



GOOD STANDING

A Proposed Speakeasy



Hi Neighbor,

We're Sara and Rolan Meyer, part owners of **12906 Venice Blvd** — home to **The Arepa Stand**, now open. Just behind our friends there, we're dreaming up a small concept of our own. We'd love your support, and your questions — please join us.

MAR VISTA COMMUNITY COUNCIL
PLUM COMMITTEE MEETING

DATE

Thu, Sept 10

TIME

7:00 PM

LOCATION

Windward High School, Room 20
11350 Palms Blvd, LA 90066

What we're proposing for consideration

- ♦ An **intimate speakeasy-style cocktail room** through The Arepa Stand, serving an exclusive menu by their chef, alongside a **craft cocktail program** built on seasonal, local ingredients and modern technique
- ♦ Roughly **38 seats**, with total building occupancy — including staff — **under 50**
- ♦ **Table service only** — no guest access to the rear outdoor patio, no live music, no dancing
- ♦ Planned operational hours of roughly **4pm–1am** for the cocktail room
- ♦ Requesting from the Committee: support for a **CUB** allowing Good Standing to serve beer, wine, and liquor, as well as a **CUP** granting a variance for no onsite parking

Come say hello, hear the plan in full, and let us know what matters to you.

With gratitude,
Sara & Rolan Meyer

GoodStandingVenice@gmail.com

APPLICATIONS



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible¹ ☐ AHS Eligible ☐ AB 2097 Eligible ☐ Housing Element Streamlining²

Case Number: ZA-2026-3205-ZV-CUB

Env. Case Number: ENV-2026-3206-EAF

Application Type: Zone Variance: Class 2 Conditional Use for Beverages

Case Filed With (Print Name): Ruben Vasquez Date Filed: 6/23/26

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent Hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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. Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address³: 12906 West Venice Boulevard, Los Angeles CA 90066 Unit/Space Number: N/A

Legal Description⁴ (Lot, Block, Tract): Lot 3, Tract No. 7212, M.B. 78-76

Assessor Parcel Number: 4236-012-003 Total Lot Area: 2,499.5 sq ft

¹ The Local Emergency Homelessness Crisis (Council File - 22-1545) ended on November 18, 2025, thereby ending the ED1, ministerial processing portion of the program. Projects that have not yet filed their formal Department of City Planning Application will no longer qualify to utilize ED1 provisions unless they also have an approved Housing Crisis Act (HCA) Vesting Preliminary application that is VALID AT THE TIME OF FILING.

² Housing Development Projects located on sites identified under ZI-2534 & ZI-2535 are eligible for Ministerial Approval if at least 20 percent of the units are reserved for lower-income households.

³ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

⁴ Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

2. PROJECT DESCRIPTION

Present Use: Retail

Proposed Use: Restaurant

Project Name (if applicable): Good Standing

Describe in detail the characteristics, scope and/or operation of the proposed project:

Change of use and tenant improvement of an existing 1,602 sq ft commercial building to establish a 50-seat restaurant serving a full-line of alcoholic beverages on-site from 7:00am-2:00am daily. A zone variance for relief from required off-street parking.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|--|---|
| ☐ 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 uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial, oil wells) | ☐ Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|---|
| ☐ Demolition of existing buildings/structures | ☐ New construction: <u>0</u> square feet |
| ☐ Relocation of existing buildings/structures | ☐ Additions to existing buildings |
| ☐ Removal of any on-site tree | ☒ Interior tenant improvement |
| ☐ Removal of any street tree | ☐ Exterior renovation or alteration |
| ☐ Removal of protected trees onsite/in public right-of-way | ☒ Change of use and/or hours of operation |
| ☐ Grading | ☐ Uses or structures in public right-of-way |
| ☐ Haul Route | ☐ Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing ⁰ _____ - Demolish(ed)⁵⁰ _____ + Adding ⁰ _____ = Total ⁰ _____

Number of Affordable Units⁶: Existing ⁰ _____ - Demolish(ed) ⁰ _____ + Adding ⁰ _____ = Total ⁰ _____

Number of Market Rate Units: Existing ⁰ _____ - Demolish(ed) ⁰ _____ + Adding ⁰ _____ = Total ⁰ _____

Mixed Use Projects, Amount of Non-Residential Floor Area: ⁰ _____ square feet

PARKING INFORMATION

Is the project utilizing AB 2097? ☐ YES ☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: ⁶ _____ Required # of Parking Spaces: ¹⁶ _____

PARKING MINIMUM CHECKLIST

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.⁷

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Preliminary Land Use Report \(PLUR\)](#) to BOE? ☐ YES ☒ NO
(if required)

Is the project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are the dedication requirement(s)? ⁰ _____ feet

If dedications are required on multiple streets, identify as such: N/A

⁵ Number of units to be demolished and/or which have been demolished within the last five years.

⁶ As determined by the Los Angeles Housing Department.

⁷ Parking relief may also be available for projects requesting approval under LAMC Sections 12.22 A.37, 12.22 A.38, or 12.22 A.39 of Chapter 1 or Sections 9.2.1, 9.2.2, 9.2.3, 9.2.4, or 9.2.5 of Chapter 1A.

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36?

☒ YES ☐ NO

Authorizing Code Section: 13B.5.3

Code Section from which relief is requested (if any): 12.21.A4.C.3

Action Requested: Zone Variance to allow (0) additional automobile parking spaces for a 1,602 sq ft restaurant in lieu of the mandated (10) off-site parking stalls.

Authorizing Code Section: 12.24 W1

Code Section from which relief is requested (if any): N/A

Action Requested: CUB for the on-site sale of a full-line of alcoholic beverages from 7a-2a daily.

Additional Requests Attached:

☐ YES ☒ NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site?

☒ YES ☐ NO

If YES, list all case number(s): CPC-1984-226-SP; CPC-1992-318-ZC; CPC-1992-446-HD; CPC-2005-8252-CA;

ORD-168999; ORD-169327; ORD-183497; ORD-98752; AFF-15384

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: N/A

Ordinance No.: N/A

☐ Condition Compliance Review

☐ Clarification of Q (Qualified) Condition

☐ Modification of Conditions

☐ Clarification of D (Development) Limitation

☐ Revision of Approved Plans

☐ Amendment to T (Tentative) Classification

☐ Renewal of Entitlement

☐ Plan Approval subsequent to Main Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?

☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project?

☐ YES ☒ NO

Have you filed, or is there intent to file, a ministerial application with this project?

