



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



October 15, 2010

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

CASE NUMBER:

ZA-2009-1115-CUB-CU-SPP & ENV-2009-1114-EAF

ADDRESS OF PROJECT:

533 E ROSE AVE 90291

APPLICANT:

JOHNNY CARPIO (213)479-1308

ORIGINAL DESCRIPTION:

THE ON-SITE SALE OF BEER & WINE FOR A PROPOSED 1,435 SQ FT RESTAURANT/BAR ACCOMODATING 45 PATRONS (32 INTERIOR/13 OUTDOOR) WITH AN HOURS OF OPERATION FROM 9AM TO 1AM; DAILY.

Dear Madam/Sir:

This will advise that a regularly held public meeting of the Venice Neighborhood Council's Board of Officers on September 21, 2010, it was moved and passed by a vote of 13-0-3 that the Venice Neighborhood Council recommends:

Approve the project as presented noting:

- i. Bike rack,**
- ii. That the project meet Venice Best Management Practices,**
- iii. Hours of 9AM-11PM weekdays and 9AM- 12 midnight on Friday and**
- iv. No deliveries before 8:30 AM on weekdays or 10AM on weekends.**

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

ATTACHMENT: VNC-LUPC Staff Report

cc:

Applicant
California Coastal Commission
Councilmember Rosendahl
arturo@lacity.org, whitney.blumenfeld@lacity.org, secretary@venicenc.org,
chair-lupc@venicenc.org



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LAND USE AND PLANNING

COMMITTEE STAFF REPORT

Submitted to LUPC July 14, 2010

Submitted to VNC Board of Officers

August 17, 2010



Case Number: **ZA-2009-1115-CUB-CU-CDP-SPP-MEL** – (Previous VOID case number: APCW-2009-1115-SPE-CUB-CU-CDP-SPP-MEL)

Name of Business: **Biga Restaurant**
Address of Project: **533 Rose Avenue, at Dimmick Street**

LUPC MOTION:

Motion to recommend approve the project as presented noting the bike rack, that the project meet BMP, and hours of 9AM-11PM weekdays and 9AM- 12 midnight on Friday and Saturday. No deliveries before 8:30 AM on weekdays or 10AM on weekends.

**Made by Susan Papadakis, Seconded by Kelly Li/Rob Aronson.
Approved (6-0-0) John Reed recused. Date of Motion: July 14, 2010**

PROJECT SUMMARY TO VNC –

Biga Restaurant – 533 Rose Ave the NW corner of Rose and Dimmick.

This existing building, vacant for 4 years, is being transformed into a 1,264 s.f. gourmet pizza kitchen. The entire building is being renovated. The project has overwhelming neighborhood support, not only complies with required parking requirements but provides additional on site parking and bicycle valet. A CUB is being requested to allow the on-site sale of beer and wine in the restaurant with a 373 s.f. service area accommodating 32 patrons indoors.

The floor area of the existing building is being decreased to add parking on site, 383 s.f. in the back of the building is being demolished.

The use of the existing building consists of retail, office, and a dwelling so a Coastal Development Permit (CDP) and Change of Use is requested to allow the restaurant use. The Los Angeles Housing Authority (LAHD) has determined there are no affordable units on site and has cleared the project pursuant to the Mello Act. This project complies with the VCZSP.

Staff Report Follows:

LUPC STAFF REPORT

SYNOPSIS: This is an application for a Change of Use from an existing 1,630 sq.ft. mixed use building - Retail, Office and Dwelling Unit - to a 1,264 sq.ft. restaurant. The building size will be reduced as 383 s.f. of the existing building will be demolished to allow for additional parking over the required parking for this change of use. The new CUB is to allow the on-site sale of beer and wine in conjunction with a proposed 1,264 s.f. restaurant with 373 s.f. of service area accommodating 32 patrons with only indoor seating. The proposed hours of operation are from 9:00AM to 11:00PM weekdays and 9AM-12 midnight on weekends.

NOTE: LAHD determined no MELLO Act violation. Generally favorable reaction from local residents at neighborhood meeting July 5, 2010.

Size of Parcel: 2,979.5 sq. ft. (according to ZIMAS)
Corner Lot with street frontage on Rose Avenue and Dimmick Street.

Size of Project: 4,435 sq. ft (according to permit application)

PARKING: VCZSP Section 13. D., Entitled "Parking," requires one parking space for each 50 square feet of Service Floor: Restaurant, Night Club, Bar and similar establishments and for the sale or consumption of food and beverages on the premises. One space for each 50 square feet of Service Floor with 374 sq.ft. of service floor area equals 7 required parking spaces

Assessed Land Value: \$760,000 (according to ZIMAS)
Last Owner Change: July 30, 2009
Project Description: A Change of Use from an existing 1,630 sq.ft. mixed use building - Retail, Office and Dwelling Unit - to a 1,264 sq.ft. restaurant. The new CUB is to allow the on-site sale of beer and wine in conjunction with a proposed 1,264 s.f. restaurant with 373 s.f. of service area accommodating 32 patrons with only indoor seating. The proposed hours of operation are from 9:00AM to 11:00PM weekdays and 9AM-12 midnight on weekends.

