



BILL ROSENDAHL

City of Los Angeles
Councilmember, Eleventh District

Committees
Chair, Transportation
Vice Chair, Trade, Commerce & Tourism
Member, Budget & Finance
Member, Ad Hoc on Economic Recovery &
Reinvestment
Member, Board of Referred Powers

December 7, 2011

Councilmember José Huizar
Councilmember Bernard C. Parks
Councilmember Mitchell Englander
Public Works Committee
200 N. Spring Street, Room 1010
Los Angeles, CA 90012

Date: 12/7/11
Submitted in PW Committee
Council File No. 08-0762
Item No. 3
Category: CPII

Re: Council File 08-0762
Gaby's Mediterranean, 10445 Venice Blvd., Palms CA 90034

Dear Honorable Members of the Public Works Committee:

I write today to support the vacation at 10445 Venice Boulevard in Palms.

At the Public Works Committee meeting on May 18, 2011, the item was continued because of concerns that the Venice right-of-way might be needed if Exposition Light Rail Transit Phase 2 were to be routed along Venice Boulevard. However, on September 12, 2011, Metro began construction preparation work along the Exposition right-of-way for Phase 2. Expo Phase 2 will not go down Venice Boulevard. In addition, Council has granted at least six similar vacations between 1988 and 1998 along Venice Boulevard between Keystone Avenue and Robertson Boulevard. We are not breaking new ground here but merely allowing a hard-working business owner to use property in a way that is sensitive to his residential neighbors. It is for these reasons that I support the vacation and urge your yes vote.

Thank you for your consideration.

Regards,

BILL ROSENDAHL
Councilmember, 11th District

BR: ln

cc: Gaby Maalouf

Westchester Office
7166 W. Manchester Boulevard
Westchester, CA 90045
(310) 568-8772
(310) 410-3946 Fax

City Hall
200 N. Spring Street, Room 415
Los Angeles, CA 90012
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Los Angeles City Council



BERNARD C. PARKS
Councilmember, Eighth District

December 7, 2011

Honorable Councilmember Jose Huizar
Chair, Public Works Committee
City of Los Angeles
200 N. Spring St.
Los Angeles, CA 90012

12/7/11
PLW Committee
File No: 08-0762
3
CPB

Re: Council File 08-0762 (VAC-E1401065)

Dear Councilmember Huizar:

I am writing in support of the vacation request (VAC-E1401065) by Gaby's Mediterranean Restaurant for Venice Boulevard (portion of Northwesterly side) between Mentone Avenue and the alley northeasterly thereof.

Gaby's Mediterranean Restaurant has been a good neighbor to the community for several years. The business has beautified the neighborhood by providing landscaping, fencing, and an outdoor dining area. Approval of the vacation request will allow the applicant to transform the right of way from its current state of disrepair and will provide a better and higher use for the property by repaving, restructuring and maintaining it as a parking lot for its thriving business.

Furthermore, the applicant's request is in accordance with similar requests that have been made by adjacent property owners and does not seem to interfere with the Metropolitan Transportation Authority's (MTA) future plans for a rail line.

Please feel free to contact my deputy, Purvi Doshi, at 213-473-7008 with any questions regarding this matter.

Respectfully,

A handwritten signature in black ink that reads "Bernard C. Parks".

BERNARD C. PARKS
Councilmember

BCP:pd

CONTACT INFORMATION:

City Hall Office
200 North Spring Street
Room 460
Los Angeles, CA 90012-4873
(213) 485-7008
(213) 485-7683 fax
TDD: (213) 473-6991

Constituent Service Center
8475 S. Vermont Ave.
Los Angeles, CA 90044-3424
(213) 485-7616
(213) 485-8156 fax
TDD: (323) 789-2758

Crenshaw Office
3847 S. Crenshaw Blvd.
Los Angeles, CA 90008
(323) 293-9467
(323) 293-3696 fax