☒ YES ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

LADBS

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☒ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁸ Name: Sara Meyer

Company/Firm: Good Standing Venice LLC

Address: 12906 Venice Blvd. **Unit/Space Number:** N/A

City: Los Angeles **State:** CA **Zip Code:** 90066

Telephone: 310-422-1113 **E-mail:** sara.b.alwan@gmail.com

Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

PROPERTY OWNER OF RECORD ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant): 12906 Venice LLC

Address: 3560 Rosewood Ave. **Unit/Space Number:** N/A

City: Los Angeles **State:** CA **Zip Code:** 90066

Telephone: N/A **E-mail:** N/A

⁸ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

AGENT / REPRESENTATIVE NAME: Matthew Mello

Company/Firm: FE Design & Consulting

Address: 327 E. 2nd St. **Unit/Space Number:** 222

City: Los Angeles **State:** CA **Zip Code:** 90012

Telephone: (213) 687-6963 **E-mail:** matthew@fedesignandconsulting.com

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁹

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁹ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature:  **Date:** 6/18/26
Print Name: Rolan Meyer
Signature: _____ **Date:** _____
Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 18, 2026 before me, Elizabeth Nataly Sanchez, Notary Public

(Insert Name of Notary Public and Title)

personally appeared Rolan Meyer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified. I understand that improper segmentation is a violation of CEQA and the LAMC Section 13B.11.1.I. and subject to all remedies available for a Code violation, including but not limited to monetary penalties.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand that CEQA requires the City to analyze the whole of the project including actions taken under ministerial permits and discretionary permits before approving the project and if my project requires discretionary and ministerial case processing under separate case numbers, that the ministerial application will not be approved until the CEQA determination or finding for the project is issued.
- e. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- f. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- g. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- h. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")),

arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- j. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- k. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:  _____
Print Name: Sara Meyer _____

Date: 6/18/26 _____

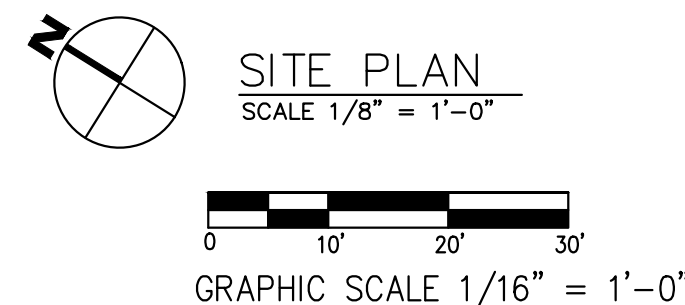
NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

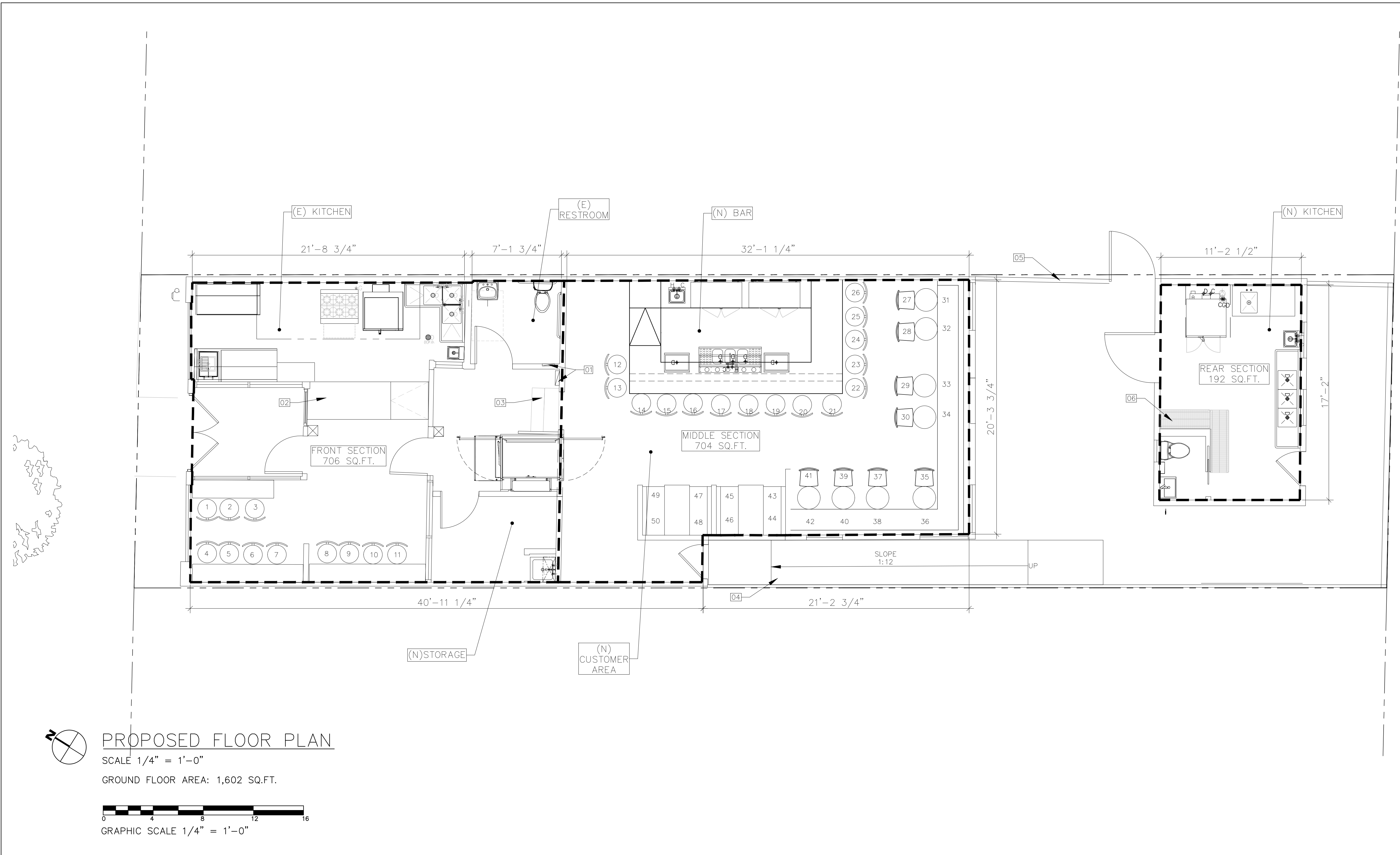
NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



PARKING ANALYSIS	
(E)	TAKE-OUT RESTAURANT = 706 SF @ 1 PARKING STALL PER 250 SF = 2.824 ROUNDS TO
(E)	RETAIL = 704 SF @ 1 PARKING STALL PER 250 SF = 2.816 ROUNDS TO 3
(E)	STORAGE = 192 SF @ 1 PARKING SPACE PER 500 SF = .384 ROUNDS TO 0
	TOTAL (E) PARKING REQUIREMENT = 6 STALLS
(N)	RESTAURANT = 1602 SF @ 1 PARKING STALL PER 100 SF = 16.02 ROUNDS TO 16
(N)	PARKING 16 - (E) PARKING 6 = (N) 10 STALL PARKING REQUIREMENT

