



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
Priority: CD 11

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

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200 N. Spring Street, Room 415
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Southern California Association of Governments

Los Angeles City Council



BERNARD C. PARKS
Councilmember, Eighth District

CONTACT INFORMATION:

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Los Angeles, CA 90044-3424
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(323) 293-9467
(323) 293-3696 fax

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
Submitted in PLW Committee
Council File No: 08-07602
Submitted by: 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.

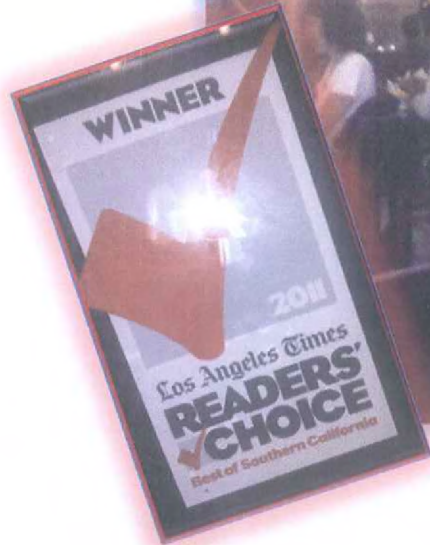
Respectfully,

BERNARD C. PARKS
Councilmember

BCP:pd

Gaby's Mediterranean Restaurant & Café

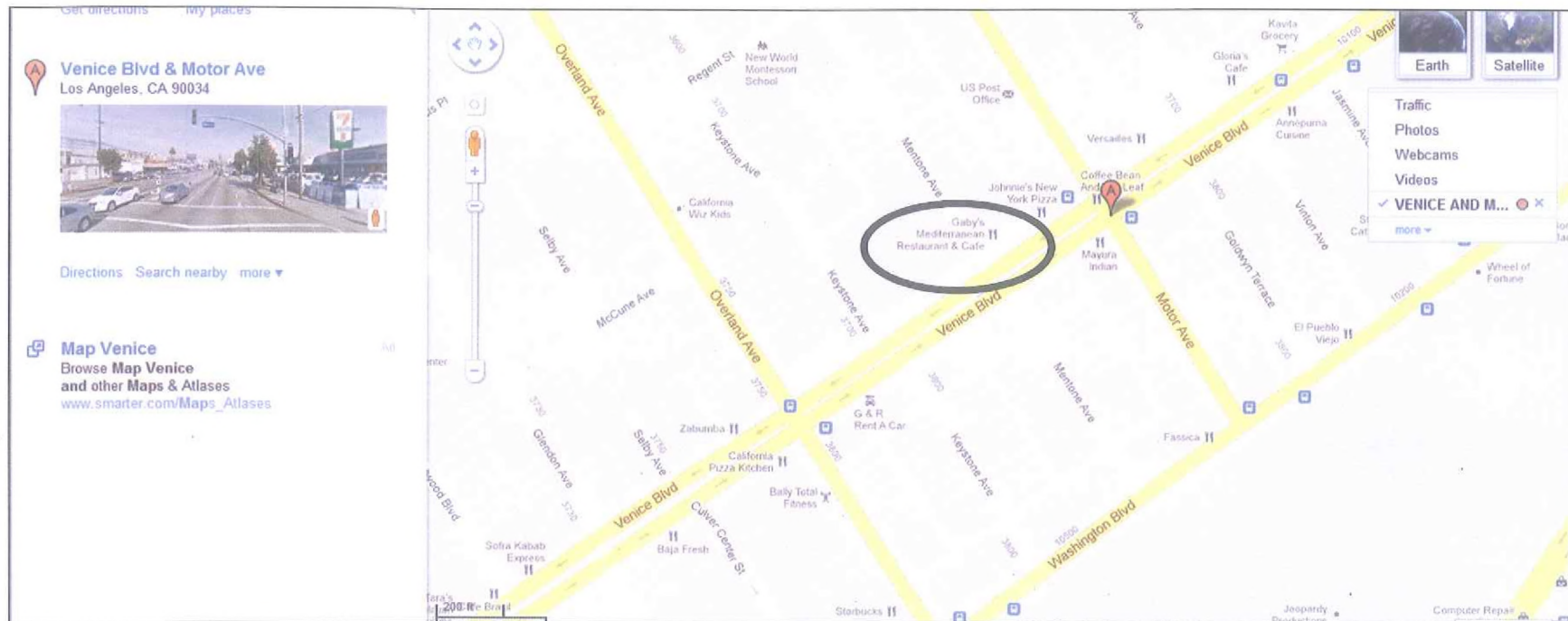
West LA Eating Destination & Friend of the Neighborhood.



