

**From:** Challis Macpherson [mailto:challis.macpherson@2cowherd.net]  
**Sent:** Friday, April 13, 2007 10:31 PM  
**To:** 'GRVNC Board'  
**Cc:** 'Waddell-Peterson, Karemeon@ABC'  
**Subject:** 1427-1429 Abbot Kinney Blvd/505 Millwood

Dear Colleagues:

The attached report covers a seemingly simple request to convert a furniture store to a 60-seat restaurant with on-site full alcohol service. Don't be deceived, it strikes at the heart of the parking requirements mandated in our Venice Coastal Zone Specific Plan as compiled by our friends and neighbors – our fellow Venice constituents.

According to the applicant, the existing building permits that were “grandfathered” in with this structure allow it to possess 14 parking spaces, although only one actual on-site parking space exists. Where will the employees park? Applicant insisted that the only decision before LUPC is the Conditional Use Beverage (CUB) for alcoholic beverages, as all other proposed uses are by-right. LUPC disagreed. Total square footage of the service area is 2,732 square feet, according to the applicant, total of the two parcels is 5,230 square feet. At one time the applicant stated that there would be only 700 square feet of service area.

Venice Coastal Zone Specific Plan states (Page 25, Section 13, D Parking Requirements) that there shall be one parking space per 50 square feet of service floor including outdoor service areas. By that formula, this project must have 54 parking spaces.

According to the report by Assistant Zoning Administrator, Socorro Smith-Yumul, October 12, 2006, “...d. Parking. The proposed project requires no additional parking. The current use of the subject property, retail and water analysis laboratory has a non-conforming right of 26 parking spaces and provides one space on-site. The proposed change of use of a portion of the retail space and the laboratory also requires 26 parking spaces.” Please note that this document was dated October 12, 2006. The determination from this document became effective October 27, 2006. This document was signed off by Betsy Weisman and Helene Bibas, senior planners with full knowledge of the parking requirements of our Venice Coastal Zone Specific Plan.

That translates as a fifteen-day appeal period. Factor in time this document spent in transit and that gave us about 8 days to respond.

On March 29, 2007 (the day after the LUPC hearing) Zoning Administrator, Mr. Albert Landini ([albert.landini@aol.com](mailto:albert.landini@aol.com), 213.369.0552) heard this case. Many neighbors objected to this project – parking, pollution, noise and more drunks in the neighborhood. Mr. Landini told us that there was nothing that could be done about the parking – the appeal period had closed. His preliminary decision was that the restaurant would not have a full bar, wine and beer on site only, and the patio must close by 11:00 pm. Patio dining was denied on Abbot Kinney Blvd. several blocks to the west.

He agreed to hold back his report, until March 25<sup>th</sup>, when the Venice Neighborhood Council's Board of Officers had made their recommendation. I volunteered to email the board's findings to him. I recorded the hearing for our records.

This is a lengthy report. Please read it closely. There is much at stake here. We need to learn much more about this.

Later, Challis Macpherson, Chair LUPC