[illegible]



KEYNOTES	
01	ELECTRICAL PANEL
02	COUNTER
03	STEPS UP
04	RAMP TO EMPLOYEES ONLY KITCHEN
05	(E) WOOD FENCE W/CORRUGATED METAL PANELS APPROX HEIGHT : 8'-0"
06	ALCOHOL STORAGE

INTERIOR		
SPACE	AREA SQ.FT.	NUMBER OF SEATS
FRONT SECTION	706	11
MIDDLE SECTION	704	39
REAR SECTION	192	0
TOTAL INTERIOR	1602	50

LEGEND	
	(E) EXTERIOR WALL
	(E) INTERIOR WALL
	DIE WALL
	EXIT SIGN (BATTERY BACK-UP)



FE DESIGN & CONSULTING

327 E.2ND ST. #222 LOS ANGELES CALIFORNIA 90012

PROJECT INFORMATION

GOOD
STANDING

12906 VENICE BLVD.
LOS ANGELES, CA 90066

SUBMITTALS

6/2/2026	DESIGN DEVELOPMENT
5/22/2026	AS-BUILT
DATE	DESCRIPTION

SHEET NAME

PROPOSED
FLOOR PLAN

SHEET NUMBER

A-2.0



FE DESIGN & CONSULTING

**Conditional Use Permit-Alcohol (CUB)
Zone Variance (ZV)
Additional Information/Findings
12906 W. Venice Boulevard**

REQUESTS

A Class 2 Conditional Use Permit pursuant to LAMC Sections 12.24 W.1 and 13B.2.2 to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption under a Type 47 license in conjunction with a proposed 1,602-square-foot restaurant with 50 interior seats and hours of operation from 7:00 a.m. to 2:00 a.m. daily.

A Zone Variance pursuant to LAMC Section 13B.5.3 from LAMC Section 12.21 A.4(c)(3) to allow zero additional automobile parking spaces in lieu of the 10 additional spaces otherwise required for the change of use to a 1,602-square-foot restaurant, where 16 total spaces are otherwise required.

BACKGROUND

The subject property is a flat, rectangular, approximately 2,499.5-square-foot parcel with approximately 25 feet of frontage along Venice Boulevard and a depth of approximately 100 feet. The property is located in the Palms-Mar Vista-Del Rey Community Plan area, is designated General Commercial, and is zoned [Q]C2-1. The property is developed with an existing one-story commercial building and a detached rear structure. City building records document construction and commercial occupancy at the property beginning in 1936.

The proposed project will combine the existing front, middle, and rear commercial areas shown on the plans into a 1,602-square-foot bona fide restaurant with 50 interior seats. No exterior seating, outdoor alcohol service, live entertainment, dancing, grading, demolition, or expansion of the building envelope is proposed.

Good Standing will maintain a full kitchen and offer a full line of alcoholic beverages for on-site consumption under a Type 47 license as an incidental restaurant amenity. Proposed hours are 7:00 a.m. to 2:00 a.m. daily. The project is an adaptive reuse of existing commercial floor area and does not increase building height, lot coverage, or floor area.

Project characteristics

Project feature	Proposal
Use	Bona fide restaurant
Floor area	1,602 square feet
Address	12906 W. Venice Boulevard
Hours	7:00 a.m.-2:00 a.m. daily
Alcohol	Type 47 - full line for on-site consumption
Food service	Full kitchen; food available during all hours of alcohol service
Interior seats	50
Outdoor seats	0
Live entertainment / dancing	None
Off-site alcohol sales	None proposed
Parking	0 spaces on site; Zone Variance for 10 net additional spaces

PARKING ANALYSIS

The subject site has no automobile parking spaces located on, dedicated to, or otherwise legally available to the property. Parking shown on adjacent property is not part of the project site and is not relied upon to satisfy the request.

Use / condition	Floor area	Rate	Spaces
Existing take-out restaurant / retail	706 SF	4 / 1,000 SF	3
Existing retail	704 SF	4 / 1,000 SF	3
Existing storage	192 SF	1 / 500 SF	0
Existing credited requirement			6
Proposed restaurant	1,602 SF	1 / 100 SF	16
Net additional parking requested by ZV			10

SURROUNDING CONTEXT

The property fronts Venice Boulevard within an established urban commercial corridor developed with restaurants, retail stores, personal services, offices, and other neighborhood-serving uses. Residential neighborhoods are located on nearby interior streets. Venice High School, at 13000 Venice Boulevard, is within the 1,000-foot study area east of the site. The proposed restaurant continues the commercial pattern along Venice Boulevard and will occupy an existing low-scale building without increasing its mass, height, or footprint.

CIRCULATION

Venice Boulevard provides east-west access through the surrounding community and is served by sidewalks, public transit, bicycle connections, and rideshare service. The project does not alter existing access, create a new driveway, or expand the building envelope. Its neighborhood-serving format and multimodal location will support trips by walking, bicycle, transit, and rideshare in addition to automobile travel.

GENERAL CLASS 2 CONDITIONAL USE FINDINGS

1. 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 project will adaptively reuse an existing commercial building along Venice Boulevard as a neighborhood-serving restaurant. The proposal introduces a seated dining option with a full kitchen in place of a combination of take-out, retail, and storage uses. Reinvestment in the existing storefront will maintain active commercial frontage, bring patrons and employees to the corridor, and support nearby businesses.

The requested alcohol authorization will allow a full line of alcoholic beverages to be served as an incidental component of meal service. Alcohol service is a customary restaurant amenity and will broaden the range of food and beverage options available to residents, workers, and visitors. The requested 7:00 a.m. to 2:00 a.m. hours are maximum operating hours; the premises will remain a bona fide restaurant with full food service, all seating and alcohol service indoors, and no live entertainment, dancing, DJ, karaoke, cover charge, or age-restricted admission. These characteristics and the proposed operational controls distinguish the project from an independent bar or nightclub.

By enabling productive reuse of a long-established commercial property without demolition or expansion, the project will improve the physical and economic vitality of the site. Conditions addressing food service, responsible alcohol sales, noise, security, lighting, litter, and management will ensure that the establishment provides a beneficial service while protecting the surrounding community.

2. 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 project is limited to reuse of 1,602 square feet of existing commercial floor area within an existing one-story building. No exterior building expansion, increase in height or lot coverage, or exterior dining area is proposed. The restaurant will contain 50 interior seats and operate from 7:00 a.m. to 2:00 a.m. daily. All patron activity will occur within the building.