Date: 12/7/14
Submitted in: RW
Council File No: 300-0762
Committee: RUBU
Deputy: [Signature]

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.**

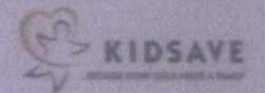
2011 MiracleMakers



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

Sybil Prince

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.



BILL ROSENDAHL

City of Los Angeles
Councilmember, Eleventh District

Committees
Chair, Transportation
Vice Chair, Trade, Commerce & Tourism
Member, Budget & Finance
Member, Advisory on Economic Recovery &
Reinvestment
Member, Board of Related Powers

May 26, 2010

The Honorable Members of the Public Works Committee
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: Council File 08-0762, VAC - E1401065
Gaby's Mediterranean, 10445 Venice Blvd., Palms CA 90034

Dear Chairman Huizar:

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

At the Public Works Committee meeting on October 7, 2009, the item was continued so my staff could continue to work with Bureau of Engineering staff on this project and investigate other options, such as a revocable permit.

Upon further investigation by Bureau of Engineering, it has been determined that a revocable permit is not feasible for this applicant. In addition, I have come to learn that both properties immediately to the west and east have already been granted similar vacations, the UCLA apartments to the west of Gaby's is VAC 87-1920011, and the strip mall to the east of Gaby's is VAC 89-235326 (address is 10401 W. Venice Blvd., LA 90034).

On May 14, 2010, I conducted a site visit to review the proposed vacation and I am in full support of it. Thank you for your attention to this matter.

Regards,

BILL ROSENDAHL
Councilmember, 11th District

BR: in

cc: Gaby Maalouf

Westchester Office
2168 W. Manchester Boulevard
Westchester, CA 90045
(310) 566-8773
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West Los Angeles Office
1645 Central Avenue, Room 231
Los Angeles, CA 90025
(310) 575-8467
(310) 575-8305 Fax



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) 262-4582 Mail Stop 416

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GARY LEE MOORE, P.E.
CITY ENGINEER

610 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911
213-847-8788

<http://eng.lacity.org>

MAY 2 0 2008

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

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 2 0 2008 for Council review and approval of:

VACATION DENIAL - VAC-E1401065 - Council File No. 08-0762 -
Venice Boulevard (Portion of Northwestern Side) between Mentone
Avenue and the Alley Northeastly Thereof.

RECOMMENDATIONS:

1. Adopt the City Engineer report dated MAY 2 0 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

EY/D: Effects of Vacation on Circulation and Access: The proposed
H:\16 vacation of that portion of the northwesterly side of Venice
Boulevard between Mentone Avenue and the alley northeastly
thereof may have an adverse impact on circulation and transit
alternatives in this area.

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 area, parking space and
loading area for the adjacent commercial use at 10421-10423
Venice Boulevard. The vacation of that site will prove to
be detrimental to the public welfare of the community, as it
is not consistent with the General Plan and the future
development of this area.