Venice Subarea: North of Rose (NoRo)
Zone: C4-1
Date of Planning Report: TBA
Date of End of Appeal Period: TBA
City Planning Report Prepared by: TBA
LUPC Staff Report Done By: Challis Macpherson

Applicant: Jackie Harris - Paul Shoemaker

Address: **Jaclyn Theis, 533 Rose LLG**
606 South Olive Street, #600, LA 90014

Representative: **Noel Fedosh - Reed Architectural Group**
NOTE: an associate of the company making presentation.
657 Rose Avenue, Venice, California 90291

Contact Information: 310.393.9128, info@reedarchgroup.com.

Date(s) heard by LUPC: **July 14, 2010**
Zoning Administration Date: **TBA**
Applicant's Neighborhood Mtg **July 5, 2010, Monday**
WLA Area Planning
Commission Dates: **TBA**

ARGUMENTS FOR THIS PROJECT:

After listening to neighbor concerns, the applicant amended the original application deleting the request for a specific plan exception and parking variance. The applicant proposes to demolish 18 feet from the rear of the existing building to accommodate more on-site parking and has designed the rear half of the property to accommodate the 3 required parking spaces, one additional standard parking space, one non-required additional compact parking space and a on-site loading area which can be used by the required parking attendant for an additional parking space parallel to the alley when not being used by delivery trucks. Whereas the code requires the applicant to provide 3 parking spaces, in reality they are providing double that amount for the proposed restaurant.

The proposed project is keeping in scale with adjacent neighbors. With the rear 18 feet of the existing building to be demolished, the proposed building volume will be perceived as actually reduced in scale.

The proposed restaurant has been coined a "community restaurant," who's primary goal is to serve gourmet **pizza** to the local neighborhood. The applicant is not a popular chain restaurant and their goal is to provide an intimate and personal dining experience. They are hoping to generate pedestrian traffic and bicycle traffic to their restaurant. To encourage such they **suggested** implementing a relatively new idea called "bike valet." Downtown LA is implementing this idea to "allow those who bike into downtown to easily drop off their bikes when they dine and shop in the area." (LA Times, July 2, 2010) At 533 Rose, the applicant will be installing a vertical bike rack system that will be able to handle a greater load of bicycles in a much smaller space. It is a goal that this pro-bicycle attitude will help reduce the strain on what the neighbors might call a "parking problem."

The neighborhood meeting, which took place on Monday, July 5th, was well attended (39-40 people stopped by throughout the evening) and the general attitude towards the project was incredibly positive. Several people had been quoted saying "this project is exactly what this neighborhood needs." Most everyone commented that a restaurant such as this fits with the overall vibe of Venice: "personal," "unique," and "charming."

ARGUMENTS AGAINST THIS PROJECT:

Parking:

Two members from the NoRo Association stopped by the July 5th Neighborhood Meeting and brought up a couple concerns with parking on Rose and its connecting streets. The first concern was regarding the lack of parking on street sweeping days (Monday and Tuesday). Since only one side of the streets is open for parking between 8AM and 10AM, the amount of available parking in the neighborhood is essentially cut in half. The NoRo Association's suggestion was to open the restaurant later on street sweeping days, if the applicant's original intent was to be in operation before 10AM on these days. The second issue brought up by the members was the fact that two-hour public parking is only available along Rose Avenue, and these spaces are extremely limited. After expressing their concerns over general parking issues these neighbors seemed pleased with the on-site parking to be provided and, in general, supported the project.

Noise:

The issue of noise was brought up by 3 to 4 different people, specifically in reference to existing issues with Venice Beach Wines, just two properties to the west along Rose. They stated problems with people loitering on the sidewalk throughout the evening, hinting to issues of the wine bar being overcrowded and unable to handle the capacity of patrons which dine there on the busier weekend nights. They also had problems with the noise that comes from the wine bar having an outdoor patio. In addressing the neighborhood's concerns from the original submittal, the applicant has chosen to remove the outdoor dining component of the proposed project. All diners will be required to eat within the building envelope. However, this is a commercially-zoned area, and residents should expect noise typically associated with retail and restaurant use during reasonable business hours. The applicant made it clear to most everyone in attendance that their hours of operation are relatively flexible.

Voiced Opposition at the July 5th neighborhood meeting: There was really only one resident that had true opposition to this project, who briefly stopped alongside the meeting in his car to voice his concerns. He stated that there is currently an extreme shortage of street parking in the immediate vicinity of his residence, which is located on Dimmick Avenue just a short distance from the proposed project. He noted that he had 4 friends over on the night before the meeting (4th of July) and they all had difficulty finding parking. He made it clear he was opposed to the project due to parking concerns using the popularity of Venice Beach Wine bar as an example for lack of parking.

SYNOPSIS OF PUBLIC COMMENT:

All public comments at the 7-14-10 LUPC meeting were in support of the project. Discussion by the board brought up future use of patio area. Patio seating is not included in the project.

LUPC Report compiled by:

Susan Papadakis & Challis Macpherson

Estimated number of hours of staff time:

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