The Type 47 license will be incidental to a bona fide restaurant with a full kitchen. The project does not include outdoor alcohol service, off-site alcohol sales, live entertainment, dancing, karaoke, a cover charge, or age-restricted admission. A responsible manager will be present during operating hours, employees involved in alcohol service will complete required responsible beverage service training, and surveillance cameras and adequate lighting will be maintained.

The requested parking variance does not authorize a larger building or more intensive physical development. It addresses the incremental parking requirement created by converting existing commercial floor area to restaurant use on a narrow, pre-existing lot that cannot physically accommodate compliant stalls and maneuvering aisles. With the proposed operational limits and access-management measures, the project will be compatible with adjacent properties and will not adversely affect public health, welfare, or safety.

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

The property is designated General Commercial in the Palms-Mar Vista-Del Rey Community Plan and is zoned [Q]C2-1. A restaurant is consistent with the commercial land use designation and established pattern of neighborhood-serving uses along Venice Boulevard. The project retains the existing building and does not seek a change in land use designation, zone, height district, or physical development intensity.

The Community Plan supports viable commercial areas that provide goods, services, and employment for surrounding neighborhoods. Reuse of the existing building as a restaurant advances those purposes by activating commercial frontage, expanding local dining options, and supporting pedestrian activity. The project will remain subject to applicable provisions of the Los Angeles Coastal Transportation Corridor Specific Plan and other regulations.

The alcohol authorization and parking variance are limited entitlements that allow an otherwise appropriate commercial use to operate within an existing building. They do not alter the property's General Plan designation or permit an incompatible primary use. The project therefore substantially conforms with the purpose, intent, and provisions of the General Plan and Community Plan.

ADDITIONAL FINDINGS - CONDITIONAL USE FOR ALCOHOL

1. The proposed use will not adversely affect the welfare of the pertinent community.

The requested full-line alcohol service is incidental to a bona fide restaurant. A full kitchen will be maintained and food will be available during all hours that alcoholic beverages are served. The restaurant requests operating hours from 7:00 a.m. to 2:00 a.m. daily. All patron seating and alcohol service will occur indoors, and the establishment will not include outdoor alcohol service, live entertainment, dancing, or off-site alcohol sales.

Operational safeguards will reduce the potential for noise, loitering, disorderly conduct, and other alcohol-related impacts, including during evening and late-night hours. A responsible manager will be on duty whenever the restaurant is open. Employees who serve alcoholic beverages will complete required Responsible Beverage Service training. Surveillance cameras, lighting, routine litter removal, prompt graffiti removal, and a publicly available complaint contact will be maintained. After 10:00 p.m., management will monitor the entrance and adjoining sidewalk, prevent exterior queuing and loitering, and direct patrons to depart quietly. Patrons who appear intoxicated will not be served, and management will cooperate with the Los Angeles Police Department and the California Department of Alcoholic Beverage Control.

The small, food-led restaurant format, all-indoor seating and alcohol service, and active management controls will safeguard nearby properties and ensure that alcohol remains subordinate to food service. The proposed use therefore will not adversely affect the welfare of the pertinent community.

2. The granting of the application will not result in or contribute to an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages in the area involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

The request is for a Type 47 license serving a 50-seat bona fide restaurant, not an independent bar, nightclub, package store, or off-site alcohol outlet. Although maximum hours are requested until 2:00 a.m., the establishment will provide no outdoor seating or entertainment, will maintain full food service whenever alcohol is available, and will operate with a responsible manager, surveillance, trained staff, and late-night patron-dispersal controls. These characteristics materially limit the potential effects associated with a concentration of alcohol-serving businesses.

Venice Boulevard is an established commercial corridor where restaurants and related services are expected and where a substantial customer base is generated by nearby residents, employees, and visitors. The project will occupy existing commercial floor area and provide a food-centered use. The requested hours do not convert the establishment into an independent bar or nightclub because alcohol remains incidental to meal service, all activity is indoors, and no entertainment, dancing, or age-restricted admission is proposed. The separately submitted radius and land-use materials document the surrounding licensed establishments and sensitive uses for City review.

The separately submitted radius materials and alcohol-license inventory provide the current census-tract allocation and licensed-premises count for City and ABC review. Even if the applicable tract is at or above its numerical authorization, the requested license would serve a 50-seat bona fide restaurant rather than an independent bar, nightclub, package store, or off-site alcohol outlet. The all-indoor, food-led operation, absence of entertainment, active management, trained staff, surveillance, and late-night patron-dispersal controls support a finding that approval will not create or materially worsen an undue concentration.

3. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing alcoholic beverages.

Residential uses are located on nearby interior streets. Venice High School, at 13000 Venice Boulevard, is within the 1,000-foot study area east of the site, and other sensitive uses identified by the radius materials will be considered in the final decision. The restaurant is oriented to Venice Boulevard, and all seating and alcohol service will be indoors. Although operations are requested until 2:00 a.m., no outdoor speakers, patio activity, live entertainment, dancing, or exterior patron area is proposed. After 10:00 p.m., management will monitor the entrance and adjoining sidewalk, prevent queuing and loitering, and direct patrons to depart quietly.

Management will control noise, queuing, deliveries, waste handling, litter, and loitering. A responsible manager and complaint contact will be available, and surveillance and lighting will be maintained. These measures, together with the small scale of the restaurant and its location on a commercial corridor, will avoid detrimental effects on nearby residential zones and sensitive uses.

ADDITIONAL FINDINGS - ZONE VARIANCE

1. The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

The strict parking requirement would require 10 net additional automobile spaces for the proposed restaurant. The approximately 25-foot-wide parcel is already developed with a main commercial building, courtyard, and detached rear structure. The existing improvements occupy the available lot configuration and leave no area in which code-compliant stalls, access, and maneuvering aisles can be constructed.

Compliance would therefore require substantial demolition of lawful existing structures or acquisition and control of property not owned by the applicant. Either outcome would defeat the adaptive reuse of the existing commercial property and impose a hardship disproportionate to the modest, all-indoor restaurant proposal. The variance is limited to the incremental parking requirement and is consistent with the broader purpose of enabling appropriate use of existing commercial buildings while managing access and neighborhood effects.

2. There are special circumstances applicable to the subject property, such as size, shape, topography, location, or surroundings, that do not apply generally to other property in the same zone and vicinity.

The property is an unusually narrow commercial parcel, approximately 25 feet in width, developed with structures that predate contemporary parking and access standards. The main building occupies most of the parcel width and extends deeply into the lot, while a detached rear structure occupies the rear portion. The resulting configuration provides no practical location for even one compliant stall with required access and maneuvering area.

