windward Ave, Venice, California 902917; APN 4226008015, Tract Venice of America). Across the street and approximately 131 feet from Dry Tour, (see exhibit, label B; legal address 1608-1610 South Pacific Ave, Venice, CA 90291; APN 4238014900, Tract 10201) is a city lot with metered parking, as well as a US postal office which has numerous parking spaces. One block south of Dry Tour are two large lots used for parking; a none-working gas station, 220 feet from Dry Tour, (see exhibit, label C, legal address 100 East Venice way, 1620 South Pacific Ave, Venice, CA 90291 APN 4238014010, Tract Rafael and Andres Machado) with a 30 space capacity (36 with valet). Another lot is adjacent from the gas station, 192 feet from Dry Tour located at 17<sup>th</sup> Street (See exhibit, label D; legal address 1709, 1711 South Pacific, 30, 32, 36, 40, 44, 46, 50 17<sup>th</sup> Street, Venice, CA 90291; APN 4226010021, Tract Venice of America) with 39 parking spaces (54 with valet).

All of the aforementioned parking options do brisk business during morning and afternoon but drop off precipitously heading into late afternoon/evening hours. Demand is so low that most lots are empty and unmanned during evening hours.

In regards to meeting the parking requirements for the Coastal Specific Plan, Dry Tour currently has entered into a lease agreement with 29 Windward Ave., 244 feet from Dry Tour, to provide nine reserved parking spaces for patrons and management,

Dry Tour Req. for Variance

Page 3

4/8/2010

including unlimited use of the parking lot on an as available basis from Noon to 2 A.M., 365 days a year. With the availability of so much evening parking, there is sufficient parking for customers and employees alike. The true goal and intent of the Coastal Specific Plan is to curb traffic and parking problems associated with such daytime issues as beach access, car traffic and over development; which Dry Tour has addressed due to Dry Tour's hours of operation and procurement of a valid lease agreement for parking space in close proximity to Dry Tour's location.

Conclusion:

For the reasons stated above and pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, Dry Tour requests a Zone Variance from the provisions of Section 12.26-E,5 to permit the required parking to be guaranteed by lease in lieu of the required covenant.

Kindest regards,

Arron Turnbull  
Owner, Dry Tour



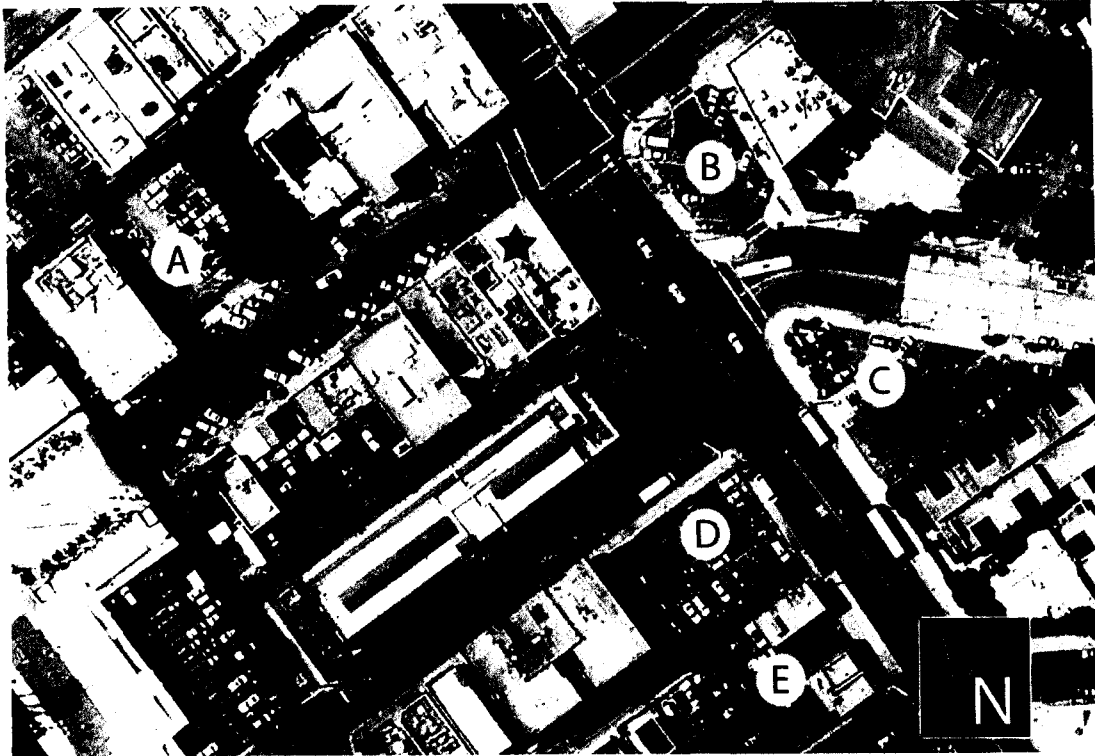
Background Display: 2001 Digital Ortho-Photos

Zoning: C2-1-CA  
General Plan: Community Commercial

Tract: VENICE OF AMERICA  
Block: 2  
Lot: 15  
Arb: None

Address: 80 E WINDWARD AVE  
APN: 4226009022  
PIN #: 106-5A143 28

## Parking Options Around Dry Tour



A – 244 feet from Dry Tour. Legal address: 29 Windward Ave, Venice, CA 90291  
Parking lot, 44 space capacity (54 with Valet).

