

GRASS ROOTS VENICE NEIGHBORHOOD COUNCIL
Planning and Zoning Committee

PROJECT INFORMATION FORM

INSTRUCTIONS TO APPLICANT:

1. Please E-mail this form with an electronic copy of your plans, preferably in PDF format, TEN days prior to your meeting date to lupc@grvnc.com. This form will assist the LUPC in evaluating you project.
2. Bring to the meeting TEN copies of your plans and renderings for The Committee. You may wish to bring additional copies for the audience.

1. PROJECT INFORMATION

Today's Date November 3, 2006 Meeting Date 12/6/06
 Project Location 1009 South Abbot Kinney Blvd. Cross Streets Abbot Kinney Blvd. & Main Street
 Applicant Name AXE, LLC dba AXE Restaurant
 Presenter Name Stephen A. Jamieson
 Presenters' relationship to applicant: Attorney

Is this your initial appearance before the Committee? Yes No If No, on what other day(s) have you appeared? _____

2. PROJECT DESCRIPTION (General Description)

ADDITION OF OUTSIDE REAR PATIO AREA FOR SEATED SERVICE TO BE USED IN CONJUNCTION WITH EXISTING RESTAURANT AND ALREADY APPROVED SALES OF BEER AND WINE FOR ON PREMISES CONSUMPTION.

3. PROJECT BACKGROUND

Is the Project located in the Venice Coastal Zone? Yes No
 If Yes, in which Venice Specific Plan Sub-area Abbott Kinney

In which of the following Venice Coastal Zone areas is your Project located? (please check)
 Venice Coastal Zone Specific Plan Area Dual Jurisdiction Zone _____

Status of Project (Select A or B)

5. TYPE OF BUILDING

Business _____ Single Family _____ Mixed Use (Business/Residential) _____

_____ Apartments: _____ Units Permitted _____ Units Proposed

_____ Condos: _____ Units Permitted _____ Units Proposed

_____ Other – please explain: _____

Will the property be Owner Occupied? Yes _____ No

6. SIZE

Lot dimensions 40 x 123 ft. _____ Square footage of the lot 5000

(approx) _____

Improvements: Square footage permitted? _____ Square footage proposed? 600

(approx)

Floor Area Ratio (FAR/Commercial): FAR permitted _____ FAR proposed _____

7. HEIGHT

Maximum Height Permitted _____ Height Proposed _____

Actual Physical Number of Stories, including basements, garages, and/or underground parking _____

8. SETBACKS

	Required	Proposed
Front	_____	_____
Side	_____	_____
Rear	_____	_____

Is there an easement(s)? Yes _____ No _____ If Yes, list the easement(s) _____

9. PARKING

Number of parking spaces Required 5 Proposed 5 via valet

Is the parking? On Site Off Site X On & Off Site

Is Valet parking provided? Yes X No

Number of Spaces: Standard Compact

Configuration: Side by Side Single Tandem

Is Beach Impact Zone Parking required? Yes No

 If Yes, what are the number of parking spaces required

Will your Project result in a loss of on-street parking? Yes No

10. TRAFFIC

Have you prepared a traffic study? Yes No X If Yes, please attach a copy.

Has the traffic study been reviewed by the Dept. of Transportation? Yes No
 If yes, please attach their findings.

What mitigation measure are you required to provide?

Are you providing any mitigations above and beyond what is required? Yes No

 If Yes, please explain:

11. AFFORDABLE / LOW COST HOUSING COMPONENT

Are you providing Affordable Housing / Low Cost Housing? Yes No X

Is it required by the Venice Specific Plan and/or Mello Act? Yes _____ No X

Described how the units are being provided: No. of Units: _____ For Sale _____ or Rental?

Are the units provided: On Site: _____ Off Site: _____ On/Off Site _____

If units are Off Site, what is the distance from the Coastal Zone?

12. ENVIRONMENTAL

Is an Environmental Impact Report (EIR) required? Yes _____ No X If Yes, please attach a copy.

How are you complying with the City requirement for landscaping in your project?

N/A

What measures have you considered for energy conservation (solar panels, passive solar, etc.)?

N/A

Have you considered using "green" building materials? Yes _____ No _____

Please explain any "Other" area(s) of energy conservation that you are incorporating in your project:

N/A

Will your project requiring grading? Yes _____ No _____ If Yes, and you are hauling 1,000 or more cubic yards of dirt off site, what is your haul route?