Parking located on adjacent property is expressly identified on the plans as not part of the project and cannot be counted or controlled by the applicant. The narrow lot width, small total lot area, pre-existing building configuration, rear structure, and lack of legally available adjacent parking are circumstances particular to the subject property and do not apply generally to larger or more recently developed C2-zoned properties.

3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied to the property in question.

Restaurant use is permitted in the C2 Zone and is commonly enjoyed by commercial properties along Venice Boulevard and in the surrounding area. Many comparable properties can satisfy parking requirements because they are larger, part of shopping centers, have shared parking, or were developed with parking facilities. The subject property cannot do so because of its narrow dimensions and existing pre-parking-era development pattern.

The variance will not authorize a prohibited primary use. It will allow an existing commercial building to be used for a permitted restaurant while recognizing the physical impossibility of adding 10 parking spaces to the parcel. Without the variance, the property would be denied the reasonable ability to adapt its existing commercial floor area to a restaurant use generally available to other C2-zoned properties.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.

The project does not expand the building envelope, increase height or lot coverage, or create outdoor dining. It is a small, 50-seat, all-indoor restaurant without live entertainment, dancing, or off-site alcohol sales. The requested hours will be managed through food-service requirements, active management, surveillance, quiet patron dispersal, and controls on exterior activity. The variance addresses the physical impossibility of providing the incremental parking spaces and does not authorize additional floor area or a larger establishment.

Venice Boulevard provides access to transit, sidewalks, bicycle travel, and rideshare service, and the surrounding commercial corridor supports linked trips and walking from nearby neighborhoods. Management will encourage employees and patrons to use non-automobile transportation and will not represent adjacent parking as available without separate legal authorization. Because the request is limited to the incremental parking requirement for reuse of existing floor area, approval will not create a physical condition injurious to surrounding property or public welfare.

5. The granting of the variance will not adversely affect any element of the General Plan.

The General Plan and Palms-Mar Vista-Del Rey Community Plan designate the site for commercial use and support viable neighborhood-serving commercial corridors. The project will reuse an existing commercial building as a restaurant, provide employment and services, maintain active frontage on Venice Boulevard, and avoid demolition or physical expansion.

The variance does not change the land use designation, zone, height district, building envelope, or permitted primary use. It provides limited relief from an automobile parking standard where the parcel's historic physical configuration makes compliance infeasible. The site's multimodal location, small scale, all-indoor operation, and proposed access and neighborhood controls allow the restaurant to operate without undermining the General Plan's circulation, land use, or community-development objectives.

APPLICATIONS



ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case No.:

ZA-2026-3206 - EAF

Related Case Nos.:

ZA-2026-3205 - ZV-CUB

Filed With:

Ruben Vasquez

Date Filed:

6/23/2026

Accepted By:

Date Accepted:

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

Project Address¹: 12906 W. Venice Blvd. and 12906 1/2 W. Venice Blvd., Los Angeles, CA 90066

Assessor's Parcel Number: 4236-012-003

Major Cross Streets: Venice Boulevard near Beethoven Street and Walgrove Avenue

Community Plan: Palms - Mar Vista - Del Rey

2026 Fee Schedule Notice: All discretionary City Planning applications must submit this form and pay the required EAF Intake Fee. After submission, City Planning staff will determine the appropriate CEQA clearance, which may require additional information and/or fees depending on the level of environmental review.

OVERVIEW

The California Environmental Quality Act, also known as CEQA, was enacted by the State of California in 1970 to establish statewide regulations for the environmental review of discretionary projects. The CEQA review process is intended to foster transparency and integrity in public decision-making while ensuring land use decisions take into account the full impacts of development on natural and human environments. Before a discretionary project may be approved by the City, the Department must determine the appropriate level of CEQA review and conduct the corresponding type of environmental analysis.

Under CEQA, a project's potential impacts on the environment will fall into one of the following categories: Statutory Exemption (including the Sustainable Communities Project Exemption [SCPE]), Categorical Exemption (CE), Negative Declaration (ND), Mitigated Negative Declaration (MND), Sustainable Communities Environmental Assessment (SCEA), Sustainable Communities Environmental Impact Report (SCEIR), or Environmental Impact Report (EIR).

The purpose of this form is to assist Planning staff in determining the appropriate environmental clearance for a project. Unless otherwise specified on the pages that follow, provide all applicable information in narrative form or in a separate attachment to the Environmental Assessment Form (EAF). At any time, Planning staff may require additional documentation, studies, reports, and/or analysis to be submitted with this form or City Planning Application. Any missing, incomplete, or inconsistent information will cause delays in the processing of your application.

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>).

PROJECT DESCRIPTION

Describe the entire project scope and any related entitlement requests. Attach a separate sheet if necessary. The description must include and/or describe:

- All phases and plans for future expansion
- Total square footage for:
 - Existing Development
 - Proposed Demolition
 - Proposed Construction
 - Summary of gross and net new square footage
- All uses, building heights (stories/feet), land use and zoning, floor area ratio (FAR), density, trees or protected tree removals, excavation/grading activities, construction staging areas, haul routes, street vacations or off-site improvements, sustainability features, hours of operation, retaining walls, etc.

Consider using tables to compare square footages or other aspects of the project.

Project Description:

Change of use and tenant improvement of an existing 1,602-square-foot commercial building/tenant space to establish Good Standing, a 50-seat bona fide restaurant with a full kitchen and Type 47 full-line alcoholic beverage service for on-site consumption. Requested hours are 7:00 a.m. to 2:00 a.m. daily. The entitlement requests include a Class 2 Conditional Use Permit for alcohol and a Zone Variance to allow 0 additional automobile parking spaces in lieu of the 10 additional spaces otherwise required for the change of use. No expansion, demolition, grading, outdoor dining/alcohol service, live entertainment, dancing, exterior speakers, or tree removal is proposed.

Additional Information Attached

☐ YES ☒ NO

PROJECT & PROJECT SITE INFORMATION

ZONING/LAND USE

	Existing	Proposed
General Plan Land Use Designation	General Commercial	General Commercial
Zoning	[Q]C2-1	[Q]C2-1
Use (e.g., apartments, restaurant, retail)	Retail / existing commercial building	Restaurant (bona fide eating place with Type 47 on-site alcohol)

PROJECT SITE

	Square Feet	Acres
Gross Lot Area	2,499.5 sq ft	0.057 ac
Net Lot Area	2,499.5 sq ft	0.057 ac

SLOPE²

Identify how much of the property is:

< 10% slope: 100% 10-15% slope: 0% > 15% slope: 0%

If slopes over 10% exist, a **Topographic Map** is required.

