

# **POLICY MOTION**

**COMMITTEE:** Planning and Land Use Management (PLUM)

**TITLE:** Approval of a Conditional Use Permit for the on-site sale and consumption of a full line of alcohol at Art Bar

**PURPOSE:** This motion is to express the Mar Vista Community Council's support of a conditional use permit (CUP) for a the on-site sale and consumption of a full line of alcohol at Art Bar, located 12017 W. Venice Blvd.

## **BACKGROUND:**

On December 23rd, 2021, the proprietors of local business Art Bar submitted an application for a conditional use permit to enable the on-site sale and consumption of a full line of alcoholic beverages. This would expand the bar's existing operations, which hitherto only involved the on-site sale and consumption of beer. Art Bar representative Ramon Baguio appeared before the MVCC PLUM committee on January 11th, 2022, to present this application and ask for community support. The MVCC PLUM committee subsequently voted to give its approval of this permit.

## **THE MOTION:**

The MVCC is for the granting of a conditional use permit to Art Bar for the on-site sale and consumption of a full line of alcoholic beverages.

## **DIRECTED TO:**

City of Los Angeles Department of City Planning  
Attn: Susan Zermeno  
City Planner  
susan.zermeno@lacity.org  
213-202-5414

## **ACTION/VOTE COUNT:**

MVCC PLUM Committee meeting, January 11<sup>th</sup>, 2022

Motion of approve moved by Laferriere, seconded by Honda

Motion of approval approved by MVCC PLUM 9 - 0

**12017 Venice Blvd. Los Angeles, CA 90066**

**FINDINGS:**

**1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The Art Bar LA is an existing neighborhood establishment and the ambiance has long reflected the desire to be focal establishment for the local residents

**2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The Art Bar LA's application for a Conditional Use Beverage will not only present any hazard to the local community, but will continue to be an enhancement to the neighborhood, thereby elevating the stature of the local businesses.

**3. That the substantially conforms with the purpose, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The general and specific calls for the advancement of small businesses not unlike this Bar. This site has proven itself to be a successful business, and their incorporation will enhance their offerings.

**ADDITIONAL FINDINGS:**

**B1. Explain how the proposed use will not adversely affect the welfare of the pertinent community.**

This business is an already thriving existing Bar. The proposed addition of FULL LIQUOR will enhance the current fare. The Art Bar LA is with prominent and safe area and will continue enhance the community and neighborhood.

**B2. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishment.**

This is an existing Bar with long standing colorful history and has been further elevated with new management

**B3. Explain how the approval of the application will not detrimentally affect nearby zones or uses.**

The onsite consumption of FULL LIQUOR will have no negative impact on property values. This is an existing Bar with a colorful history and even further enhanced with new management



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:
Waived hearing
Concurrent hearing
Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address 12017 VENICE BLVD, LA, CA 90066 Unit/Space Number
Legal Description 2 (Lot, Block, Tract) LOT FR20 BLOCK D TRACT B RESUBDIVISION OF OCEAN PARK
Assessor Parcel Number 4248029035 Total Lot Area 2679.0 SF

2. PROJECT DESCRIPTION

Present Use BAR
Proposed Use BAR
Project Name (if applicable) ARTBAR
Describe in detail the characteristics, scope and/or operation of the proposed project
CONDITIONAL USE PERMIT FOR ONSITE FULL LIQUOR CONSUMPTION. SITE IS CURRENTLY SERVING BEER ONLY. BAR OPENED ORIGINALLY BEFORE THE CUP PROCESS. THIS WILL BE A NEW SUBMISSION
Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g. school, park)
Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
Site has special designation (e.g. National Historic Register, Survey LA)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)



## FINDINGS / SPECIALIZED REQUIREMENTS:

### PLAN APPROVAL FOR ALCOHOL AND ADULT ENTERTAINMENT ESTABLISHMENTS (PA/PAD/PAB)

**ZONE CODE SECTIONS:** 12.24 M for alcohol establishments subject to 12.24 W1 or 12.24 X2, or for adult entertainment establishments subject to 12.24 W18.

The Plan Approval Findings/Justification is a required attachment to the *DEPARTMENT OF CITY PLANNING APPLICATION(CP-7771.1)*

**Public Notice Requirements:** This entitlement requires notification of property owners abutting the project site. Please note the original or most recent decision letter may specify a different notice requirement that may be greater.

**Continuing Term-Limited Conditional Uses (ZA Memo 122):** This form is to be completed when utilizing the provisions established in ZA Memorandum No. 122. The memorandum allows for applicants to continue any **still valid** approval that has been term-limited, through the Plan Approval procedure. Applicants are advised that the Plan Approval must take effect **before** the original approval expires in order for it to remain valid – there can be no lapse in time. For example, if the original approval dated 1/1/2010 was approved for a term-limit of 5 years (expiring on 1/1/2015), and if the average case processing time is 1 year, the applicant would be advised to file **latest** on 1/1/2014. Therefore, filing **well before** the expiration date is strongly recommended.

#### ADDITIONAL INFORMATION/FINDINGS FOR APPROVAL OF A PLAN APPROVAL:

*In order to grant your request, the following additional information and findings must be provided on this form and/or on a separate sheet:*

##### 1. Original Approval

- Provide a copy of the original entitlement, together with any appeals.
- If there is no original entitlement, and the Plan Approval is being filed on a Deemed-to-be-Approved Conditional Use establishment (PAD), provide a copy of the Building Permit, Certificate of Occupancy, or other documentation that originally permitted the use.