13. BUSINESS INFORMATION

Name of business: AXE, LLC dba AXE Restaurant

Type of business: Restaurant

Hours of operation: SUN - THURS: 11:00 A.M. TO 11:00 P.M. FRI & SAT: 11 A.M. TO MIDNIGHT

Hours of delivery? n/a

Will liquor be sold? Yes X Beer and wine only, not liquor NO

If Yes, does the business have an active liquor license? Yes X No

How is liquor sold? On site consumption X Off site consumption

Type of liquor sold: Wine/beer only X Full liquor

14. CONTACT INFORMATION

Company Name AXE LLC dba AXE Restaurant C/O Stephen A. Jamieson

Contact Name Solomon, Saltsman & Jamieson

Mailing Address 426 Culver Boulevard

City, State, Zip Playa del Rey, CA 90293

Phone 310-822-9848

Fax 310-822-3512

E-Mail

Web Site

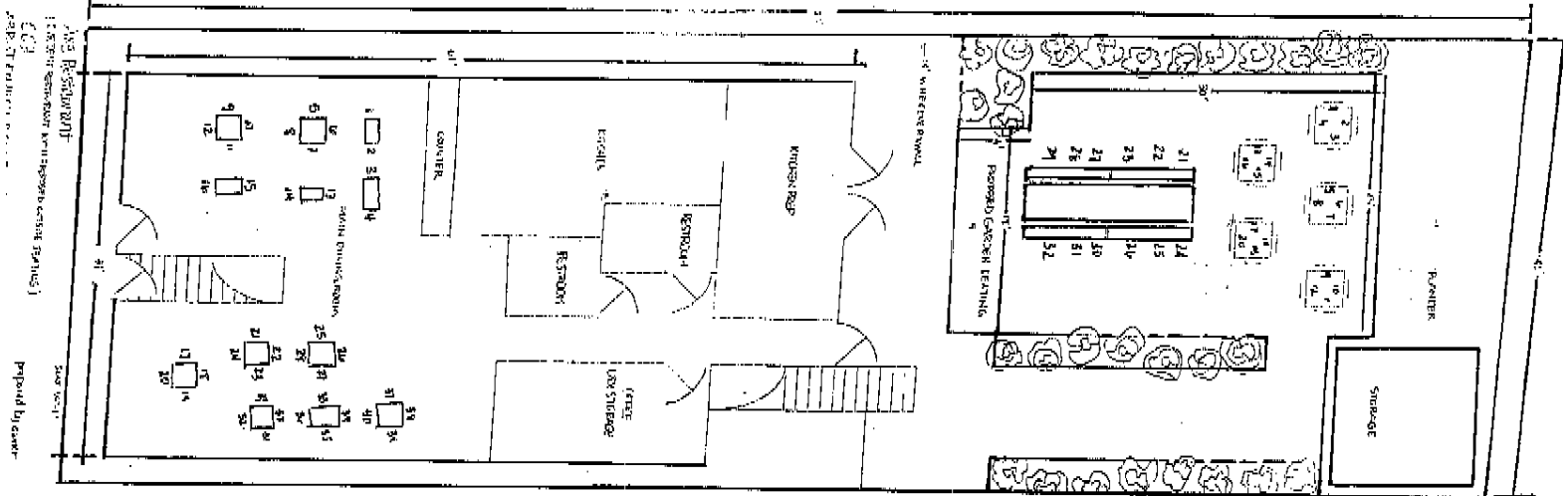
I certify that the information contained in this Project Information Form is complete and true.

Name (please print)

Signature

-- For Committee Use Only --

Committee Action:



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Special Instructions for:

1

ZONE VARIANCE APPLICATION (ZV)
ZONE CODE SECTION: 12.27 VARIANCES
ADDITIONS TO NONCONFORMING DWELLING UNITS IN R1 AND R2 ZONES (ZAA)
PARKING IN THE REQUIRED FRONT YARD (12.21 A 5, 12.21 C 1 (g)) (ZAA)
ZONE CODE SECTION: 12.27 ADJUSTMENTS

For **ZONE VARIANCES** the **MASTER LAND USE APPLICATION INSTRUCTION SHEET—500' RADIUS** should also be followed.

For **ADDITIONS TO NONCONFORMING DWELLING UNITS AND PARKING IN THE REQUIRED FRONT YARD**, the **MASTER LAND USE APPLICATION INSTRUCTION SHEET—ABUTTING OWNERS, CP-7809**, should also be followed.

IN ADDITION, FOR PAWN SHOPS, 2 DUPLICATE COPIES OF THE APPLICATION, THE FINDINGS BELOW, THE RADIUS MAP, AND THE FLOOR PLAN ARE REQUIRED.

ADDITIONAL INFORMATION/FINDINGS. Provide the following information either on the form or on additional sheets.

In order to grant your request the following findings/questions must be addressed by the Zoning Administrator. Please try to explain as best as possible how your request conforms to the following requirements:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.

Because the general purpose and intent of the zoning regulations is to promote commercial user such as this existing restaurant in this zone and this community. The application is for the addition of a small outdoor uncovered patio service area.

2. That there are special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.

In this area of Venice parking is limited yet the zone and community promote restaurant use. Other restaurant operators have obtained parking variances under similar circumstances.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

This restaurant Axe has been in existence for 13 years and this application would allow the use of a small existing outdoor uncovered service area. Other restaurants with similar issues have been granted variances.