PROJECT SIZE

Total square footage of the existing development:	1,602 sq ft
Square footage to be demolished:	0 sq ft
Square footage to be built:	0 sq ft
Net new square footage:	0 sq ft
Total gross square footage:	1,602 sq ft

PROPOSED USES

Residential square footage:	0 sq ft
Commercial square footage:	1,602 sq ft
Industrial square footage:	0 sq ft
Other square footage (indicate use):	0 sq ft

DWELLING UNITS

Number of residential units and type:	0
Number of hotel guestrooms:	0
Net new units or hotel guestrooms:	0

² As defined in LAMC Section 12.03 of Chapter 1 or LAMC Division 14.2 (Glossary) of Chapter 1A, as applicable based on a property's subject zoning.

BUILDING HEIGHT

Total number of stories at or above ground: 1 story (existing; no change)

Maximum height: Existing height; no change proposed

LOT COVERAGE

Indicate the percent of the total lot area that is proposed for:

Building footprint:	64	%
Paving/hardscape:	No change	%

Permeable hardscape:	No change	%
Landscaping:	No change	%

EXISTING AND PROPOSED DEVELOPMENT

Does the project only involve a remodel or change of use of an existing interior space? ☒ YES ☐ NO

If YES, indicate the total size of the interior space: 1,602 sq ft

Does the property contain any vacant structures? ☐ YES ☒ NO

If YES, describe and state how long it has been vacant:

N/A

Does the project propose the removal or demolition of any structures? ☐ YES ☒ NO

If YES, provide the number, type, age, and total square footage of structures to be removed:

N/A - no demolition proposed.

Does the project propose to remove any residential dwellings? ☐ YES ☒ NO

If YES, indicate the number of units: N/A

Does the project include a pool and/or hot tub? ☐ YES ☒ NO

If YES, provide the total number of gallons of water: N/A

SENSITIVE USES

Is the project site located within 500 feet of any of the following sensitive uses: residences (single-family, apartments, or condominiums), transient lodgings, and/or retirement homes, long-term health care facilities, rehabilitation centers, and convalescent centers; hospitals; schools and childcare centers; parks and playgrounds; churches; auditoriums, concert halls, amphitheaters, and/or recording studios? ☒ YES ☐ NO

If YES, describe use and proximity:

The site is in a 500-foot school zone for Venice Senior High School. Residential uses are located on nearby interior streets off Venice Boulevard.

HOURS OF OPERATION

The hours of operation of the proposed project:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7 AM - 2 AM	7 AM - 2 AM	7 AM - 2 AM	7 AM - 2 AM	7 AM - 2 AM	7 AM - 2 AM	7 AM - 2 AM

SPECIAL EVENTS

Will there be special events not normally associated with day-to-day operations (e.g., fundraisers, parties, parent-teacher nights, athletic events, graduations)? ☐ YES ☒ NO

If YES, describe the number of events, type, duration, and frequency proposed:

N/A - none proposed.

TREES

Are there any protected and/or non-protected trees and shrubs³ on the project site and/or within the adjacent public right-of-way, that may be removed or impacted⁴ as a result of the project?

☐ YES ☒ NO

Existing number of trees onsite: 0

Existing number of protected trees/shrubs onsite: 0

Existing number of street trees adjacent to the project site: 0

*If a protected tree or shrub (as defined in LAMC Chapter 4, Article 6, Section 46.00 (Protected Trees and Shrub Regulations)) occurs onsite, or any trees will be removed, replaced, relocated, or impacted, a **Tree Report** is required. Refer to the Tree Report Template (CP-4068) for additional instructions. If NO, a Tree Disclosure Statement (CP-4067) is required.*

Tree Report Attached

☐ YES ☒ NO

Tree Disclosure Statement Attached

☐ YES ☒ NO

GRADING AND RETAINING WALLS

Activities that may contribute to Grading (Check all that apply)

Demolition of Existing Structures

☐ YES ☒ NO

Remodels

☒ YES ☐ NO

Accessory Dwelling Unit

☐ YES ☒ NO

Swimming Pool/Spa

☐ YES ☒ NO

Decks

☐ YES ☒ NO

Garages

☐ YES ☒ NO

Basements

☐ YES ☒ NO

Pool House/Cabanas

☐ YES ☒ NO

Tennis Court/Motor Court/Basketball Court

☐ YES ☒ NO

Carports

☐ YES ☒ NO

Bridges

☐ YES ☒ NO

Slope Repair/Stabilization

☐ YES ☒ NO

Retaining Walls

☐ YES ☒ NO

Other: Interior tenant improvement / change of use only; no grading.

³ For a list of protected trees and shrubs, refer to the Tree Disclosure Statement (CP-4067).

⁴ Impacted means that grading or construction activity will be conducted within five feet of, or underneath, the tree's canopy.

Grading

Specify the total amount of soil being moved:

Grading for Cut:	0	cubic yards
Grading for Fill:	0	cubic yards
Total Grading:	0	cubic yards (including BHO-exempt grading)
Overexcavation/Recompaction:	0	cubic yards

If subject to the Baseline Hillside Ordinance (BHO) per LAMC Section 12.21 C.10 of Chapter 1, identify the following exemptions, where applicable:

Remedial Grading as defined in LAMC Section 12.03: ⁰ _____ cubic yards
(Must be recommended in Geotechnical Report and *approved by* the LADBS Grading Division)

Cut and/or Fill for driveway: ⁰ _____ cubic yards
(Maximum exemption is 500 cubic yards)

Cut and/or Fill for deepened foundation systems: ⁰ _____ cubic yards

Fill resulting from Cut underneath the main building footprint: ⁰ _____ cubic yards
(Maximum exemption cannot exceed 50% of said Cut)

Retaining Walls

Does the project include retaining walls?

☐ YES ☒ NO

HAUL ROUTE⁵

Indicate the amount of soil to be exported and/or imported:

☒ Less than 1,000 cubic yards

☐ 1,000 cubic yards or more

Provide the following details only if the project is exporting/importing soil amount of 1,000 cubic yards or greater:

Soil Export Amount: ⁰ _____ cubic yards (including a 25% swell factor)

Location of Disposal Site: ^{N/A} _____

Soil Import Amount: ⁰ _____ cubic yards

Location of Borrow Site: ^{N/A} _____

⁵ Haul Route approval will be required if the project is located within a BOE Special Grading Area and is exporting / importing 1,000 cubic yards or greater. If the project includes a subdivision map, the Deputy Advisory Agency has the authority to act on the Haul Route; otherwise, a separate public hearing and approval will be required by the Board of Building and Safety Commissioners.

ENVIRONMENTAL CHECKLIST

Any technical study identified as required below shall be submitted at the time of case filing. Projects submitting an EIR may submit the technical studies at a later date.