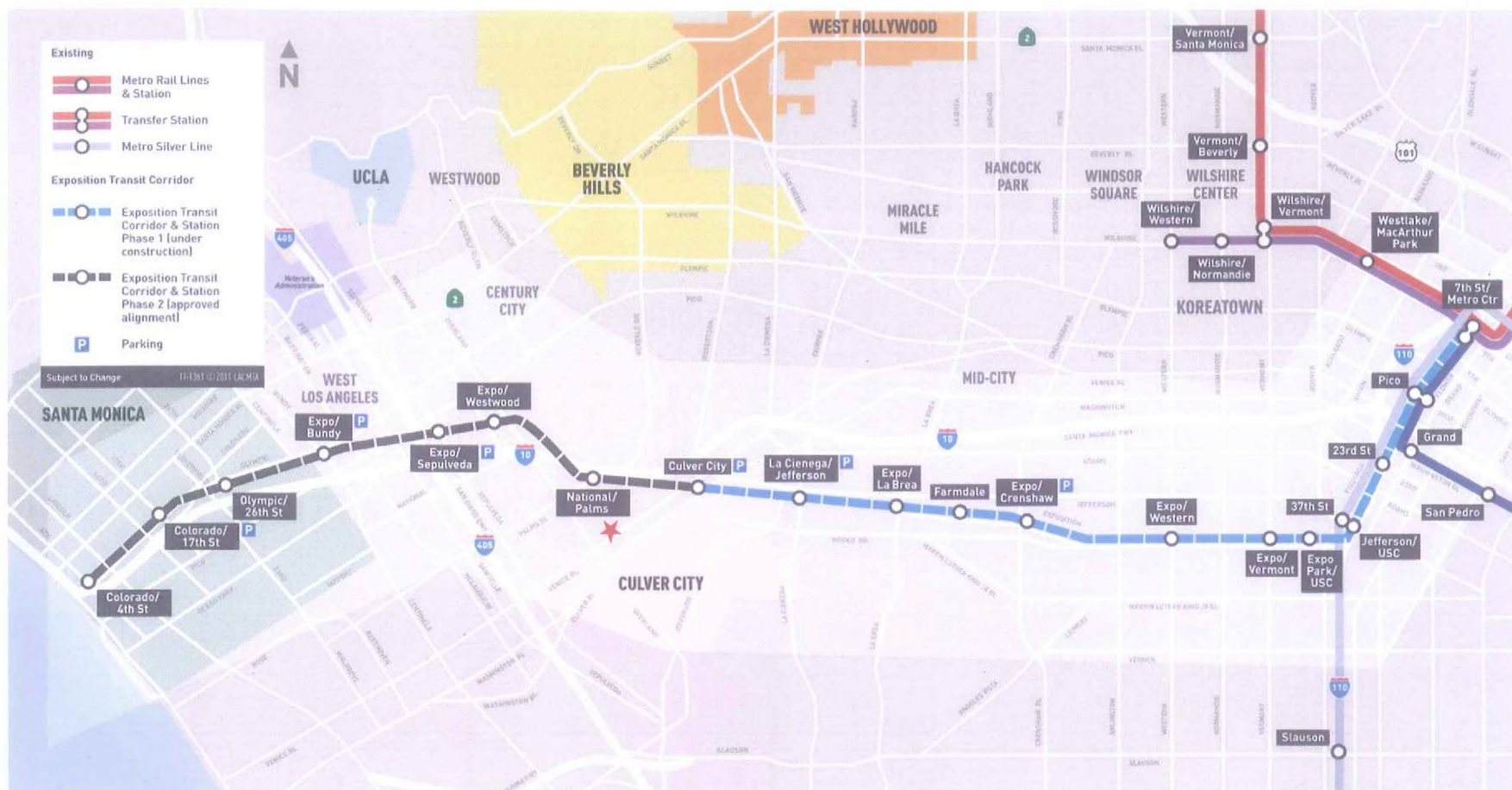
Vacating the subject public right-of-way would hinder the
City of Los Angeles' plans for potential expansion of the
Exposition Right-of-way Project on Venice Boulevard.
Pursuant to the Palms-Mar Vista-Del Rey Community Plan, the
Los Angeles County Metropolitan Transportation Authority has
completed a 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 existing 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.