Gaby's Mediterranean Restaurant & Café

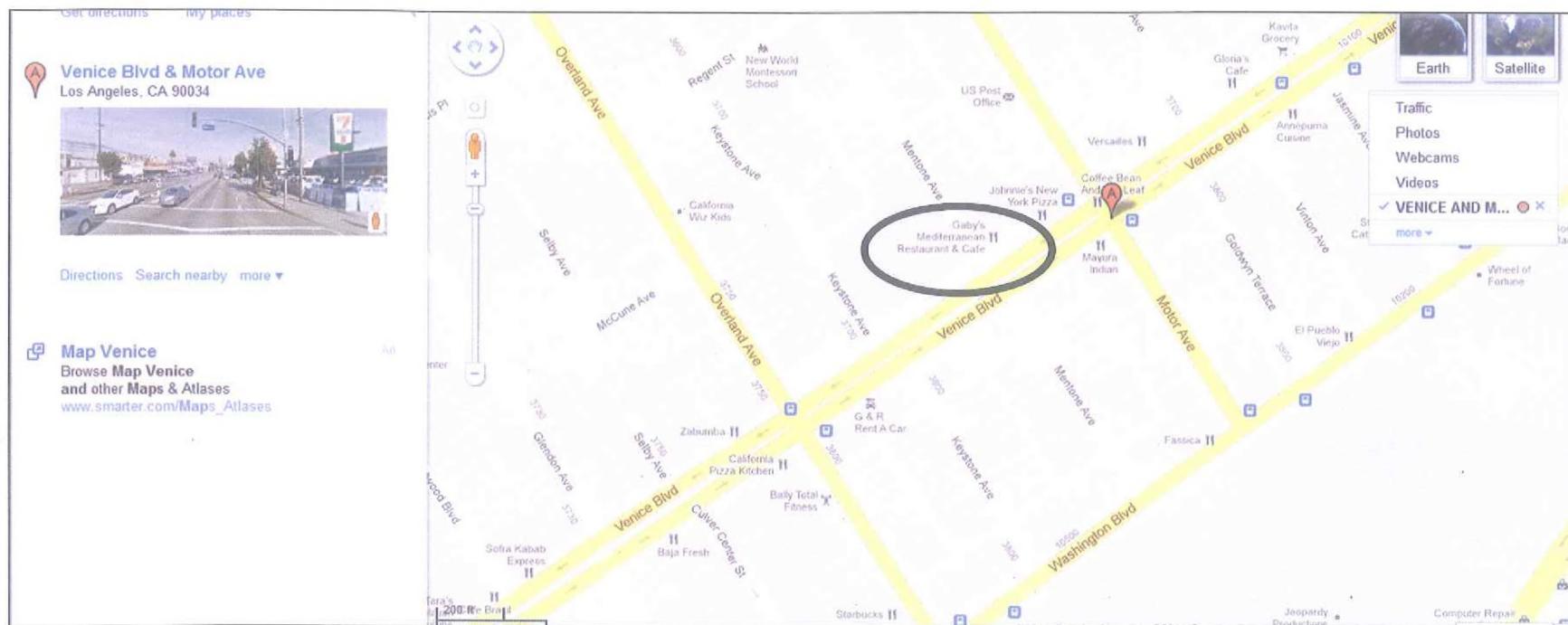
West LA Eating Destination & Friend of the Neighborhood.

Date: 12/7/14
Submitted in PW
Council File No: 380762
Committee Deputy
1st Reading
Subj: 08/07/14



Gaby's Feeds West LA from its Motor and Venice Location

The Palms ✠ Pico-Robertson ✠ Mar Vista ✠ Culver City





Fattoush

"SAHTAINE!"

May you eat in good health.

Gaby Maalouf, Your Host

Reasonable prices, always.
Mom's original Lebanese recipes.
Commitment to getting every meal just right.
Creating healthy habits everyday.



Lamb Kebab Pita



Chicken Kebab



Shawarma

Gaby's on Venice Employs 50+ Full-Time Employees.
It's the Mother Ship for the other Gaby's locations:
Baking, Catering, Delivery for 5 Locations.

Company-Wide, Gaby Employs 150+ People.

Gaby's Serves 500 Patrons Per Day in Los Angeles.



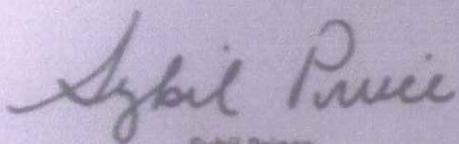
Gaby's Mediterranean Gives Back to the Community.

**Donating Food to Charities, Faith Groups
and Special Community Events is Gaby's Joy.**

2011 MiracleMakers



Thank you to Gaby Maalouf for partnering with Kidsave in our efforts
to help older foster youth who need permanent families.



Sybil Prince
Family Visit Programs Manager



www.kidsave.org

RECREATING THE SITE'S HISTORIC USE

2000: Gaby started with next to nothing. In 2003 he bought the property he had rented for 3 years. The site and buildings were in total disrepair. The former restaurateur used cheap umbrellas and a flimsy tent in the outdoor area. The site was undesirable to the neighborhood and ultimately, unsuccessful.

Today: Gaby's Mediterranean is a beautiful, hugely popular café. Gaby built a new kitchen and revamped all of the areas he controls inside and out:

- ***Improved tent***
- ***Installed attractive redwood finishing and fencing***
- ***Inlaid finished ceramic tile flooring on the outdoor patio***
- ***Built a new bakery on-site***
- ***Installed a high-end stained concrete parking area***
- ***Planted and maintains dozens of trees and street-scaping***
- ***Many other improvements***