AIR QUALITY

Does the proposed project include:

- | | | |
|--|------------------------------|--|
| 80 or more residential units? | ☐ YES | ☒ NO |
| 75,000 sq. ft. or more of non-residential use? | ☐ YES | ☒ NO |
| 20,000 or more cubic yards of soil export? | ☐ YES | ☒ NO |

If ANY of the three boxes are marked as YES, provide an **Air Quality Study**.

BIOLOGICAL RESOURCES

Does the project propose any grading, new construction, or expansion of any building footprint? ☐ YES ☒ NO

If NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.

If YES, continue below.

- | | | |
|---|------------------------------|--|
| Will the project remove any vegetation? | ☐ YES | ☒ NO |
| Will the project remove any protected trees or shrubs? | ☐ YES | ☒ NO |
| Would the project alter or encroach upon any water resources? | ☐ YES | ☒ NO |

If all three boxes are marked as NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.

If any of the three boxes are marked as YES and the project is within a hillside area and/or coastal zone, provide a **Biologist's Statement of Biological Resources (CP-3613)**.

If any of the three boxes are marked as YES and the project is not within a hillside area and/or coastal zone, provide an **Owner's Declaration of Biological Resources (CP-3612)**.

HISTORICAL RESOURCES

Identification of Historical Resources Listed or Eligible for Listing

Are there any resources on or adjacent to the project site that are listed or eligible for listing under federal, state, or local landmark or historic district programs? ☐ YES ☒ NO

Properties may include buildings, structures, sites, objects, and components of districts.

If YES, indicate which of the following apply, and skip to "**Analysis of Project Impacts**".

- ☐ National Register of Historic Places: _____
- ☐ California Register of Historical Resources: _____
- ☐ City of Los Angeles Historic-Cultural Monument (HCM): _____
- ☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Evaluation of Potential Historical Resources

Are there any properties on or adjacent to the project site that have been identified in a federal, State or local register? ☐ YES ☒ NO

If YES, indicate which: N/A

N/A

Are there any properties on or adjacent to the project site that have been previously identified in a historic resources survey? ☐ YES ☒ NO

If YES, indicate which of the following apply and identify the name and/or address of the identified property and the geographic plan area in which the property is located: _____

- ☐ Identified in SurveyLA: _____
- ☐ Identified in CRA/LA Survey: _____
- ☐ Identified in Specific Plan: _____
- ☐ Identified in Other Geographic Overlay(s): _____

Does the Project Site contain any buildings over 45 years old that are not visible from the public right-of-way? ☐ YES ☒ NO

If YES to any of the above, provide a **Historical Resource Assessment Report**.

Analysis of Project Impacts

If there are any properties listed or evaluated eligible for listing in **Historical Resource Assessment Report** on or adjacent to the project site, provide the applicable document below:

- ☐ **Historical Resource Technical Report (HRTR)** is required for projects involving the demolition, construction, rehabilitation, relocation, or alteration of an identified historical resource. An HRTR should be prepared in support of an EIR, SCEA, MND/ND, SCPE, and/or Class 32 CE.
- ☐ **Secretary of the Interior's Standards Compliance Memorandum** is required for projects involving the rehabilitation, relocation, or alteration of an identified historical resource seeking a Class 31 CE.

HAZARDS AND HAZARDOUS MATERIALS

Is the project site listed in any of the databases that compose the Cortese List of hazardous wastes and substances, maintained by the California Environmental Protection Agency (CalEPA)? These database resources can be located online at the following address: <https://calepa.ca.gov/SiteCleanup/CorteseList>.

Check all that apply.

- ☐ Department of Toxic Substances Control (DTSC): EnviroStor database
- ☐ State Water Board: GeoTracker database of leaking underground storage tank sites
- ☐ State Water Board: List of solid waste disposal sites with waste constituents above hazardous waste levels
- ☐ State Water Board: List of active Cease and Desist Orders and Cleanup and Abatement Orders
- ☐ DTSC: List of hazardous waste facilities subject to corrective action
- ☒ None of the Above

*If the project site is listed in ANY of the above databases, the project is ineligible for a CE, a **Phase I Environmental Site Assessment (ESA)** is required, and the project may incur other restrictions or requirements.*

Notwithstanding the checklist above, is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial / manufacturing use, or other similar type of use that may have resulted in site contamination?

☐ YES ☒ NO

If YES, describe:

N/A

*If YES, provide a **Phase I Environmental Site Assessment (ESA)**.*

TRANSPORTATION

Is the project required, or voluntarily proposing, to make modifications to the public right-of-way (i.e., dedications and/or improvements, reconfigurations of the curb line)?

☐ YES ☒ NO

If YES, complete Sections A, B, and C of Attachment D: Plan Consistency Worksheet of the Transportation Assessment Guidelines. Review by the Department of Transportation (LADOT) will be required to determine if the project's proposed changes to the public right of way conflicts with any plans, programs, ordinances, or policies.

Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way on a street designated as a Boulevard or Avenue, or on a collector or local street within 75 feet from the intersecting street?

☐ YES ☒ NO

*If YES, contact LADOT to initiate a **Transportation Engineering Design Review** by LADOT.*

A development project must also be screened to determine if a **Transportation Assessment** review by LADOT is required to analyze a potential increase in Vehicle Miles Traveled (VMT). Complete the **Transportation Study Assessment (CP13-2151.1)** to determine if the project needs to complete a VMT analysis.

If a Transportation Study Assessment (CP13-2151.1) has been completed, did the results indicate that a VMT analysis would be needed?

☐ YES ☐ NO

☐ NOT
COMPLETED

MISCELLANEOUS

Does the property contain any easements, rights-of-ways, Covenant & Agreements, parking agreements, or other contracts which restrict full use of the property?

☐ YES ☒ NO

If YES, describe:

N/A

N/A

Will the project require certification, authorization, clearance or issuance of a permit by any federal, State, county, or environmental control agency, such as the Coastal Commission, California Department of Fish and Wildlife, State Water Resources Board, South Coast Air Quality Management District, etc.?

☐ YES ☒ NO

If YES, specify:

N/A

N/A

REQUESTED ENVIRONMENTAL CLEARANCE

CATEGORICAL EXEMPTION (CE)

Check all that apply below:

☒ **Check this box if you are requesting a CE and:**

You do not meet any of the exceptions listed in Section 15300.2 of the State CEQA Guidelines.

☒ **Check this box if you are requesting a Class 1–30 or 33 CE.**

Identify the Class of the CE which you are requesting: Class 1 (CEQA Guidelines Sec. 15301) and Class 5 (Sec. 15305)

☐ **Check this box if you are requesting a Class 31 CE and:**

A Secretary of the Interior's Standards Compliance Memorandum is attached.