ZA 2006 7948

4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.

It will not be detrimental or injurious in any way given that the restaurant has been in operation for many years, this application is for small outside uncovered service area. There is already in place, although to date not required, parking sufficient to meet proposed needs in form of valet.

5. That the granting of such variance will not adversely affect any element of the General Plan.

Granting of this variance is consistent with and not adversely affect any element of the General Plan in that it will promote desired use by fine restaurant with outdoor dining.

Additional Information/Findings re Conditional Use Permit amendment to allow use of small outside existing patio by AXE, a well known established restaurant in Venice – Alcohol (CUB) re AXE Application

3a: The “proposed project will be proper in relation to adjacent uses or the development of the community” because it is a long standing existing restaurant and this application is solely to add the use of a small outside patio at the rear for service area

3b: The “applicant believes the location of the project will be desirable to the public convenience and welfare” because the restaurant has been in existence at this location for 13 years with no adverse consequence or incident, the restaurant will continue to be operated as a convenience and necessary component of a vibrant eating and retail area in Venice, but with the added convenience of outside patio seating. Many existing patrons, from the community, as well as outside the local community but still within the greater Los Angeles area, have asked for and expected outside dining opportunities at AXE. Approval of this application will provide those opportunities and therefore be a benefit to the public convenience and welfare.

3c: The “proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan” because this is a commercial use in a commercial area, but one that has co-existed with the surrounding neighborhood in a beneficial way for many years. The concept of this restaurant will not change; the only request of this applicant is to add a small patio area for outside dining.

3d: Will the approval of the Conditional Use at this location adversely affect the economic welfare of the community? No. Why? The approval of this application will only benefit the economic welfare of the community because it will increase the outside dining opportunities, increase the convenience to the patrons of this vibrant commercial area on Abbot Kinney, and thus benefit the overall economic welfare of the community with no adverse consequence. The use has proven itself to be beneficial to the economic welfare of the community over the many years of its operation. Addition of a small outside patio will only increase that proven benefit.

3e: Will the approval of the Conditional Use result in or contribute to an undue concentration of such establishments? No. Why? This use has been in this location for many years. Approval of this application will not add an additional use, but rather allow a small outdoor dining area to the existing well known restaurant.

3f: Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? No. Why? This use has been in this location for many years without incident. It has proven itself to be a good and caring neighbor. The residentially zoned properties are next to a vibrant commercial area of Abbot Kinney. This restaurant use has been in existence for many years. The current application is to allow a small outdoor patio to serve patrons of the restaurant. The use has not detrimentally affect residentially

zoned properties in the past and an approval of this application will not now detrimentally affect residentially zoned properties.

3g: What are the proposed hours of operation and which days of the week will the establishment be open? 11 a.m. to 11 p.m. every day of the week except Friday and Saturday. On Friday and Saturday the hours are 11 a.m. to 12 a.m. What are the proposed hours of alcohol sales? Hours for alcohol sales under the existing ABC License and CUP are the same as hours that the restaurant is open.

3h: What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas? The small outside patio which is the subject of this application is expected to seat 32 people.

3i: Is parking available on the site? No. If so, how many spaces? N/A If spaces are not available on the site, have arrangements been made for off-site parking by lease or covenant? Parking has been obtained through the use of valet. Where? Nearby parking lots with some street parking. How many off-site spaces? As many as needed.

3j: Is there to be entertainment such as a piano bar, juke box, dancing, live entertainment, movies, etc.? (Specify?) (On-site only) No.

3k: Is a full line of alcoholic beverages to be served or just beer and wine? Just beer and wine pursuant to existing ABC License.

3l: Will cups, glasses or other similar containers be sold which might be used for the consumption of liquor on the premises? (Off-site only) No.

3m: If a cocktail lounge is to be maintained incidental to a restaurant, the required floor plans must show details of the cocktail lounge and the separation between the dining and lounge facilities. (On-site only) N/A

3n: Has the owner or lessee of the subject property been suspended from the sale of alcoholic beverages on the subject property or fined by the Alcoholic Beverage Control Department (ABC) in the last 365 days and if so, for what reasons? No.

3o: Will video game machines be available for use on the subject property and if so, how many such machines will be in use? NO

3p: Will you have signs visible on the outside which advertise the availability of alcohol? No.

3q: Will alcohol be sold without a food order? Rarely. Will there be a kitchen on the site as defined in Section 12.03 of the Los Angeles Municipal Code? No.

3r: Will beer or wine coolers be sold in single cans or will wine be sold on containers less than 1 liter (750 ml)? Yes, but its only on site.

3s: Will "fortified" wine (greater than 16% alcohol) be sold? Not generally.

3t: Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?
No.

3u: Will discount alcoholic drinks or a "Happy Hour" be offered at any time? Rarely

3v: Will security guards be provided and if so, when and how many? No, not necessary.