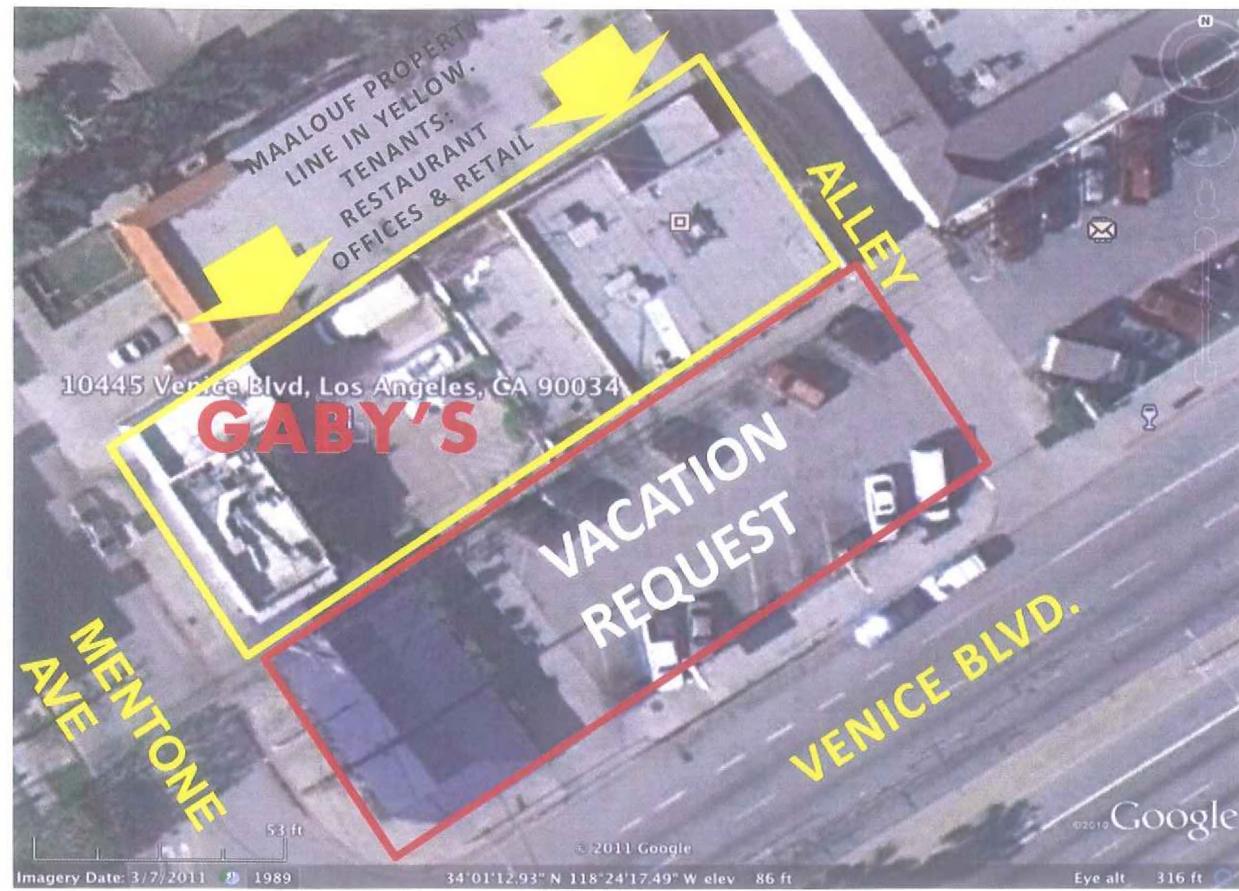
Gaby's is Known for It's Warm Environment and Community Improvements.



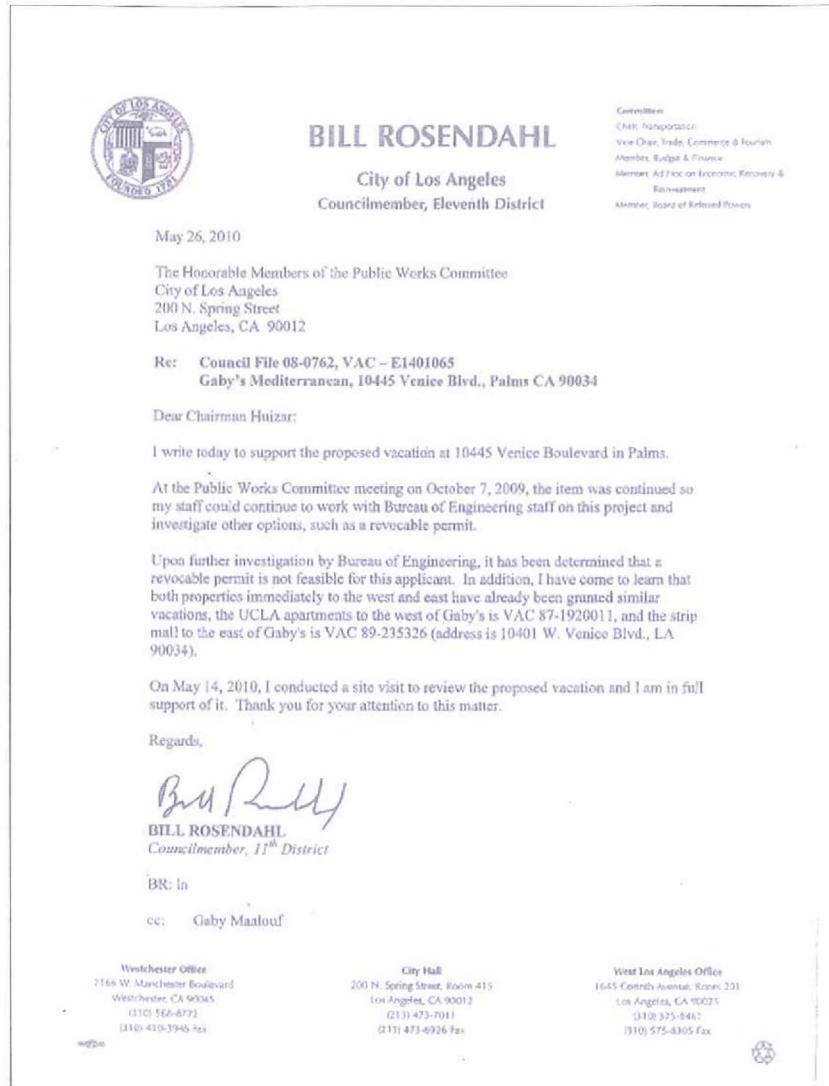
**Gaby's Property is
Kept in Excellent
Condition with
Custom Asphalt and
Lush Greenery.**



**Gaby's Mediterranean Restaurant and Café
is Reapplying for a Vacation of Public Right-of-Way,
so the Parking Area, Lighting and Street Scaping
Can Be Improved, Maintained and Controlled.**



Gaby's Mediterranean Restaurant & Café is in Council District 11. The Vacation Application is Supported by Councilman Bill Rosendahl.



