

Conditional Use Permit – Compliance Review LUPC Staff Review Report

Case Number : ZA 2006-5028(CUB)	Case Address: 1429 Abbot Kinney Blvd	Case Name: Conditional Use Permit Review for Gjelina
Date Submitted: 10/8/2010	LUPC Staff: Jory Tremblay Phone: 310.306.2388 Email: jory.tremblay@venicenc.org	All Documents related to this project are at: http://www.cityhood.org/EditCase.cncx?CID=4272&PG=1&SC=&SO=&NC=19

Summary of the project: Two to three sentences summarizing the project

This is a conditional use review. There has been a hearing on the 30th of Sept by a hearing office for the ZA and on Oct 13th a LUPC review hearing. The results of which are below. We are asking that the VNC approve the motion made by LUPC and send the letter drafted (these can be found at : <http://www.cityhood.org/EditCase.cncx?CID=4272&PG=1&SC=&SO=&NC=19>). The result of the LUPC hearing was the following

- The applicant has had a CUB Review hearing on September 30th
- There are material compliance issues the primary ones being service area, parking for the additional service area and the additional seating capacity that would be in the service area on the ABC license condition. Please see the details below
- LUPC believes that some of the nuisance conditions should be removed as noted in the Motion
- The applicant is working with LUPC and has agreed to file a new application for the additional service area along with a parking plan and to work with LUPC on this plan in the coming months.
- We would hear this new application as a new case and it would run through the standard process
- LUPC is recommending that the ZA “not” revoke the applicant’s license while we work through the issues but put a time line of 8 months on getting this process done.

Summary of the Key Issues – what will need to be focused on in the review meetings

1. STARS Program enrollment
2. Service floor plan and parking calculation
3. 60 Seats for the wine and beer license
4. Electronic Age Verification
5. Garage to be used for parking

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Summary of the original parking granted for 1427\1429 Abbot Kinney and 503\505 Millwood

I have also attached the original parking calculation for "complex" (that is 1427, 1429 Abbot Kinney and 503, 505 Millwood) that represents both Gjelina and the new pizza restaurant, formerly the French Furniture Store. The total spaces are 26 non conforming (grandfathered) and one on site for the "complex" . The allocation of the spaces is 5 for the Furniture Store (new pizza restaurant - sign off attached) and the remaining 21 non conforming and one on site for Gjelina. The 21 and one are what is allowed for the 720 sq ft of service area submitted in the original application (600 inside and 120 patio).

The SPP is incorrect or ambiguous, it says 26 for Gjelina and that is not correct. We would like to ask the VNC to add this correction to motion so that the correct baseline documents are at the city going forward.

Conditional Use Summary of conditions and disposition

Item	Compliant	Not Compliant	Comments
1.	Y		
2.	Y		
3.	Y		
4.	Y		
5.	Y		
6.		N	– there are ~100 at any given time
7.		N	Exceeding he seating in the plan by ~40, the diagrams of the service area show 720 Sq ft
8.	Y		
9.	Y		
10.	Y		We recommend that this condition be modified as noted in the motion
11.	Y		
12.	Y		
13.	Y		
14.	Y		
15.	Y		
16.	Y		
17.	Y		
18.	Y		
19.	Y		Applicant initially had a manager go through the program and will review if additional staff are required to attend this and then maintain this condition going forward
20.	Y		
21.			N\A
22.		N	No age verification is in place as of 9/23, we recommend that this be removed as no other restaurant has this

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			condition
23.	Y		
24.	Y		
25.	Y		
26.		N	Not compliant with the parking as it relates to the service area. 26 non confirming and one on site
27.	Y		
28.	Y		
29.	Y		
30.	Y		
31.			

LUPC Recommendation

- Motion that all Conditions of Approval are enforced except for # 9 (clarified to apply only to live amplified music) and # 22 (be deleted). Further, we recommend that the CUB not be revoked so long as the applicant is in compliance with all Conditions of Approval except as noted.
- Motion made by Robert Aronson, Seconded by Jim Murez.
- 8-0-0
- Date: October 13, 2010

Contact information:

Contact One	Contact Two
Name: Fran Camaj	Name:
Company:	Company:
Address: 1429 Abbot Kinney Blvd	Address:
Email: fcamaj@yahoo.com	Email:
Phone: 310.880.9260	Phone: