

Recommendations:

Applicant shall produce a set of landscape drawings prior to the VNC Board meeting and ensure sufficient buffers to mitigate traffic, noise, and headlights.

LUPC highly recommends obtaining letters of support from abutting residential neighbors prior to VNC Board meeting.

Motion: The Venice Neighborhood Council, Land Use and Planning Committee hereby recommends approval of the project as presented with the following conditions:

VNC/LUPC RECOMMENDED CONDITIONS OF APPROVAL**CUB conditions:**

1. Hours of Operation:
 - Restaurant Use
 - 11am-11pm Sunday-Thursday; 11am-12am Friday-Saturday
 - Retail Use
 - 11am-6pm daily
 - Office(s)
 - Unrestricted
2. Any future operator or owner for this site must file a new Plan Approval Application to allow the City of Los Angeles to review the mode and character of the usage.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. The applicant shall train staff to provide Designated Driver resources, when appropriate, for restaurant patrons, such as taxicabs, referral services (e.g., www.designateddriver.com).
5. In addition to the business name or entity, the name of the individual Applicant(s) shall appear on the alcohol license and any related permits.
6. Security guards shall be provided as required by ABC License.
7. No display window or signage advertising of offsite sales of alcoholic beverages shall be permitted; only permitted signage limited to business identification (e.g., Firestone-Walker corporate logo).
8. There shall be no coin-operated games, video machines, pool tables or similar game activities maintained upon the premises at any time.
9. Alcohol may only be served to patrons in conjunction with a food order. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. (As defined in Type 41 license.)

General conditions:

10. The applicant shall produce a Transportation Plan that offers incentives to employees to use Public Transportation, bicycle or other alternate means of transportation that do not include driving an automobile to work.
11. The applicant shall provide employee parking at no charge for the duration of their shift.

12. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of being applied, and the paint shall match the original color.
13. The Applicant shall be responsible for maintaining free of litter, the area and adjacent to the premises over which they have control.
14. Noise generated on-site shall not exceed the decibel levels stated in the Citywide Noise Ordinance.
15. The use and development of the property shall be in substantial conformance with the floor plan submitted.
16. No tobacco sales allowed on the premises.
17. The Applicant shall adhere to Best Management Practices as they pertain to the location. Also see LADBS Green Permit.
18. To encourage a walk-friendly environment, the applicant will install bicycle racks.
19. Exterior lighting on the building shall be maintained and provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible. Said lighting shall be directed in such a manner so as not to illuminate any nearby residence.
20. The Applicant shall regularly police the area under their control in an effort to prevent loitering.
21. The entitlement will run with the applicant, not the property.
22. Trash receptacles used will be designed to contain odors per Best Management Practices.
23. Cleanup and all trash removal will be performed in such a manner as to prevent debris from entering the storm drain system, and will not interfere in any way with surrounding uses.
24. No exterior work-related activity will occur either before opening or over one hour after closing.
25. Offsite advertising signage will be prohibited.
26. Trash pickup will occur between the hours of 8am and 6pm on weekdays as necessary but shall not occur during peak traffic periods as defined by LADOT.
27. Loading and unloading hours will be arranged to avoid conflict with surrounding uses, and will in no case occur after 4pm or during peak traffic periods as defined by LADOT.
28. The storage/changing room will be clearly marked as such on plans submitted to the City, and will not be used as service area.
29. The applicant will appear before LUPC twelve months after opening.
30. Upon change or termination of any lease regarding satisfaction of the Conditions of Approval, the applicant will notify the Department of Planning and the Venice Neighborhood Council, and will comply within thirty days.
31. Upon change of ownership, the new owner must appear before the City within 30 days of the close of escrow, with a plan approval application to renew the conditions and demonstrate that the required parking can be provided.
32. The applicant must obtain approval for all outside signage, or must remove nonconforming signage.
33. All bottles will be recycled upon removal from the premises.
34. A laminated copy of these Conditions shall be posted in a conspicuous place.

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