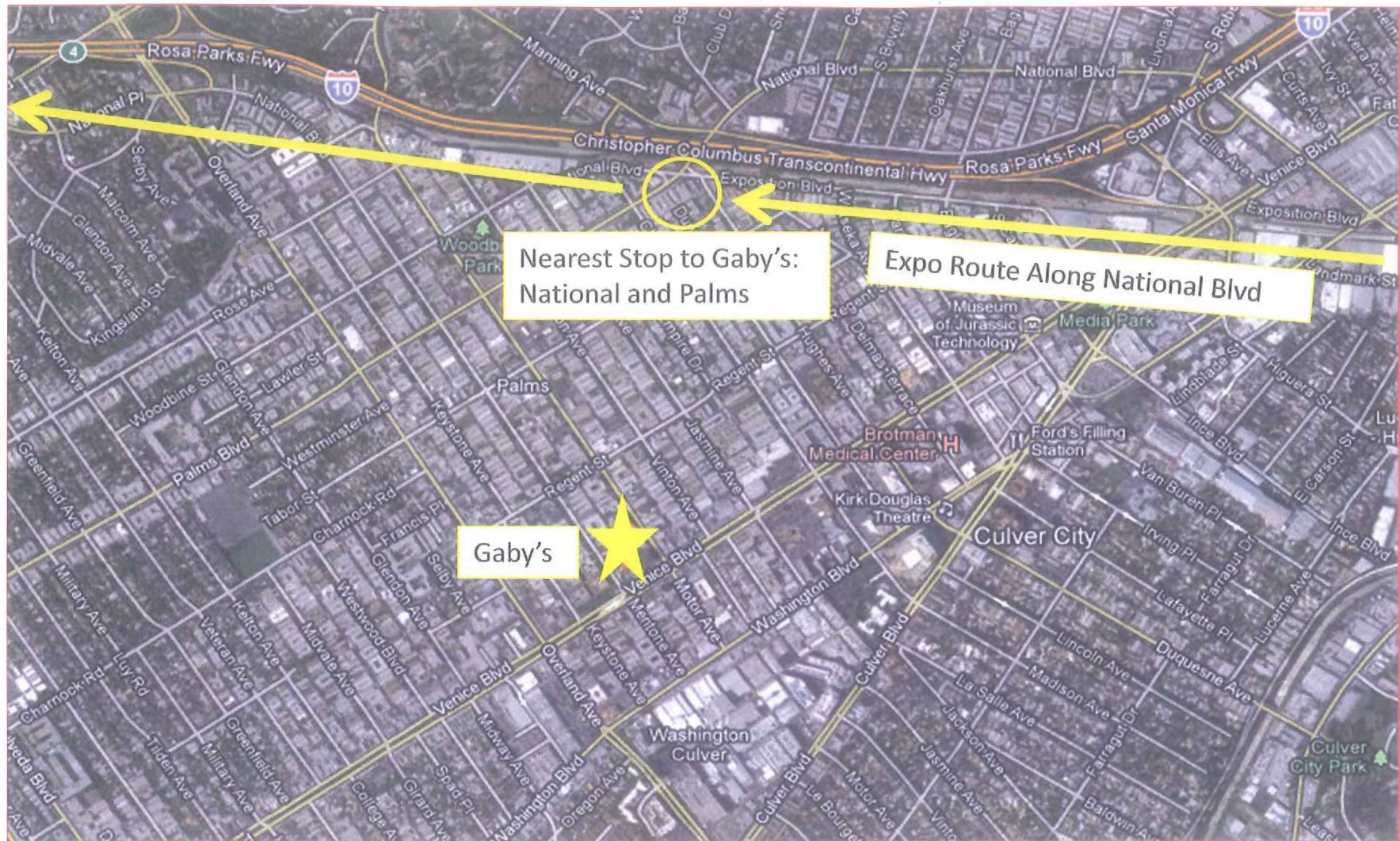
The line will run on the former Pacific Electric Railway route alongside the I-10 freeway on the northern edge of the Palms neighborhood many blocks from Gaby's. Operations expected in 2015.