B – 131 feet from Dry Tour. Legal address: 1608-1610 South Pacific Ave, Venice, CA 90291 (APN 4238014900, Tract 10201). City lot with metered parking.

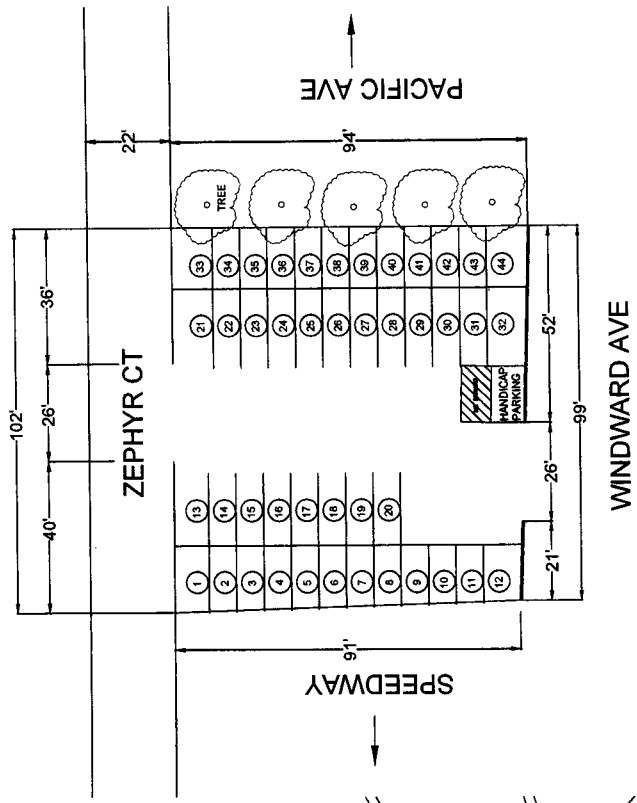
C – 221 feet from Dry Tour. Legal address: 100 East Venice way, 1620 South Pacific Ave, Venice, CA 90291 (APN 4238014010, Tract Rafael and Andres Machado). Non-working gas station used as a parking lot. 30 space capacity (36 with valet).

D - 192 feet from Dry Tour. 17<sup>th</sup> Street parking lot, legal address: 1709, 1711 South Pacific, 30, 32, 36, 40, 44, 46, 50 17<sup>th</sup> Street, Venice, CA 90291 (APN 4226010021, Tract Venice of America). 39 parking spaces (54 with valet).

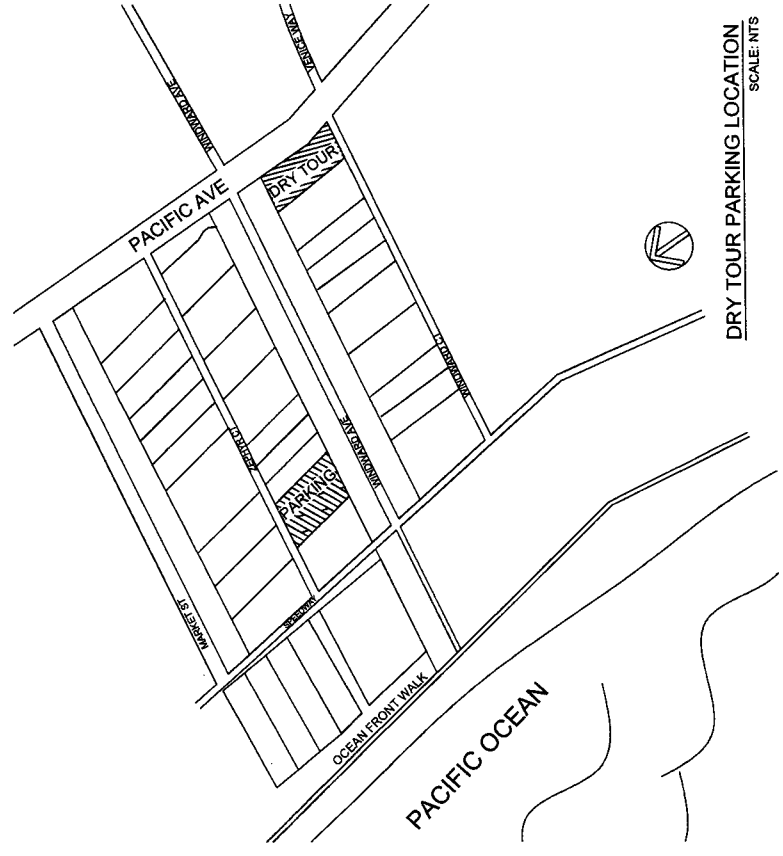
E – 331 feet from Dry Tour. Legal address: 27 East 18<sup>th</sup> Street, 1715 South Pacific Avenue, Venice, California 902917. 22 parking spaces (30 with valet)

29 WINDWARD AVE, VENICE, CA.

NINE DEDICATED SPACES BY CONTRACT



DRY TOUR PARKING SPACES  
SCALE: NTS



DRY TOUR PARKING LOCATION  
SCALE: NTS

DESIGNED BY:	VENICE	CALIFORNIA
DRAWN BY:	DRY TOUR LLC	
CHECKED BY:	SCALE: AS SHOWN	DATE:
SUBMITTED BY:	REV	DRAWING NUMBER
APPROVED:	SCALE: 1	SHEET