



Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294 | www.VeniceNC.org

Email: Chair-LUPC@VeniceNC.org



Land Use & Planning Committee (LUPC)

Staff Report --DRAFT

SEPTEMBER 26th, 2025

City Case No: DIR-2025-3611-CDP
CEQA Case No: ENV-2025-3612-CE
Project Address: 2015-2017-2025 Pacific Avenue, Venice, CA 90291
Coastal Zone: Dual
Known As: "Ospi"
Applicant/ Owner: Jackson Kalb
Applicant's Representative: Andrew Leonard
City Planner: Sienna Kuo
LUPC STAFF: David Feige
Hearing Scheduled: No

Detailed Project Description:

Stand-alone patio with seating for Al Fresco Dining use.

Size of Proposed Al Fresco Area: 655 Sq. Feet

Current Interior Seats: 177 Proposed Additional Al Fresco Seats: 41 Capacity Increase: 23%

Does Requested Permit Reduce Street Parking? ☒ YES ☐ NO (If yes) by how many parking spaces?

*--The Al Fresco Space does occupy 4 spaces that were previously used as street parking (see attached images)
However, applicant counts 104 spaces in a nearby garage to satisfy any parking requirement.*

Are Additional Bathrooms Proposed to Accommodate Added Capacity? ☐ YES ☒ NO
Has Owner Read the Al-Fresco Ordinance and Agreed to Abide by It? ☒ YES ☐ NO
Has Owner Certified That They are Currently in Compliance with the Ordinance? ☒ YES ☐ NO
Does LUPC Staff Agree that Owner is Currently in Compliance with the Ordinance? ☒ YES ☐ NO

Affected Area and Community Response:

Approximate Number of Homes/Apartments within 500 feet of proposed Al Fresco Space: 108

Is There Current Opposition by Neighbors to Issuance of Al Fresco Permit? ☐ YES ☒ NO

Have There Been Previous Complaints About Al Fresco Space to City or to Owners? ☐ YES ☒ NO

If Yes, Approximate Number of Complaints to City? Complaints directly to Owner?

Nature of Complaints: (check all that Apply) Noise: ☐ Unpermitted Speakers or Screens: ☐
Operating Hours: ☐ Maintenance of Adjacent Areas: ☐
Other: ☐ Unpermitted Live Music or Karaoke: ☐



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Evaluator Report:

Background and Area Assessment:

Located at 2025 Pacific Avenue, “Ospi” is a vibrant, welcoming Southern Italian restaurant serving hand-made pastas, pizza and a full line of Alcoholic Beverages. It consists of a large indoor space (seating 177 patrons) including a private room on a mezzanine area. Ospì has applied to make it’s festive, sheltered Al Fresco Space, located on the sidewalk and street (adjacent to the North Venice Blvd side of the restaurant) permanent. The Al Fresco space which has been operating under a temporary permit, seats 41 people representing a capacity increase over the interior seating of a very reasonable 23 percent.

The space itself is elegant and pleasing and appears to conform to LADBS standards. While no additional bathrooms are being added, it does not appear that they would be required and there is no reason to believe that the additional patron load would lead to any of the public nuisances that have been associated with larger capacity expansions.

While the area of North Venice on which the Al Fresco space is located almost directly across the street from two buildings zoned residential, the rest of the block is designated as “Neighborhood Office Commercial.” However, on the North of the applicant’s space, is 20th place—which is an alley. Thus for purposes of the Al Fresco Ordinance, Ospì “abuts” a residential neighborhood and thus is subject to the operating hours set forth in the Ordinance.

In terms of load/capacity, while application seeks to add a decent number of seats, it is important to view this in the context of the overall size of the interior space. That context suggests that the additional impact from the increased capacity and load will be fairly small.