3w: Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant? Not unless licensed by the ABC and allowed by city entitlement.

3x: Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?
Not expected to do so.

3y: Provide a copy of the proposed menu if food is to be served. Already provided and attached hereto. The menu is the same for the inside portion already approved.

3z: How many employees will you have on the site at any given time? 8 to 11 per shift

3aa: What security measures will be taken including:

- (1) Posting of Rules and Regulations on the premises. Yes.
- (2) To prevent such problems as gambling, loitering, theft, vandalism and truancy. These are not problems at AXE.
- (3) Will security guards be provided and if so, when and how many? None. Not necessary.
- (4) Other measures. None necessary.

3bb: Will there be minimum age requirements for patrons? If so, how will this be enforced. No. This is a Type 41 restaurant that is open to all ages.

3cc: Are there any schools (public or private and including nursery schools) churches or parks within 1,000 ft. of your proposed business? Yes. Where? See list of sensitive uses filed concurrently herewith.

3dd: For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses within 1,000 feet of proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater)? Not applicable.

3ee: For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)? Not applicable

COMMUNITY PLANNING BUREAU AUTHORIZATION FORM

(Revised 7/26/05)

This form, completed and signed by appropriate Community Planning Bureau staff must accompany any Master Land Use Application submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, HPOZs, DRBs, CDOs, or POD areas.

(Name of Specific Plan, HPOZ, DRB, CDO, OR POD, and Ordinance Number)

1. Location of proposed project - Attach ZIMAS Map and Report

1009 Abbott Kinney Blvd; Venice, CA

2. For HPOZs: is project located in a Federal District/ Nation Register Historic District or a California Register Historic District?

Yes (See No. 8, below)

No

3. For HPOZs: does project involve the demolition of a Contributing building or structure?

Yes (See No. 8, below)

No

4. Description of proposed project:

Existing entitled restaurant use with beer and wine approval to be extended to patio area (approx. 600 sq. feet serving area) which will 32 seats.

Existing Use: Restaurant

Proposed use: Restaurant with patio seating

New construction _____ sq. ft.

Addition _____ sq. ft.

Renovation _____ sq. ft.

5. Name, Address and phone number of Property Owner:

C. Grant Mitchell

650 San Jan Avenue; Venice, CA

6. Name, Address and phone number of Applicant:

Joanna Moore + AXE LLC; 1009 Abbott Kinney Blvd, Venice, CA 90291

Phone: (310) 822-9848

7. Name, Address and phone number of Applicant Representative:

Stephen Jamieson - 424 Culver Blvd; Playa del Rey, CA 90293 - (310) 822-9848

8. Environmental Clearance (check what applies)**Note:**

- COAs on properties located in Federal Districts/ Nation Register Historic Districts or in California Register Historic Districts; and/or
- Projects involving the demolition of Contributing buildings or Structures do not qualify for Categorical Exemptions. Check "Environmental Assessment Form," below and advise applicant to apply for an EAF.

- Categorical Exemption
- Environmental Assessment Form (EAF)
- Existing ENV Case No.

9. Approved Filing (circle what applies)**Specific Plan:**

Project Permit	Exception	Modification	Exemption	Amendment	Interpretation	Other
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DRB:

Regular	Signs	Modification	Preliminary
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HPOZ (circle and attach Filing instructions):

COA	CCMP	DEM
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10. Other waivers or grants needed from the LAMC?

Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary Planning Approvals.

- Yes
- No
- Not determined by Community Planning

Community Planning Staff Signature:**Date:****Print Name:**



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

November 1, 2006

Axe, LLC dba Axe Restaurant (A)
1009 Abbot Kinney Boulevard
Los Angeles, CA 90291

C. Grant Mitchell (O)
650 San Juan Avenue
Venice, CA 90291

Stephen Jamieson (R)
426 Culver Boulevard
Los Angeles, CA 90293

CASE NO. ZA 2006-7948(CUB)(ZV)
(SPP)
CONDITIONAL USE, ZONE
VARIANCE AND SPECIFIC
PLAN PROJECT PERMIT
COMPLIANCE
1009 South Abbot Kinney Boulevard
Venice Planning Area
Zone : C2-1-CA
D. M. : 109.5A143
C. D. : 11
CEQA : ENV 2006-7949-CE
Fish and Game : Exempt
Legal Description : Lot 14, Block T,
Ocean Park Villa Tract

Request

1) A Conditional Use Permit pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to permit a 600 square-foot extension of the serving area and addition of 32 seats in conjunction with an existing 690 square-foot restaurant currently seating 40 patrons, with operating hours of 11 a.m. to 11 p.m. Sunday through Thursday, and from 11 a.m. to 12 midnight Friday and Saturday, with sale and dispensing of a full line of alcoholic beverages for on-site consumption; 2) Pursuant to the provisions of Section 12.27, a Variance to permit five off-site parking spaces by lease in lieu of covenant; and 3) Pursuant to Section 11.5.7, Project Permit Compliance with the Venice Specific Plan.

