

**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](mailto:lupc@grvnc.com). This form will assist the LUPC in evaluating your 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 12-12-2006

Meeting Date JAN 24, 2007

Project Location 1429 ABBOT KINNEY BLVD

Cross Streets MILLWOOD AV &  
CALIFORNIA AV

Applicant Name FRAN CAMAJ

Presenter Name WIL NIEVES

Presenters' relationship to applicant: AGENT

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)**

CUP TO ALLOW THE SALE AND DISPENSING OF FULL LINE ALCOHOLIC BEVERAGES, FOR ON-SITE CONSUMPTION WITH FOOD, AND LIVE ENTERTAINMENT CONSISTING OF UP TO THREE MUSICIANS/SINGERS PLAYING NON-AMPLIFIED JAZZ/POP AND CLASSICAL MUSIC AS AN ACCESSORY USES, IN CONJUNCTION WITH A PROPOSED FRENCH RESTAURANT ACCOMMODATING 44 SEATS WITHIN THE BUILDING AND AN ADDITIONAL 16 SEATS WITHIN THE REAR OUTDOOR PATIO AREA FOR A TOTAL OVERALL CAPACITY OF 60 SEATS WITH HOURS OF OPERATION FROM 6AM UNTIL 1 AM EVERYDAY WITHIN THE C2-1-O-CA COMMUNITY COMMERCIAL ZONE.

**3. PROJECT BACKGROUND**

Is the Project located in the Venice Coastal Zone?      Yes      No  

If Yes, in which Venice Specific Plan Sub-area NORTH VENICE

In which of the following Venice Coastal Zone areas is your Project located? (please check)

Venice Coastal Zone Specific Plan Area  X

Dual Jurisdiction Zone \_\_\_\_\_

Status of Project (Select A or B)

\_\_\_\_\_ A. Project is at a Preliminary/ Exploratory development state

\_\_\_\_\_ B. Project Submitted to the City: Application Date  JUNE 9, 2006

Application Number  ZA 2006-5028 (CUB)

Have you posted your Application Notice? Yes \_\_\_\_\_ No  X  If Yes, when & where?

If you have a City Planning Hearing Date – please enter the date and location:

Date: \_\_\_\_\_

Location: \_\_\_\_\_

Is your Project in full compliance with Los Angeles City Zoning and Planning Codes and/or the Venice Specific Plan? Yes \_\_\_\_\_ No  X  If No, what Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Actions are you requesting?

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Please explain your justification for a Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Action:  SEE ATTACHED FINDINGS

Was your Project presented to the immediate neighborhood? Yes \_\_\_\_\_ No  X

If Yes, when \_\_\_\_\_ (date) and to whom \_\_\_\_\_

If not presented, please explain: \_\_\_\_\_

#### 4. ZONING

What is the Current zoning?  C2-1-0-CA  Proposed zoning?  SAME

X

Is the Project compliant with the Community Plan Map? Yes \_\_\_\_\_ No \_\_\_\_\_

Is the location on a Venice Specific Plan Walk Street? Yes \_\_\_\_\_ No  X

**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 60'x 87.17      Square footage of the lot 5,230  
Improvements: Square footage permitted?      EXTG      Square footage proposed? N/A  
Floor Area Ratio (FAR/Commercial): FAR permitted \_\_\_\_\_ FAR proposed \_\_\_\_\_

**7. HEIGHT**

Maximum Height Permitted EXISTNG      Height Proposed N/A  
Actual Physical Number of Stories, including basements, garages, and/or underground parking ONE

**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  0  Proposed  0

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

Is Valet parking provided? Yes   No  X

Number of Spaces: Standard   Compact

Configuration: Side by Side   Single   Tandem

Is Beach Impact Zone Parking required? Yes   No  X

If Yes, what are the number of parking spaces required

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

**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

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

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.

STILL BEING PREPARED BY THE CITY

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.)?

STANDARD

Have you considered using "green" building materials? Yes \_\_\_\_\_ No X

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

Will your project requiring grading? Yes \_\_\_\_\_ No X 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: UNKNOWN

Type of business: RESTAURANT

Hours of operation: 11AM UNTIL 1 AM EVERYDAY

