

**MAR VISTA
NEIGHBORHOOD COUNCIL**

Planning & Land Use Management Committee

GOOD STANDING

ENTITLEMENTS

CUB + Zone Variance

ADDRESS

12906 W. Venice Boulevard
Los Angeles, CA 90066

CASE NO.

ZA-2026-3205-ZV-CUB

PRESENTED BY

Matthew Mello
FE Design & Consulting

*Council District 11
Palms—Mar Vista—Del Rey*

ABOUT THE OPERATORS

Speakeasy in Mar Vista

A neighborhood concept by Sara and Rolan Meyer

What began as a home-based “Cocktail Club” in 2021 grew into a gathering place envisioned for the neighborhood.

Sara brings 15+ years in education and community-building.
Rolan brings 15+ years in hospitality, including restaurant management and beverage leadership.

Together, they are creating a small-scale restaurant centered on food, service, and conversation—with a commitment to local hiring and neighborhood vendors.

THE FOUNDERS



Sara Meyer

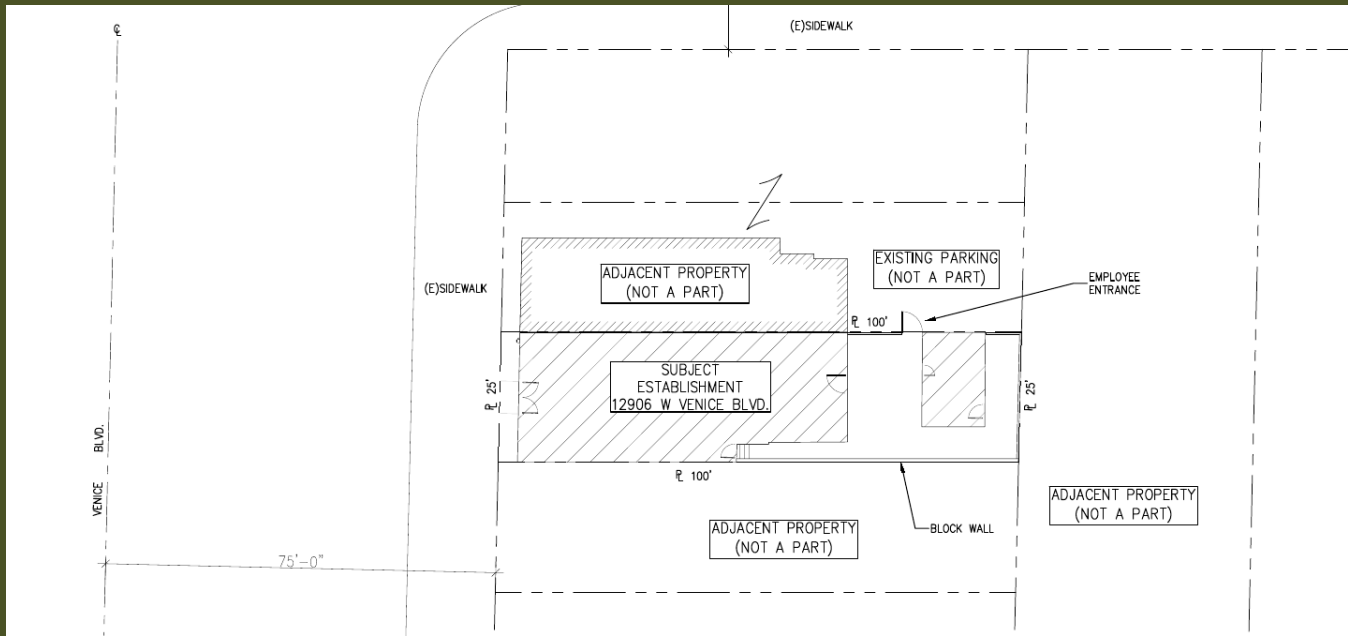


Rolan Meyer

Adaptive reuse on Venice Blvd. corridor

25-foot-wide parcel • existing commercial building

SITE
A-0.0



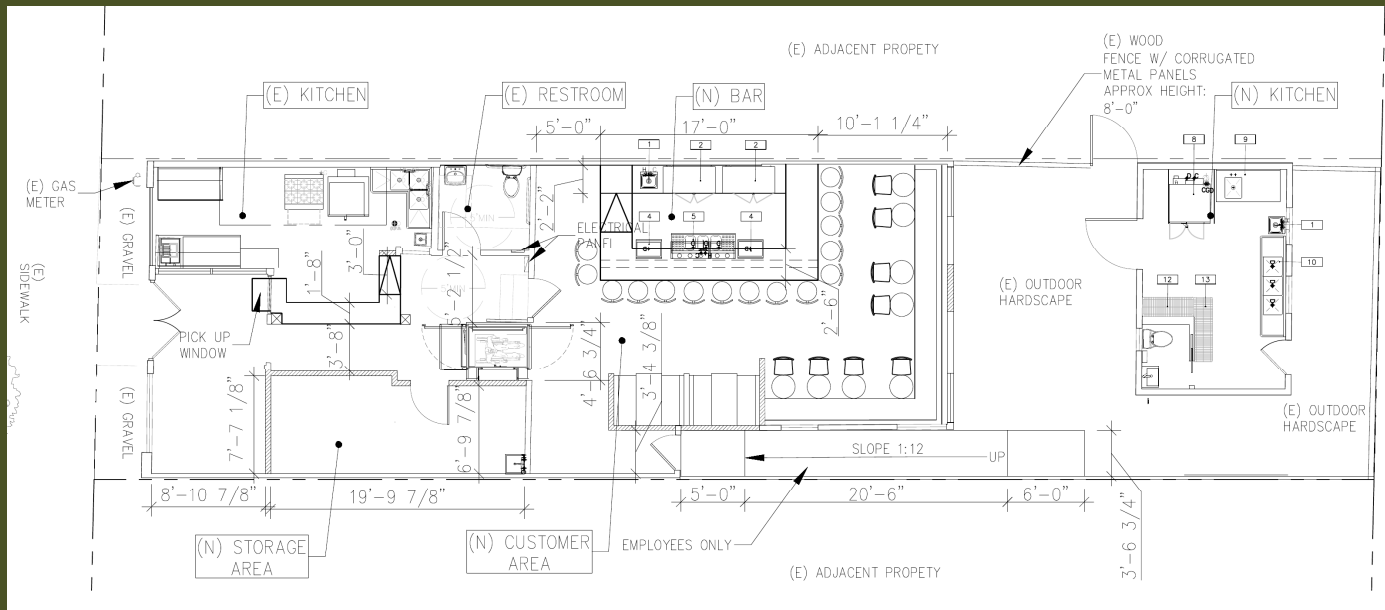
No on-site automobile parking

Parking variance requested for 10 net additional spaces

A compact, all-indoor floor plan

SHEET

A-2.0



1,602 SF with approximately 40 indoor seats

The Arepa Stand: no added indoor seating

No outdoor seating or live entertainment



THE REQUEST

CUB (Alcohol) and ZV (Parking)

Class 2 CUB

+ Parking Variance

1,602 SF • APPROX. 40 INDOOR SEATS

Full-line alcohol for on-site service in a bona fide restaurant under a Type 47 license.

Proposed operational hours: 4 p.m.–1 a.m. daily.

Parking variance: zero additional spaces in lieu of 10 net additional spaces.



The Arepa Stand

Sibling-owned Venezuelan kitchen with local farmers' market roots

Shareable small bites and local sourcing

Good Standing also plans zero-proof drinks

Requested Recommendation

Support the CUB and parking variance

Indoor-only; no live music, DJ, or dancing

Forward support to the MVCC Board