Property Description

The property is a level, nearly rectangular, interior, record lot having a frontage of 40 feet on the northeast side of Abbot Kinney Boulevard, with a depth varying from 120.75 to 123.35 feet. The site is developed with a newly rehabilitated two-story commercial building, Axe restaurant occupies the ground floor, with offices for the second-story.

The Project

The property is a recently renovated two-story building with Axe restaurant on the ground level on the north side of Abbot Kinney Boulevard opposite the Westminster Elementary School in the Venice area of the City of Los Angeles.

CASE NO. ZA 2006-7948(CUB)(ZV)(SPP)

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In addition to the Westminster Avenue School, farther to the southwest, within a 500-foot radius of the school property is a day care center. The Second Community Baptist Church is located at 1041 Abbot Kinney Boulevard.

In 1998, the restaurant Axe was approved for wine and beer service. The applicant is now requesting the wine and beer service be extended to the patio area to the rear.

To the west is a private dwelling. To the east is vacant lot and to the rear a vacant lot. If these vacant lots are to be used for private dwellings, the proposed patio use for wine and beer service to 11 p.m. at night, midnight at weekends, could well be disruptive to the neighborhood peace and quiet.

Abbot Kinney Boulevard has become a destination street that draws large numbers of people to the restaurants and shops located on the street.

Parking on Abbot Kinney Boulevard is at a premium. The application is vague as to where additional parking required for 32 additional seats is to come from.

Street parking is allowed on both sides of Broadway and Electric Avenue except on street cleaning days, and on both sides of Abbot Kinney Boulevard adjacent to the subject property except on street cleaning days. Parking is metered on adjacent blocks of Abbot Kinney Boulevard.

According to the State's Department of Alcoholic Beverage Control licensing criteria, 4 on-site and 3 off-site licenses are allocated to subject Census Tract No. 2733. There are currently 4 on-site and 6 off-site licenses in this Census Tract. Within 600 feet of the subject property, there are 3 on-site and 0 off-site existing licenses.

High Crime
Statistics from the Police Department reveal that in the subject Crime Reporting District No. 1413, which has jurisdiction over the subject property, a total of 419 crimes were reported in 2005, compared to the citywide average of 268 crimes and the high crime-reporting district average of 322 crimes for the same period. These numbers do not reflect the total number of arrests in the subject-reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in the previous years.

Staff telephoned the Pacific Vice Division of the Los Angeles Police Department for input concerning the request. Staff received no response.

Surrounding Land Uses

Surrounding properties are within the C2 and R1 Zones and are developed with a mixture of commercial and residential uses, vacant land, and elementary school.

Adjoining properties to the northeast are zoned C2-1-CA and are currently vacant, fronting on Electric Avenue to the northeast.

CASE NO. ZA 2006-7948(CUB)(ZV)(SPP)

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Adjoining properties to the northwest are zoned C2-1-CA and are developed with a mixture of commercial and residential buildings. The immediately adjacent property to the northwest is developed with a two-story, four-unit apartment building.

Adjoining property to the southeast is zoned C2-1-CA and is vacant land.

Adjoining properties to the southwest of Abbot Kinney Boulevard are zoned R1-1 and are developed with the two-story Westminster Avenue Elementary School.

Previous Cases, Affidavits, Permits, and Orders On the Applicant's Property

Case No. ZA 93-0780(CUB) – On November 9, 1993, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant accommodating approximately 45 persons and having hours of operation from 11 a.m. to 12 midnight, seven days a week.

Case No. CPC 25560 – On February 6, 1976, Ordinance No. 148,052 was published, establishing the Commercial and Artcraft (CA) district over a large area adjacent to Abbot Kinney Boulevard including the subject property.

Case No. ZA 97-0849(CUB) – On October 5, 1998, the Zoning Administrator approved a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in a 690 square-foot restaurant, in the C2-1-CA Zone.

Please note, the radius map notes ZA 2004-99(CUB) adjacent to Abbot Kinney Boulevard and Main Street. Staff could find no zoning case for ZA 2004-99(CUB).

Previous Cases, Affidavits, Permits, and Orders On Surrounding Properties

Most zoning case in the area are working/living space apartments and condominiums.

Case No. ZA 97-0464 – On September 3, 1997, the Zoning Administrator approved a Conditional Use at 1025 Abbot Kinney Boulevard, to permit the sale and dispensing of beer and wine for on-site consumption with an existing restaurant accommodating approximately 70 persons and having hours of operation from 10 a.m. to 10 p.m. Saturday and Sunday.

Case No. ZAI 77-062(B) – On July 15, 1977, the Zoning Administrator determined that the site described as Lots 7, 8, 9 and 10, Block T of Ocean Park Villa Tract No. 2, and located at 1025 West Washington Boulevard, Venice District, as the status of an approved Conditional Use site for the sale of alcoholic beverages for consumption on the premises.