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

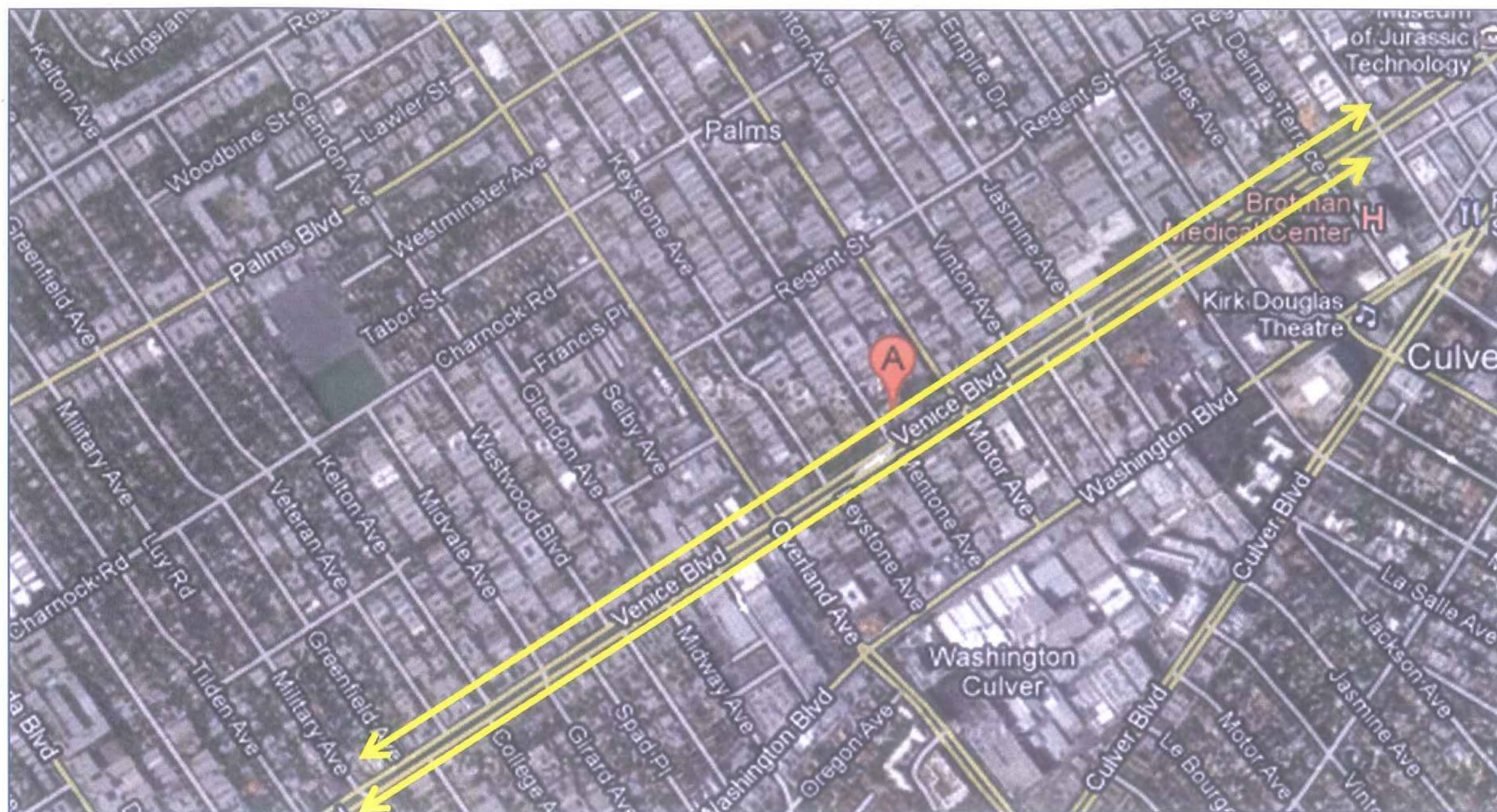
GABY'S MEDITERRANEAN RESTAURANT IS IN A DONUT HOLE

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.



MAALOUF PROPERTY
LINE IN YELLOW.
TENANTS:
RESTAURANT
OFFICES & RETAIL

COFFEE BEAN
UPS STORE
SUBWAY

VACATION
GRANTED

10445 Venice Blvd, Los Angeles, CA 90034

GABY'S

GABY'S VACATION REQUEST

MENTONE AVE

VENICE BLVD.

ALLEY

Google

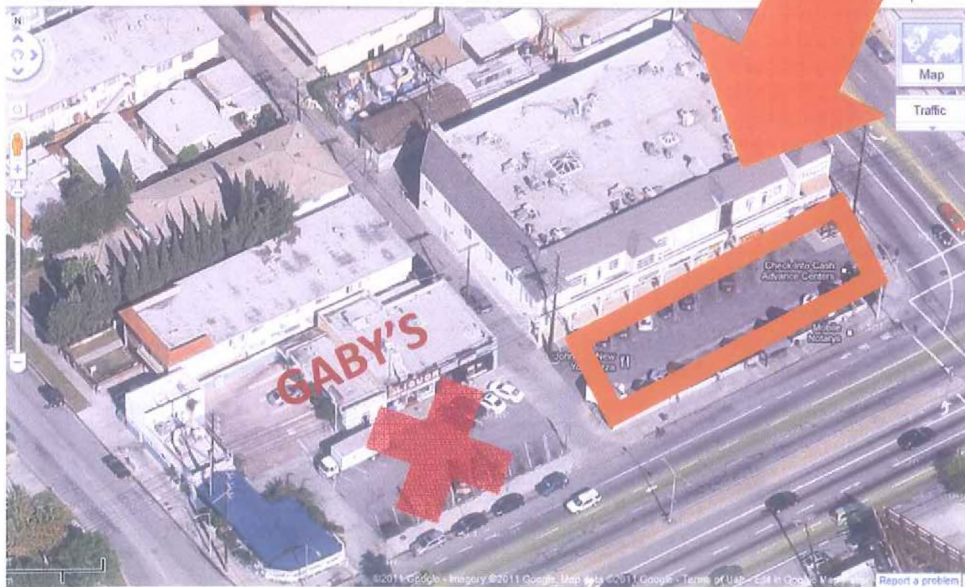
Imagery Date: 3/7/2011 1989

© 2011 Google

34°01'12.93" N 118°24'17.49" W elev 86 ft

Eye alt 316 ft

**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. 6-89)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: August 16, 1990