Gaby's Mediterranean Restaurant Vacation Application is Supported by Law Enforcement and the Fire Department

A note from ...



Senior Lead Officer Juan Ceja, Serial Number 32929

*Los Angeles Police Department
Pacific Community Police Station
12312 Culver Boulevard
Los Angeles, CA 90066*

January 31, 2011

TO: Whom It May Concern
SUBJECT: Gaby's Restaurant

I hope this letter finds you all in good health. The purpose of this letter is to inform you that Gaby's Restaurant has been at this location for a very long time. I became a Police Officer back in May of 1996 and was assigned to Pacific Division Patrol. While on patrol, I met several community members of the Palms Area that frequented Gaby's Restaurant. They stated that they enjoyed going out to eat at this local restaurant which is of walking distance.

I have now become the Senior Lead Officer for the Palms Area (Basic Car 14A27) which Gaby's Restaurant is a part of. It has been my experience that Gaby (the owner) and his employees have done a great job in keeping that area clean and free of nuisance. Gaby is always first to report any suspicious activity that may be occurring at that plaza.

The patio sitting area is a great place for our community members to come out and enjoy dinner with their neighbors. I believe that by keeping the patio at its current location, it would help minimize the loitering of homeless people in that specific area.

I truly believe that Gaby has done a great job in helping and maintaining a clean area, which in turn deters crime.

Sincerely your friend,

Senior Lead Officer Juan Ceja
32929@lapd.lacity.org
310-622-3975

Phone: (310) 622-3975 Fax: (310) 202-4382 Mail Stop 416

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GARY LEE MOORE, P.E.
CITY ENGINEER
680 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1951
213-847-4786

<http://eng.lacity.org>

To the Public Works Committee
Of the Honorable Council
Of the City of Los Angeles

MAY 20 2008

Council File No. 08-0762
Council District: 11 -
Contact Person: Don Sakamoto
Phone #(213) 977-6192.

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated
MAY 20 2008 for Council review and approval of:

VACATION DENIAL - VAC-EL1401065 - Council File No. 08-0762 -
Venice Boulevard (Portion of Northwesterly Side) between Mentone
Avenue and the Alley Northeasterly Thereof.

RECOMMENDATIONS:

1. Adopt the City Engineer report dated **MAY 20 2008**
2. Fiscal Impact Statement:

The petitioner has paid a fee of \$6,420.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code may be required of the petitioner.

3. There were no objections to the vacation submitted for this project.

Attachment:

Edmond Yew, Manager
Public Works

EY/D: Effects of Vacation on Circulation and Access: The proposed vacation of that portion of the northwesterly side of Venice Boulevard between Mentone Avenue and the alley northeasterly thereof may have an adverse impact on circulation and transit alternatives in this area.
H:\1k

Department of City Planning: The Director of Planning on June 13, 2007, recommended that the vacation be disapproved, based upon the following:

The Planning Department finds that vacating the respective public right-of-way would adversely affect future transportation patterns by eliminating opportunities for future public transit improvements in the Palms-Mar Vista-Del Rey Community plan area. Currently the public right-of-way is being utilized for service areas, parking space and loading areas for the adjacent commercial uses at 10421-10431 Venice Boulevard. The vacation of that site will reduce the public transit opportunities in the community. This is not consistent with the General Plan and the future development of this area.