Case No. ZA 85-0285(E) – On May 2, 1985, the Zoning Administrator determined the sale of alcoholic beverages for on-site consumption at the 35-seat restaurant located at 1023 West Washington Boulevard, was exempt from the requirements of Section 12.21 and 12.24 of the Los Angeles Municipal Code.

Case No. ZA 86-1255(E) – On January 21, 1987, the Zoning Administrator determined that the sale of alcoholic beverages for on-site consumption at the restaurant with a maximum occupancy of 56 patrons located at 1031 West Washington Boulevard was exempt from the provision requirements of the Municipal Code.

Case No. ZA 92-1143(CUB)(CUX)(PP)(CDP) – On February 16, 1993, the Zoning Administrator denied a Conditional Use to permit the sale and dispensing of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant with live entertainment, dancing and art gallery, that accommodates approximately 71 persons, having hours of operation from 11 a.m. to 2 a.m., seven days a week for the property located at 1123 Abbot Kinney Boulevard.

Case No. ZA 2006-4407(CDP)(CUB)(ZV) – No disposition. A property located at 1136 Abbot Kinney Boulevard has filed an application for: 1) A Coastal Development Permit to allow the conversion, use and maintenance of an existing retail commercial use to a 1,110 square-foot restaurant with patio area, located within the single jurisdiction of the California Coastal Zone; 2) a Conditional Use to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a new restaurant with seating for 34 patrons inside and 40 patrons on an outside patio area, with hours of operation from 11 a.m. to 2 a.m. daily; and, 3) a Variance to permit zero parking spaces on-site and 20 parking spaces off-site by lease in lieu of a recorded covenant.

General Plan, Specific Plans and Interim Control Ordinances

Community Plan

The Venice Community Plan Map designates the property for Highway Oriented Commercial land uses with corresponding zones of CR, C1, C2, C4 and P and Height District No. 1-CA.

Specific Plans and Interim Control Ordinances

The property is within the area of the Venice Specific Plan, Ordinance No. 175,693 and the Coastal Corridor Specific Plan Ordinance No. 168,999.

Streets

Abbot Kinney Boulevard, adjoining the property to the southwest is a designated Scenic Secondary Highway dedicated a width of 70 feet and improved with curb, gutter and sidewalk.

Electric Avenue, adjoining the property to the rear is a Local Street dedicated a width of 40 feet and improved with curb, gutter and sidewalk on the north side of the street only.

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Flood Hazard Evaluation

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.

Environmental Clearance

On September 12, 2006, the project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference ENV 2006-7949-CE, for a Categorical Exemption, Class 5, Category 34, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

Comments from Other Departments or the General Public

At the time of report preparation, no public agency had submitted any written comments and no correspondence from the general public had been received.

MARGARET RICHARDSON
Zoning Investigator

MR:am

Axe

1009 Abbot Kinney Blvd
Venice, CA 90291
Btwn Broadway Ct & Brooks Ave

310 664-9787

Fax: 310 664-8994

YOUR AD HERE

MenuPages **PRIME** Advertising

for more info: www.menupages.com

Lunch

Salads

Composed Salad Plate + mixed Baby Greens

- Beef, Fennel, Red Onion, Avocado, Mint, Limo4.00
- French Lentils, Scallions, Cilantro, Garlic, Cumin4.00
- Cucumber Radish Fennel and Herbs4.00
- Fall Vegetable, Farmers Market Fresh4.00
- Hummous, Tahini, Garlic4.00
- Roasted Eggplant, Tomato, Cumin4.00
- Greens of The Day4.00
- Goat Cheese2.00
- Shallot Yogurt2.00
- Brown Rice or Quinoa2.00
- Chicken Apple Salad *potato, celery, croutons, greens, capers, herbs, lemon anchovy dressing*12.00
- Mediterranean Tuna *katys smokehouse albacore, arugula, chick-pea, tomato, red onion, hard cooked egg, grilled bread, lemon cayenne dressing*12.00
- Arugula + Radicchio *shaved parmesan, lemon wedge, balsamic olive oil dressing*7.00

Sandwiches

On Homemade Bread served w/pickled Vegetables

- Grilled Swiss Gruyere with tomato7.00
- Prosciuttoadd 2.00

Bowls

- Spicy Chicken Broth6.00
- Puree of Vegetable Soup7.00
- Lentil Sausage Soup *tomato relish, all soups served with bread + butter*8.00
- Buckwheat Soba Noodle *miso flavored dashi broth, carrot, shiitake mushrooms*8.00
- Aglio Olio Pasta *garlic, chili flakes*10.00
- Basic Bowl *bean sprouts, carrot, cucumber + onion, radicchio, peanuts, basil + mint, sesame lime dressing*12.00
- add wild salmon*9.00
- add chicken*5.00
- add tofu*3.00
- add hard cooked egg*3.00

