



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
Email: [info@VeniceNC.org](mailto:info@VeniceNC.org) / Phone or Fax: 310.606.2015



November 30, 2008

West Los Angeles Area Planning Commission  
Los Angeles City Planning Department  
200 North Spring  
Los Angeles, CA 90012-2601

Subject: **CASE NO. ZA 2007-3515 CDP CUB SPP**  
Project Address: 2321 Abbot Kinney Boulevard, Venice, California 90291  
Applicant: Patrice Martinez, Martineau & Company, Inc.

Attention: James K Williams, Commission Executive Assistant I

Dear Commissioners:

Please be advised that the Venice Neighborhood Council (VNC), upon the recommendation of its Land Use and Planning Committee (LUPC), moved and unanimously passed a recommendation to approve recommendation of subject case at a regular board meeting December 18, 2007.

**LUPC MOTION:** That LUPC recommends that the VNC Board of Officers approve the application of French Market Café subject to the conditions appended to this report. (conditions on second page of this letter).

Please provide a copy of the decision letter to the Venice Neighborhood Council, Post Office Box 550, Venice, California 90294, or electronically to [Board@VeniceNC.org](mailto:Board@VeniceNC.org) and [LUPC@VeniceNC.org](mailto:LUPC@VeniceNC.org).

Thank you for your attention to this matter.

Very truly yours,

Mike Newhouse, President  
Venice Neighborhood Council

Cc: Applicant: Patrice Martinez, Martineau & Company, Inc.  
CD11, Councilmember Bill Rosendahl, [Bill.Rosendahl@lacity.org](mailto:Bill.Rosendahl@lacity.org),  
[Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org),  
Challis Macpherson, Chair, [Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org),  
James K. Williams, [James.K.Williams@lacity.org](mailto:James.K.Williams@lacity.org),



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## CONDITIONS OF APPROVAL:

1. The authorized use shall be conducted at all times with due regard for the character of the surrounding district and the peaceful quiet enjoyment of the neighborhood, and/or users of the adjacent properties.
2. There shall be no more than one exterior sign posted that advertises the availability of beer or wine.
3. On-site security cameras shall be maintained.
4. All graffiti on the site shall be removed or painted over within 24 hours of its occurrence.
5. The use and development of the property shall be in substantial conformance with the floor plan submitted with these conditions and marked "Exhibit A".
6. All employees involved with direct sales to customers shall enroll annually in ABC or Los Angeles Police Department approved alcoholic service training to monitor and identify potentially intoxicated patrons in order to prevent the over consumption of such beverages.
7. A full menu shall be available daily during hours of sale, service and consumption of beer and wine.
8. On-site & Off-site sales, service and consumption of beer and wine shall cease at 10 p.m. on Monday through Thursday, except holidays; 11 p.m. on Friday, Saturday, Sunday, and holidays.
9. Beer and Wine sales shall not exceed 50% of the gross sales of food during the same period.
10. Sale, service and consumption of beer and wine shall be allowed on the patio area during hours of operation.
11. The telephone number of a responsible party shall be available from staff in the event of a problem, disturbance or complaint regarding the operation of the subject facility.
12. No beer or wine coolers shall be sold in single cans, nor wine in less than 750 ml bottles for off-site consumption. Applicant may only sell fortified wines that are 20% fortification or less and priced at \$10.00 per unit or greater. The sale of alcoholic beverage miniature bottles (2 ounces or less) and pint or half pint containers will not be permitted.
13. The applicant shall consult with the Police Department and incorporate feasible security measures recommended by that Department.
14. A copy of these conditions shall be maintained on the premises; the manager shall be made aware of the conditions and inform all employees of same.
15. No branded alcohol advertisements shall be placed in the window or door glass of the property which is visible from the outside of the premises.
16. The subject building and property shall be maintained in a neat, attractive, and safe condition at all times including repainting of the building on a regular basis.
17. No adult books, magazines, and video tapes shall be sold on the premises.
18. No cigarette sales allowed on the premises.
19. No pay phone will be maintained on the exterior of the premise.
20. There shall be no coin-operated games or video machines maintained upon the premises at any time.
21. The Petitioner(s) shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
22. Any future operator or owner for this site must file a new Plan Approval Application to allow the City of Los Angeles to review the mode and character of the usage.



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23. If at any time during the period of the grant, should documented evidence be submitted showing continued violation(s) of any condition(s) of the grant, resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Zoning Administrator will have the right to require The Petitioner(s) to file for a plan approval application together with the associated fees, to hold a public hearing to review The Petitioner(s) compliance with and the effectiveness of the conditions of the grant. The Petitioner(s) shall submit a summary and supporting documentation of how compliance with each condition of the grant has been attained.