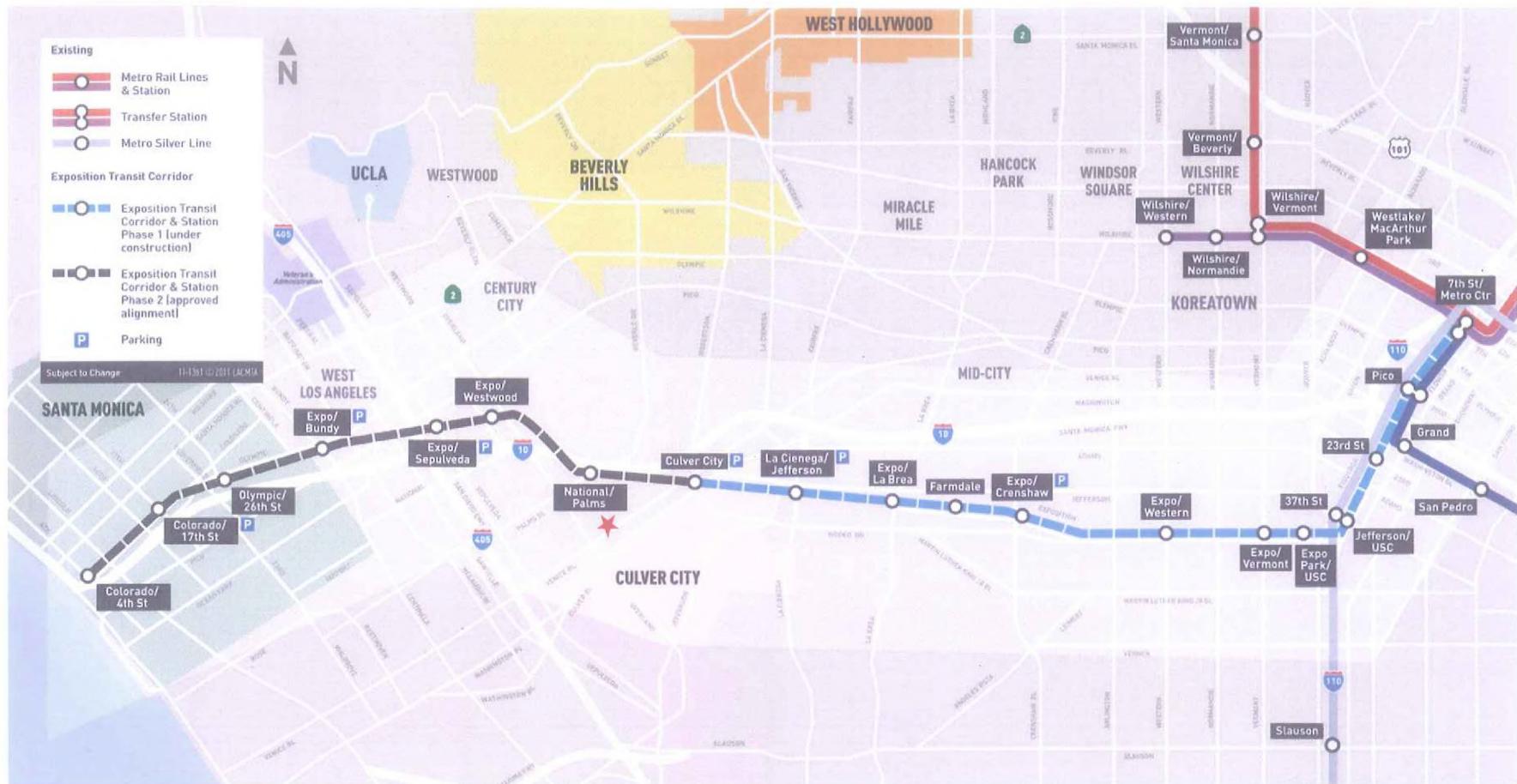
Vacating the subject public right-of-way would hinder the City of Los Angeles' plans for potential expansion of the Exposition Right-of-way Project on Venice Boulevard. Pursuant to the Palms-Mar Vista-Del Rey Community Plan, the Los Angeles County Metropolitan Transportation Authority has completed a Preliminary Planning Study for the Exposition Right-of-way, a 12 mile-long strip of land connecting Exposition Park/Coliseum area to Santa Monica. The development of the Exposition line is currently being researched further and Venice Boulevard may be the future location of an extension of the aviation route. Retaining the subject public right-of-way will benefit the future growth of the community and the City as a whole by decreasing congestion on the street by providing crucial transit alternatives for residents of the City of Los Angeles.

If it comes to pass that future rail projects will need the right-of-way on Venice Blvd, ALL of the businesses and residents will have to vacate. Gaby agrees to deed the property back to the City, if granted a Vacation, if the City desires such an agreement.