Homemade Desserts

- Daily Selection of Cookies and Bar1.00 2.50
- Home made Ice Cream (choose Three) *vanilla, mint, ginger, cardamom + daily flavors*5.00
- Bread Pudding5.00
- Chocolate Brownie Pudding5.00

Beverages

- Cold Drinks *fresh mint, green tea, ginger, lemonade (one refill) 2.00 (half carate) 4.00*
- Hot Drinks *keemun breakfast tea, green tea, earl grey tea, chai tea, chamomile tea, ginger, fresh mint*cup 2.00

Coffee

- Espresso2.50
- Americano2.50
- Cappuccino3.00
- Latte3.50

Water

500 ml \$2.50 / 1000 ml \$5.00

- Pellegrino
- Evian

Dinner

Little Dishes and Salads

- Grilled Figs, Prosciutto + Arugula Salad *orange dressing*14.00
- Flatbread + Spread *hummous, beef relish, cucumber radish herb salad, avocado, shallot yogurt*12.00
- Seared Sake marinated Filet of Beef12.00
- Shrimp Squid and Hattisa12.00
- Soy Braised Beef Shortribs *chestnuts, daikon*12.00
- Heirloom Tomato + Bread Salad *basil oil*10.00
- Shaved Baby Artichoke *lemon dressing*8.00
- Mixed Baby Greens Salad *radish, red wine dressing*8.00
- Nuts + Olives6.00
- Bruchetti *camolized garlic*5.00
- Goat Cheese herb, olive oil5.00

Bowls

- Vegetable Soup + Homemade Bread *daily choice*10.00
- Persian Bean Stew *Sabzi basmati rice*16.00
- Red Curry Coconut Lamb Stew *eggplant, rice*22.00

Main Courses

- Half Roasted Free Range Chicken *herb marinated*20.00
- Braised Pork Shoulder *rice gravy*24.00
- Fish *daily choice*24.00
- New York Steak *chimichuri sauce includes choice of one side*26.00

Sides \$5.00

Changes Daily

- Braised Greens
- Vegetables

Beverages

- Cold Drinks *fresh mint, green tea, ginger, lemonade (one refill) 2.00 (half carate) 4.00 carate 6.00*
- Hot Drinks *green tea, earl grey tea, chai tea, chamomile tea, ginger, fresh mint, keemun breakfast tea*cup 2.00

Coffee

- Espresso2.50
- Americano2.50
- Cappuccino3.00
- Latte3.50

Water

500ml \$2.50 / 1000ml \$5.00

- Pellegrino
- Evian

Brunch

Brunch

- 9 Grain Pancakes *served with maple syrup*8.00
- Miso Soup + Rice + Grilled Tofu7.00
- Eggs Any Style(one egg) 3.00 (two egg) 5.00

- parmesan, goat cheese, gorgonzola, tomato each .50
- scallion, basil, shiitake mushroom, spinach each .50
- prosciutto extra 1.00
- Poached Egg *stewed greens, bacon, crispy potatoes* 12.00
- Chicken Apple Salad *potato, celery, croutons, greens, capers, herbs, lemon anchovy dressing* 12.00
- Mediterranean Tuna Salad *katys smokehouse albacore, arugula, chickpeas, tomato, red onion, hard cooked egg, grilled bread, lemon cayenne dressing* 12.00
- Arugula + Radicchio *shaved parmesan, lemon wedge, balsamic olive oil dressing* 7.00
- Grilled Swiss Gruyere with tomato 7.00
- prosciutto, made on homemade bread and served w/pickled vegetables add 2.00
- Spicy Chicken Broth 6.00
- Lentil Sausage Soup *tomato relish, made on homemade bread and served with pickled vegetables* 8.00
- Buckwheat Soba Noodle *miso dashi, carrot, shiitake mushrooms* 8.00
- Aglio Olio Pasta *garlic, chili flakes* 10.00
- Basic Bowl *bean sprouts, carrot, cucumber + onion, radicchio, peanuts, basil + mint, sesame lime dressing* 8.00
- add wild salmon* 9.00
- add chicken* 5.00
- add tofu* 3.00
- add hard cooked egg* 3.00
- Home made Toast *french white or raisin pumpernickel, homemade jam + butter* 3.00
- Oatmeal Raisin Scone 3.00
- Granola *oats, nuts, seeds, dried fruit, served with milk or yogurt* 7.00
- Hot Porridge *oatmeal or oatmeal, served w/raisins + maple syrup or brown sugar* 6.00
- Crispy Potatoes 5.00
- Apple Smoked Bacon (3 Slices) 4.00
- Chicken + Apple Sausage 3.00

Homemade Desserts

- Daily Selection of Cookies and Bars1.00 2.50
- Ice Cream *ask for daily flavors (choose three)*5.00
- Bread Pudding5.00
- Chocolate Brownie Pudding5.00