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

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 Europae/Olive Tree

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



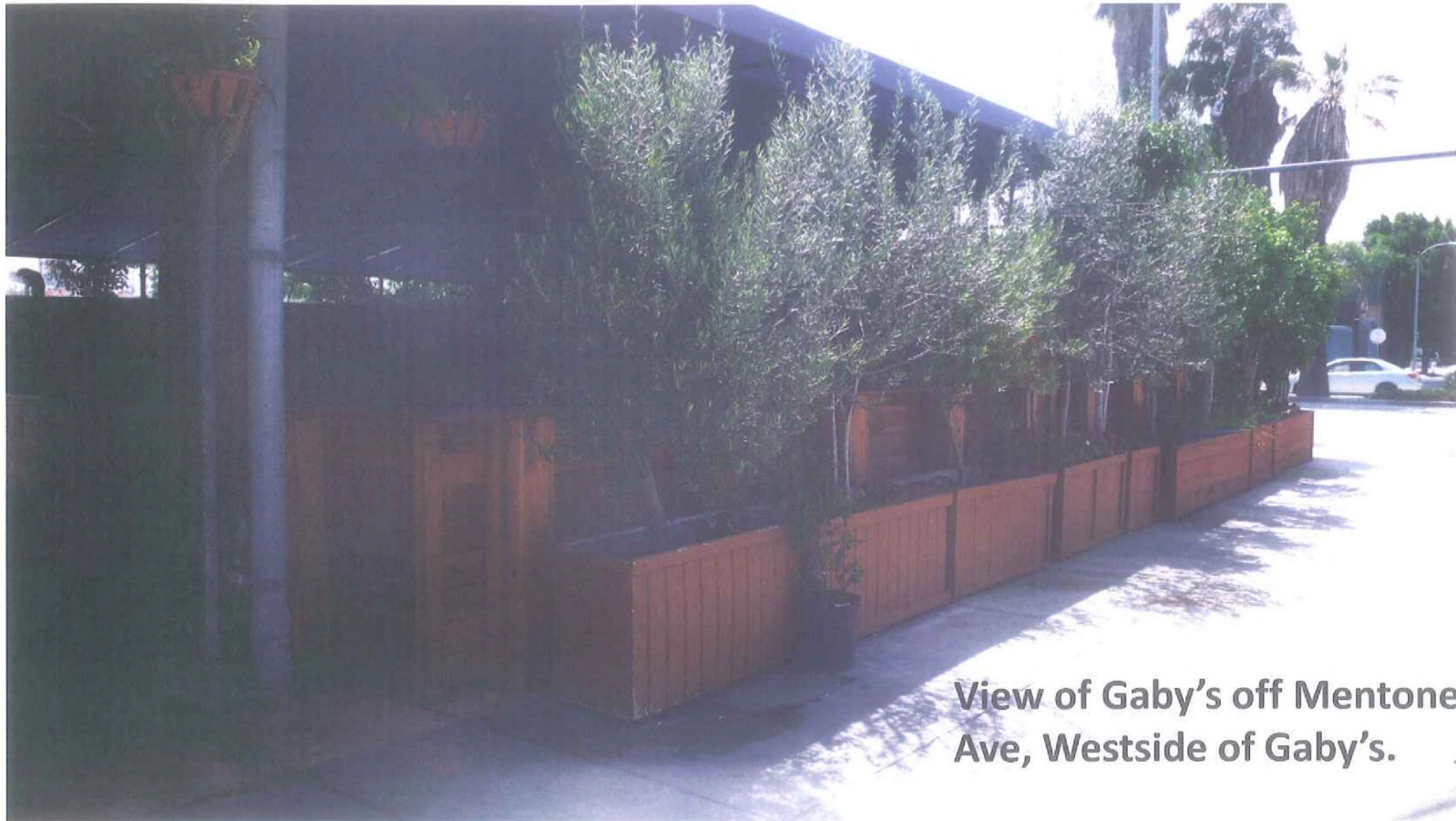
SOURCE:

<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