Exposition Transit Corridor Phase 2 in Construction

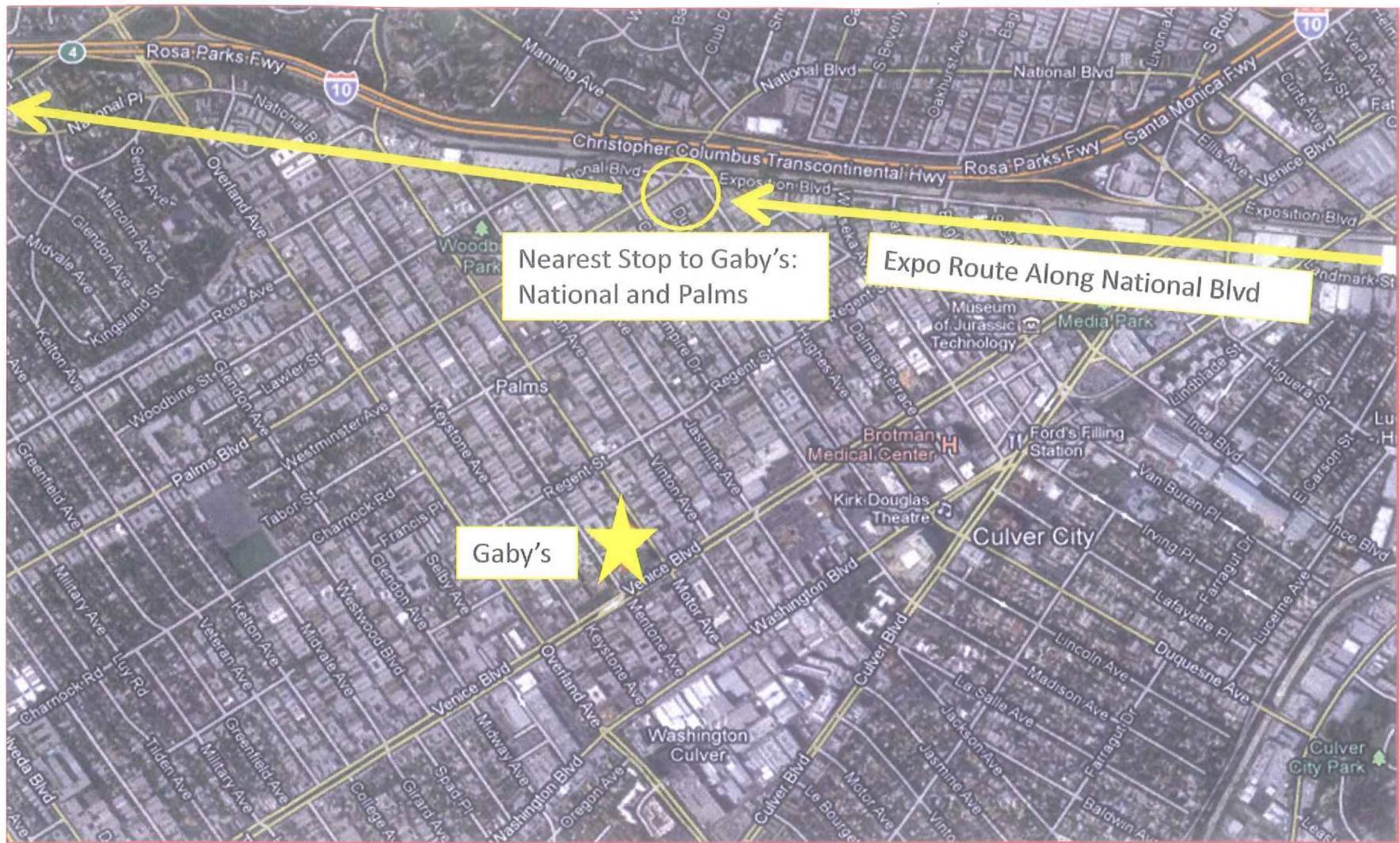
Construction started in Sept 2011 for the Expo Phase 2 Route, between Culver City and Santa Monica.

The line will run on the former Pacific Electric Railway route alongside the I-10 freeway on the northern edge of the Palms neighborhood many blocks from Gaby's. Operations expected in 2015.



SOURCE: METRO/EXPO LINE AUTHORITY WEBSITE,
ACCESSED ON DECEMBER 1, 2011

 Gaby's Restaurant on Venice and Motor



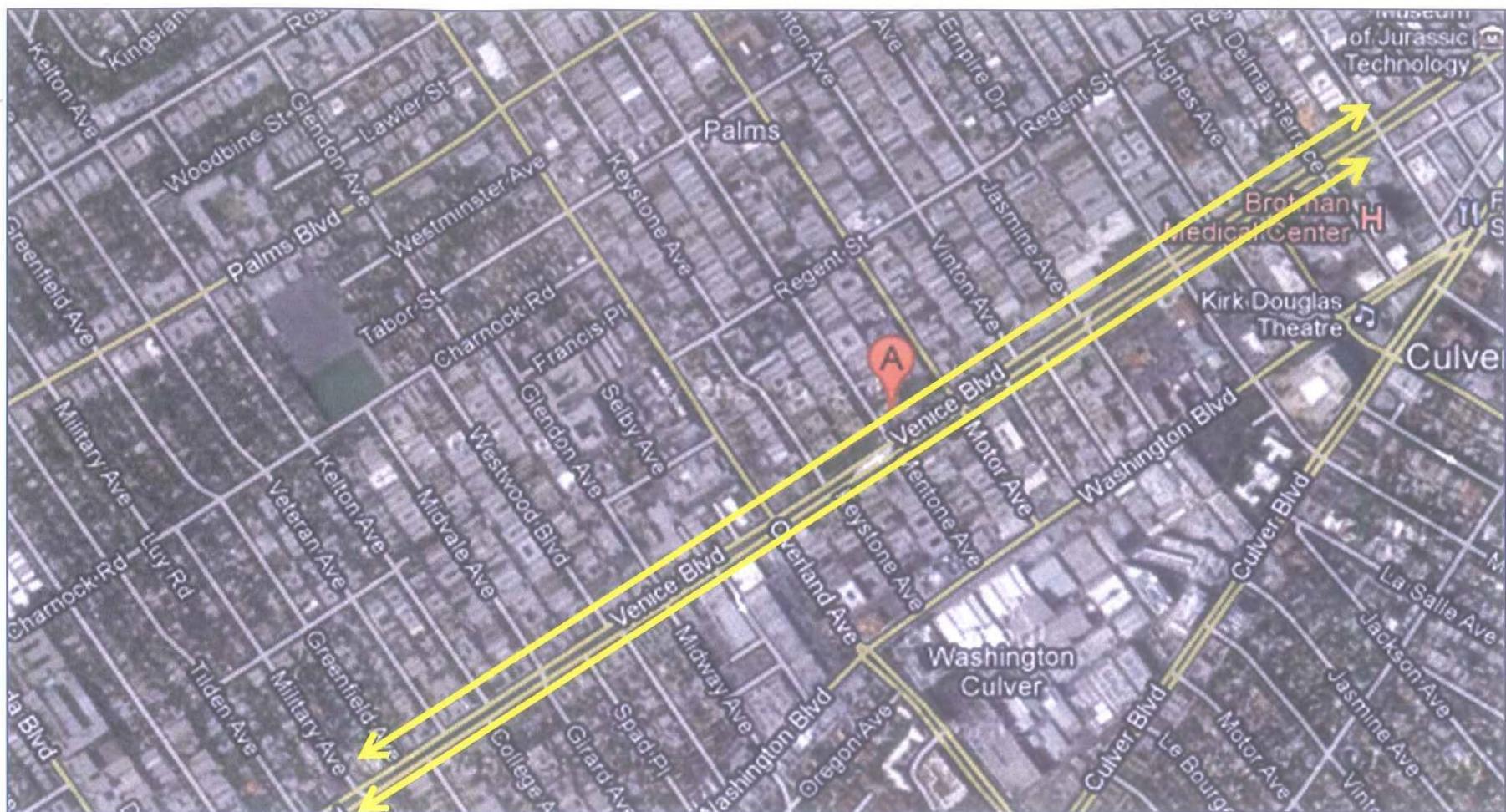
Approved Route of Expo Line, Phase 2 Through the Palms Neighborhood