Beverages

- Fresh Squeezed Juice *orange, grapefruit*glass 3.00 (half carate) 6.00 carate 12.00
- Mimosa9.00
- Cold Drinks *fresh mint, green tea, ginger, lemonade glass 2.00 (half carate) 4.00 carate 6.00*
- Hot Drinks *keemun breakfast tea, green tea, earl grey tea, chai tea, chamomile tea, ginger, fresh mint*cup 2.00

Coffee

- Espresso2.50
- Americano2.50
- Cappuccino3.00
- Latte3.50

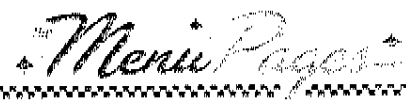
Water

500ml \$2.50 / 1000ml \$5.00

- Pellegrino
- Evian



Menu Items and Prices subject to change. Information related to this restaurant is provided solely for informational purposes only and is not an endorsement or guarantee by MenuPages.com or any Listed Restaurant. © 2005 Stick City Media, Inc. www.MenuPages.com



MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>ENV-2006-7949-CE</u>	Existing Zone <u>C2-1-CA</u>	District Map <u>109-5A143</u>
APC <u>West L.A.</u>	Community Plan <u>Venice</u>	Council District <u>11</u>
Census Tract <u>2733+2734</u>	APN <u>4286012003</u>	Staff Approval *
		Date

ZA 2006 7948-CUB-ZV-SPP

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE No.

APPLICATION TYPE AMENDMENT TO CONDITIONAL USE ZA 97-0849(CUB)- New CUB, ZV for off-site parking, Project Permit
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE South

Street Address of Project 1009 ABBOT KINNEY BLVD Zip Code 90294
 Legal Description: Lot 14 Block T Tract OCEAN PARK VILLA TRACT NO. 2
 Lot Dimensions 40 BY 123 FEET APPX Lot Area (sq. ft.) 5000 Total Project Size (sq. ft.) Appx 600 sq ft. serving

2. PROJECT DESCRIPTION

Describe what is to be done: AMENDMENT TO EXISTING CONDITIONAL USE PERMIT TO ADD PATIO AREA FOR USE WITH EXISTING RESTAURANT AND ALREADY APPROVED SALES OF BEER AND WINE FOR ON PREMISES CONSUMPTION

Present Use: AXE RESTAURANT Proposed Use: AXE RESTAURANT

Plan Check No. (if available) _____ Date Filed: _____

- Check all that apply:
- New Construction
 - Change of Use
 - Alterations
 - Demolition
 - Commercial
 - Industrial
 - Residential
 - Rear
 - Front
 - Height
 - Side Yard

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.24 C.42 12.24 W1

EXISTING ENTITLED RESTAURANT USE WITH BEER AND WINE APPROVAL TO BE EXTENDED TO PATIO AREA Appx 600 sq ft serving area. Additional 32 seats to existing 400

Code Section from which relief is requested: 12.26 E Code Section which authorizes relief: 12.27

Zone Variance to allow off-site leased parking (5 spaces) in lieu of covenant

Code Section from which relief is requested: _____ Code Section which authorizes relief: 11.5.7.C

Project permit compliance for the Venice Specific Plan

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

ZA 97-0849(CUB); ZA 93-0780(CUB); CPC 25560

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION


Applicant's Name AXE LLC dba AXE Restaurant (Joanna Moore) Company by and through Stephen Jamieson
 Address: 1009 ABBOT KINNEY BLVD Telephone: (310) 664-9787 Fax: (310) 664-8994
LOS ANGELES, CA Zip: 90294 E-mail: _____

Property Owner's Name (if different than applicant) C. Grant Mitchell
 Address: ~~15400 Alvarado~~ 650 San Jan Avenue Telephone: (310) 399-6600 Fax: () _____
VENICE, CA Zip: 90291 E-mail: _____

Contact Person for project information STEPHEN ALLEN JAMIESON/SOLOMON, SALTSMAN & JAMIESON
 Address: 426 CULVER BLVD Telephone: (310) 822-9848 Fax: (310) 822-3512
LOS ANGELES, CA Zip: 90293 E-mail: SJAMIESON@SSJLAW.COM

5. APPLICANT'S AFFIDAVIT

- Under penalty of perjury the following declarations are made:
- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
 - b. The information presented is true and correct to the best of my knowledge.

Signature: [Handwritten Signature] Subscribed and sworn before me this (date): 04-28-2006
 Print: JOANNA MOORE FOR AXE LLC In the County of LOS ANGELES State of California
 Date: 4-28-06 Notary Public [Handwritten Signature]
 Stamp: 

7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only		
Base Fee: <u>\$6131.00</u>	Reviewed and Accepted by <u>Daisy Mo</u>	Date <u>9/12/06</u>
Receipt No. <u>260409</u>	Deemed Complete by _____	Date _____

ZA 2006 7948