



# 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



January 24, 2012

Los Angeles Department of City Planning  
200 N. Spring Street  
Los Angeles, CA 90012-2601

Case Number(s):           ZA 2011-2902(CUB)  
                                  ENV-2011-2903-CE

Address:                    512 E Rose Ave  
                                  Venice, CA 90291

Applicant:                 Chris Bonbright  
                                  Mark Lehman

Project Name:             Café Gratitude

Description:              A Conditional Use to permit the sale and dispensing of a  
                                  beer and wine for on-site consumption and live acoustical  
                                  music.

To The Department of City Planning:

This will advise that at a regularly held public meeting of the Venice Neighborhood Council's Board of Officers on January 17, 2012, it was moved and unanimously passed by the Venice Neighborhood Council as follows:

To approve the project as presented noting:

- 2050 SQ FT OF SERVICE FLOOR (2215 SQ FT NON SERVICE FLOOR)
- WITH AN OCCUPANCY LOAD OF UP TO 148 TOTAL
- 45 ON-SITE PARKING SPACES, VALIDATED FOR MINIMUM OF 90-MINUTES BY PURCHASE DURING BUSINESS HOURS
- TYPE 41 (ON-SITE OF BEER AND WINE ONLY)
- ACOUSTIC MUSIC AND AMBIENT AMPLIFIED MUSIC; NOT AUDIBLE BEYOND PROPERTY LINES
- LOADING BETWEEN 830AM-4PM
- BUSINESS HOURS OF 6AM-11PM; 7-DAYS PER WEEK.
- NO LEFT TURN SIGN OUT OF PARKING LOT (ONTO 5TH) TO AVOID TRAFFIC INTO RESIDENTIAL NEIGHBORHOOD.
- INCENTIVES FOR EMPLOYEES WHO WALK, BIKE AND TAKE PUBLIC TRANSPORTATION TO WORK.



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- COMPLIES WITH CURRENT BMP REQUIREMENTS
- NO RELIEF FROM ORIGINAL PARKING ENTITLEMENTS, CONDITIONS OF APPROVAL OF 512 E ROSE AND VCZSP.

Please provide a copy of the decision letter to the Venice Neighborhood Council at the letterhead address.

Thank you for your attention to this matter.

Sincerely,

Linda Lucks  
President  
Venice Neighborhood Council

**TO:**

Planning:  
[Greg.Shoop@lacity.org](mailto:Greg.Shoop@lacity.org)

**CC:**

Applicant:  
Chris Bonbright, [Chris.Bonbright@avisonyoung.com](mailto:Chris.Bonbright@avisonyoung.com)  
Mark Lehman, [Mark@MarkLehmanEsq.com](mailto:Mark@MarkLehmanEsq.com)

Representative:  
Tina Choi, [tchoi@tca.cc](mailto:tchoi@tca.cc)

California Coastal Commission:  
[cposner@coastal.ca.gov](mailto:cposner@coastal.ca.gov)

Councilmember Rosendahl:  
[whitney.blumenfeld@lacity.org](mailto:whitney.blumenfeld@lacity.org)  
[arturo.pina@lacity.org](mailto:arturo.pina@lacity.org)

Venice Neighborhood Council:  
Jake Kaufman, Chair of Land Use and Planning Committee, [chair-lupc@venicenc.org](mailto:chair-lupc@venicenc.org)  
Secretary of Venice Neighborhood Council, [secretary@venicenc.org](mailto:secretary@venicenc.org)