GABY'S MEDITERRANEAN RESTAURANT IS IN A DONUT HOLE ALL SURROUNDING PROPERTIES ENJOY VACATIONS OR OPERATE TO THE STREET.

Gaby's Needs Equal Treatment to its Neighbors.

Gaby Cannot Improve the Condition of the Parking Lot Nor Control the Environment.





Nearly every business for a mile in either direction of Gaby's has a Vacation or operates to the street.

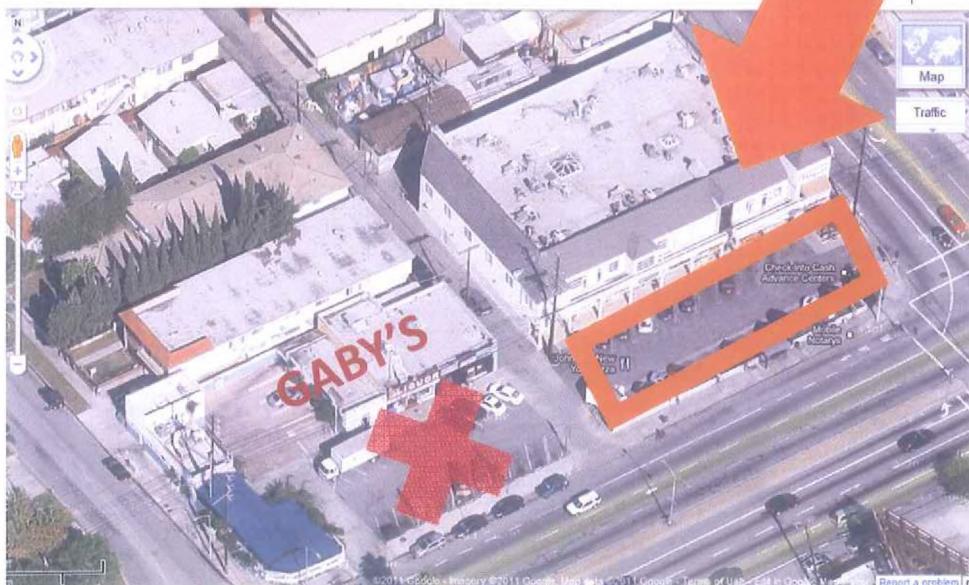


Gaby's Easterly Neighbor LA LAND COMPANY

Granted a Vacation of Public Right-of-Way.

They Can Improve, Maintain,
and Control their Parking Area.

Gaby Cannot.



FORM GEN. 100 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: August 16, 1990

To: Mr. Elias Martinez, City Clerk
Room 395, City Hall
La Gracie Wyatthes
LaGracie Wyatt, Division Engineer
Land Development and Mapping Division
Bureau of Engineering

From:

Subject: Council File No. 86-0967 - Venice Boulevard
(Portion Northerly Side) from Motor Avenue to Alley
Northeasterly of Mentone Avenue - (VAC-81523).

The requirements for the above-titled vacation, processed under Council File No. 86-0967, have been completed.

Resolution to Vacate No. 88-81523 has been filed with the County Recorder's Office pursuant to the City Council's instructions of August 19, 1988.

Council File No. 86-0967, together with a copy of the recorded document, is being returned to your office.

AUG 23 1990
PLACE IN FILES
Deputy



**Gaby's Westerly Neighbor
UCLA
Granted a Vacation
of Public Right-of-Way.**

**They Created a Fenced Greenway
and They Can Maintain and
Control It.**



BUSINESSES DIRECTLY ACROSS VENICE BOULEVARD ENJOY VACATIONS OR OPERATE TO THE STREET WITH FENCING



The parking lot without a Vacation is undesirable and unkempt.





The Parking Lot and Existing Walkway are in Bad Disrepair. Gaby will Improve and Maintain these Assets.