☐ **Check this box if you are requesting a Class 32 CE and:**

- The Special Requirements for the Class 32 CE (CP-7828) have been reviewed;
- Written justifications identified in the Special Requirements (CP-7828) and any supporting documents and/or technical studies to support your position that the proposed project is eligible for the Class 32 CE and does not fall under any of the Exceptions pursuant to CEQA Section 15300.2 have been included; and
- This project would not result in any significant traffic, noise, air quality, or water quality impacts.

STATUTORY EXEMPTION

☐ Check this box if you are requesting a Statutory Exemption.

Identify the Code and Section under which a Statutory Exemption is being requested: N/A
N/A

NEGATIVE DECLARATION (ND) OR MITIGATED NEGATIVE DECLARATION (MND)

☐ Check this box if you are requesting an ND or MND.

Is a consultant-prepared Initial Study attached? ☐ YES ☒ NO

PROJECT WITHIN THE SCOPE OF THE HOUSING ELEMENT PROGRAM EIR

☐ Check this box if you have reviewed the Housing Element Project Checklist (Form: CP-4089; Instructions: CP-4091) and believe that your project is within the scope of the Housing Element Program EIR.

Is a completed Housing Element Project Checklist Form attached? ☐ YES ☒ NO

ENVIRONMENTAL IMPACT REPORT (EIR)

☐ Check this box if you are requesting an EIR. Note that a consultation with the Major Projects Unit is required prior to filing.

A consultation has been completed. ☐ YES ☒ NO

Date consultation completed: N/A

SENATE BILL (SB) 375 CEQA STREAMLINING REQUEST

SB 375 introduced a series of streamlined CEQA environmental clearances for qualifying Transit Priority Projects (TPPs) pursuant to Public Resources Code (PRC) 21155, intended to encourage higher density infill development located near transit. The SB 375 clearances include Sustainable Communities Project Exemptions (SCPEs), Sustainable Communities Environmental Assessments (SCEAs), and Sustainable Communities Environmental Impact Reports (SCEIRs). Projects are eligible to seek one of these clearances if they meet the statutory requirements for TPPs **and** the qualifying requirements for the applicable environmental clearance.

- ☐ **Check this box if you are requesting a SB 375 environmental clearance, and indicate below which type you are requesting (choose only one):**
- ☐ **SCPE.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCPE pursuant to PRC Section 21155.1.
 - ☐ **SCEA.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEA pursuant to PRC Section 21155.2(a) and 21155.2(b).
 - ☐ **SCEIR.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEIR pursuant to PRC Sections 21155.2(a) and 21155.2(c).

Written justifications and any supporting documents and/or technical studies are required to support the position that the proposed Project is eligible for one of these three SB 375 CEQA streamlining clearances.

Note that requesting a SCPE, SCEA, or SCEIR, or other environmental clearance does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

PROPERTY OWNER

Name: Rolan Meyer

Company: 12906 Venice LLC

Address: 3560 Rosewood Ave. **Unit/Space Number:** N/A

City: Los Angeles **State:** CA **Zip Code:** 90066

Telephone: N/A **E-mail:** N/A

APPLICANT (IF NOT PROPERTY OWNER)

Name: Sara Meyer

Company: Good Standing Venice LLC

Address: 12906 Venice Blvd. **Unit/Space Number:** N/A

City: Los Angeles **State:** CA **Zip Code:** 90066

Telephone: 310-422-1113 **E-mail:** sara.b.alwan@gmail.com

APPLICANT'S REPRESENTATIVE

Name: Manny Diaz

Company: FE Design & Consulting

Address: 327 E. 2nd St. **Unit/Space Number:** 222

City: Los Angeles **State:** CA **Zip Code:** 90012

Telephone: (213) 545-2646 **E-mail:** manny@fedesignandconsulting.com

ENVIRONMENTAL CONSULTANT (IF APPLICABLE)

Name: N/A

Company: N/A

Address: N/A **Unit/Space Number:** N/A

City: N/A **State:** N/A **Zip Code:** N/A

Telephone: N/A **E-mail:** N/A

APPLICANT/CONSULTANT'S AFFIDAVIT

Affidavit must be signed and notarized by the Property Owner and Consultant (if applicable).
Notarized signatures shall also be required each time a revised EAF is submitted.

PROPERTY OWNER

I,

Rolan Meyer

(Print Name)



Signature

CONSULTANT/AGENT

I,

Manny Diaz

(Print Name)

Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 25, 2026 before me, Samalah Seldon, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Rolan Albert Meyer, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature



REQUIRED SUBMITTAL MATERIALS

The following materials are required when submitting an EAF. All materials should reflect the entire Project, not just the area in need of the entitlement request. The required submittal materials are in addition to those required for any case/application with which the EAF is being filed. Materials shall be consistent with, or duplicates of, what is being submitted for the related application.

The City of Los Angeles may determine at a later point in time, consistent with CEQA Section 15060, that additional technical studies or reports may be required, including but not limited to shade/shadow studies, air quality studies, biological and species-specific resource reports, cultural resources assessments, energy assessments, geology and soils reports, greenhouse gas studies, phase I and phase II environmental site assessments, soils management plans, noise studies, transportation reports, etc.

☒ **Duplicate Copy of Application Materials:** Provide one duplicate hard copy of the following materials required as part of the main application. Refer to the DCP Application Filing Instructions ([CP13-7810](#)), Parcel Map Filings Instructions ([CP13-1801](#)), or Tract Map Filing Instructions ([CP-6110](#)), as applicable.

- Application Form (e.g., DCP Application Form [[CP13-7771.1](#)] and/or Subdivider's Statement [[CP-6111](#)], as applicable)
- One set of 11" x 17" reduced size Project Plans (e.g., Plot/Site Plan, Elevations, Landscape Plan) and/or Subdivision Map, as applicable
- Vicinity Map
- Index Map and Color Photographs
- Referral Forms, as applicable

☐ **Topographic Map:** Provide one copy of a Topographic Map if slopes over 10% exist on the project site. If the site is over 50 acres, 1" = 200' scale is acceptable.

☐ **Geology & Soils Report:** Provide one copy of the full report, including all appendices, grading plans (including the location and amounts of cut and/or fill, and export/import amounts), site plan and elevations illustrating any proposed retaining walls; and receipt from LADBS showing payment for report review. If available, the Geology and Soils Report Approval Letter from the LADBS - Grading Division shall be required at the time of filing.

☒ **Electronic Copy of EAF Materials:** Provide an electronic copy of all EAF materials on a USB flash drive. Save each item as individual PDFs and label accordingly (e.g., "EAF.pdf", "Haul Route Application.pdf", "Tree Report.pdf", "Project Plans.pdf", "Photos.pdf"). No individual file should exceed 70 MB in size.