##### 2. Condition Compliance (*on a separate sheet*)

- Provide supplemental information that verifies compliance with all current conditions of approval. List the condition number, the text of the condition, and an explanation or documented proof of how the condition has been met.
- *For example:* Condition 22 – No dancing or dance floor is permitted.  
**Proof:** The attached floor plan and accompanying photos show fixed seats and tables throughout the venue with no room for a dance floor or dancing.

##### 3. Findings (*on a separate sheet*) **PROVIDED ON SEPARATE SHEET**

###### a. General Conditional Use

- i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
- ii. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

**b. Additional Findings**

- i. Explain how the approval of the application will not result in, or contribute to an undue concentration of such establishments. THE SITE HAS BEEN A BAR FOR DECADES AND PREDATES EXISTING ESTABLISHMENTS
- ii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses. THE SITE HAS NEW MANAGEMENT THAT HAVE ENHANCED THE ORIGINAL CONCEPT WITH ART SHOWINGS OF LOCAL ARTISTS. THIS DEMONSTRATES THE MANagements DESIRE TO SUPPORT THE COMMUNITY

**4. Questions Regarding the Physical Development of the Site**

- a. What is the total square footage of the building or center the establishment is located in? 1870 SF
- b. What is the total square footage of the space the establishment will occupy? 1870 SF
- c. What is the total occupancy load of the space as determined by the Fire Department? 83 PERSONS
- d. What is the total number of seats that will be provided indoors? 64 Outdoors? NA
- e. If there is an outdoor area, will there be an option to consume alcohol outdoors? NO
- f. If there is an outdoor area, is it on private property or the public right-of-way, or both? NA
- g. If an outdoor area is on the public right-of-way, has a revocable permit been obtained? NANA

**h. Parking**

- i. How many parking spaces are available on the site? 1
- ii. Are they shared or designated for the subject use? NOT SHARED
- iii. If you are adding floor area, what is the parking requirement as determined by the Department of Building & Safety? NO ADDITIONAL SF PROPOSED
- iv. Have any arrangements been made to provide parking off-site? NO
  - 1. If yes, is the parking secured via a private lease or a covenant/affidavit approved by the Department of Building & Safety? NA
    - **Note:** *Required* parking must be secured via a covenant pursuant to AMC section 12.26 E 5. A private lease is only permitted by a Zone Variance.

- 2. Please provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
- 3. Will valet service be available? NO Will the service be for a charge?NA

- j. Is the site within 1,000 feet of any schools (public, private or nursery schools), churches or parks?  
NO
- k. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B17?NA

5. **Questions Regarding the Operation of the Establishment**

- a. Has the use been discontinued for more than a year?NO
  - i. If yes, **it is not eligible** for the Plan Approval process.
  - ii. If no, the applicant may be required to prove that the discontinuance of the use did not occur – see LAMC section 12.23 B9 or 12.24 Q.
- b. What are the proposed hours of operation and which days of the week will the establishment be open?

	<b>M</b>	<b>Tu</b>	<b>W</b>	<b>Th</b>	<b>F</b>	<b>Sa</b>	<b>Su</b>
Proposed Hours of Operation	10AM - 2AM	_____					
Proposed Hours of Alcohol Sale	10AM-2AM	_____					

- c. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc...? Please specify: **NO LIVE ENTERTAINMENT PROPOSED**

▪ **Note:** An establishment that allows for dancing needs a conditional use pursuant to LAMC section 12.24 W18.

- d. Will there be minimum age requirements for entry? YES If yes, what is the minimum age requirement and how will it be enforced? 21
- e. Will there be any accessory retail uses on the site? NO What will be sold?

f. **Security**

- i. How many employees will you have on the site at any given time?  
5
- ii. Will security guards be provided on-site?  
NO
  - 1. If yes, how many and when when? NA

iii. Has LAPD issued any citations or violations? NO If yes, please provide copies.

**g. Alcohol**

i. Will there be beer & wine only, or a full-line of alcoholic beverages available?  
FULL LINE ALCOHOLIC BEVERAGES ii. Will "fortified"

wine (greater than 16% alcohol) be sold?  
YES

iii. Will alcohol be consumed on any adjacent property under the control of the applicant?  
NO

iv. Will there be signs visible from the exterior that advertise the availability of alcohol?  
NO

**v. Food**

1. Will there be a kitchen on the site?  
YES A SMALL ONE FOR SNACKS

2. Will alcohol be sold without a food order?  
YES

3. Will the sale of alcohol exceed the sale of food items on a quarterly basis?  
YES

4. Provide a copy of the menu if food is to be served. CHIPS, SALSA, GUACAMOLE, POPCORN

**vi. On-Site**

1. Will a bar or cocktail lounge be maintained incidental to a restaurant?  
NA. THIS SITE WILL REMAIN A BAR  
▪ If yes, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

2. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?  
NO  
▪ If yes, a request for off-site sales of alcohol is required as well.

3. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?  
YES

**vii. Off-Site** NA

1. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises?  
NO

2. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 1 liter (750 ml)?  
NO

viii. Contact the CA Department of Alcoholic Beverage Control (ABC) regarding its requirements -- <http://www.abc.ca.gov/>.

6. **Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)**

a. Is this application a request for on-site or off-site sales of alcoholic beverages?  
ON-SITE

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i. If yes, is the establishment a bona-fide eating place (restaurant) or hotel/motel?  
NO

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1. If no, contact the CA Department of Alcoholic Beverage Control (ABC) to determine whether the proposed site is located in an area whereby:

- issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
- if issuance would result in, or add to an undue concentration of licenses.

b. If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience** or **necessity**.

- Please note that this is **in addition** to obtaining the Conditional Use Permit or Plan Approval.