**Gaby will install new lighting, greenery, signage and pavement.
The site will be aesthetically-improved, it will be made safer
and the infrastructure will be modernized.**



BUREAU OF STREET SERVICES CITY OF LOS ANGELES



Street Tree Selection Guide

The following list of trees are acceptable for planting in public right-of-way.

98 Olea Europaea/Olive Tree

- Evergreen
- Drought Tolerant
- Grows 20-40' High



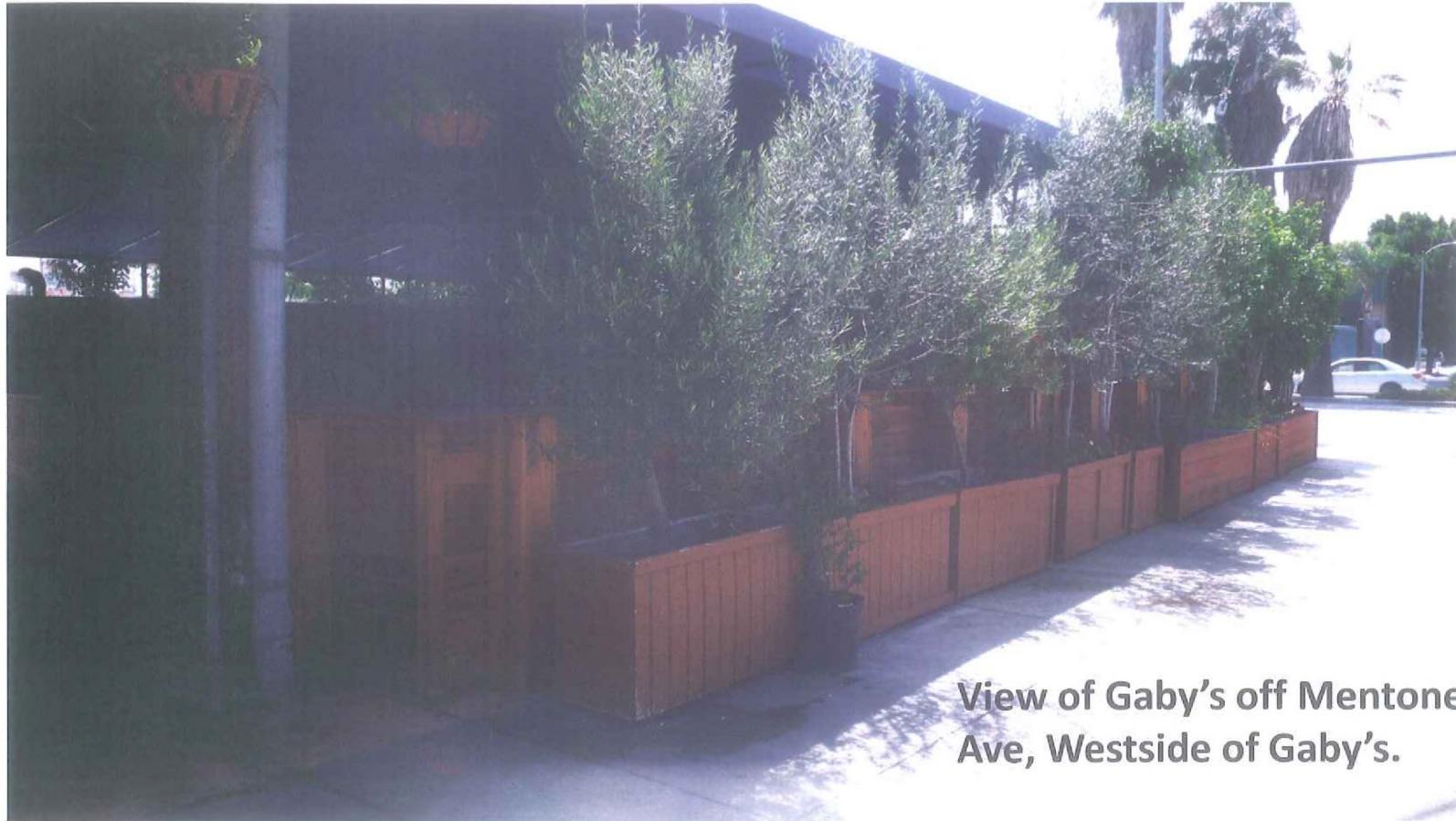
SOURCE:

<http://bss.lacity.org/UrbanForestryDivision/StreetTreeSelectionGuide.htm>





**Gaby's Provides Street Trees and Planting Where Able.
A Vacation will Enable Gaby to Install More Trees,
Plants and Community Improvements.**



**View of Gaby's off Mentone
Ave, Westside of Gaby's.**



**Gaby Maalouf will use his proposed
Vacation of Public Right-of-Way to create
a CLEANER, SAFER, UPDATED destination.**



**No Vacation PREVENTS GABY
FROM IMPROVING AND
MANAGING THE LOT. He cannot
Upgrade the Electric Wires,
Asphalt, Potholes, Nor Install
Attractive Street Lighting, New
Signage, Trees and Greenery.**

**He needs and deserves to be given the Vacation,
as have his neighbors all around him.**

THANK YOU FOR YOUR CONSIDERATION.

Please call Gaby Maalouf with Any Needs.

310-880-3023