Compliance with the Ordinance and “Neighborliness”

By every available metric, the applicant and “Ospi” appear to be excellent neighbors. There are no recorded complaints, no neighbors have reached out with concerns, it does not appear to be an LAPD hotspot, nor does it appear from the design and structure (especially since the AL Fresco area is on the South side of the Street rather than the abutting North Side) that there are noise concerns. The applicant keeps the space clean and orderly, there is no loitering on the sidewalk in front of the space, and the applicant abides by the requirements that patrons be seated when served. *Most significantly as discussed below, when applicants were made aware of the prohibition on speakers, they promptly removed and capped the outdoor speakers that had been present.* Photographic proof the removal of those speakers is attached to this report.

In addition, the Applicant has filled out and signed the “Community Relations Form” and listed no complaints. The Applicant has also filled out and signed the “Al Fresco Dining Self-Certification Form” averring that they have read the ordinance, and are aware of its specific requirements. They have further certified that they ARE currently in compliance with the ordinance and intend to abide by it in the future.

Finally, the applicant had properly displayed the permit application notice in the window in order to allow community input. A picture of the notice is also attached to this report.

LUPC staff’s site visit corroborates these statements, and thus we find that the applicant is currently: **In compliance with the ordinance.**



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Compliance with Previously Imposed Planning Conditions:

The current conditions imposed were initially drafted for the previous tenant which was the Canal Club. That Determination Letter (ZA-2018-828-CUB-CUX) dated September 21st, 2018 can be found here:

<https://planning.lacity.gov/pdiscaseinfo/document/MTk4OTY40/03b6cd7a-61f3-4d27-8bc5-9bb6e20119bc/pdd>

A review of the conditions imposed in that CUB are consistent with many others in that they require graffiti to be removed, noise to be limited, ban live music and set forth proper operating hours for the indoor space. Site visits confirm that all those conditions are being adhered to. And thus it appears that the applicant has acted in good faith in complying with previously imposed conditions.

Parking impact:

While the Al Fresco space does now occupy what used to be four street parking spaces, there is a large parking structure across the street just 150 feet west of that space which, according to the applicants has more than sufficient capacity. In addition, the entrance to the large beach lot is at the end of the block. While there has been a broad parking study commissioned by the council to evaluate the parking impacts of the Al Fresco transition, this study is not yet complete. As a consequence, it is impossible to adequately assess or contextualize the larger parking impacts of the Al Fresco transition, but it is clear that in the instant case, under the prior rules, not only would alternatives have been required but additional parking for the additional service floor area would have also been required. It is the view of the committee that such an overall assessment is critical to the evaluation of any Al Fresco application, and the failure to have completed that study is a significant impediment to a full and proper assessment of any application.

Bathroom Sufficiency:

As noted above, the permanent Al Fresco space sought by the applicant increases overall capacity by less than 25%. Looking at the numbers it appears that no additional bathrooms are required and thus there is no reason to believe that the additional patron load would lead to any of the public nuisances that have been associated with larger capacity expansions.

Aesthetic or Code Concerns:

Though there may be requirements from other city agencies, based on the submitted plans and site visits, the Al Fresco Space at Ospis is welcoming, modest, and quiet. With the absence of the outdoor speakers, there is little concern for noise disturbances, and the nature of the restaurant itself discourages loitering and other problematic behavior.

Service Hours and Noise Concerns:

The applicant clearly understands the service hour requirements, and that because this abuts a residential neighborhood it is subject to the operating hours set forth in the Al Fresco Ordinance to wit: The space may not be used after 10:30 Sunday through Thursday or after 11PM on Friday and Saturday nights. The applicant also understands that patrons must be seated to be served, and the layout and design of the space itself facilitates compliance with that condition.



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Conclusion:

Through its good faith efforts at compliance, the lack of neighborhood opposition, it's location, design and layout, Ospis presents an excellent case for how Al Fresco dining can enhance a community without creating burdens for those who live nearby. Therefore:

Recommendation:

APPROVE WITH CONDITIONS:

Applicable Law:

Coastal Act, with certified Land Use Plan (LUP) as guidance
Venice Community Plan

Permanent Al Fresco Dining Ordinance:

mailto:https://cityclerk.lacity.org/online/docs/2020/20-1074-S4_ord_188073_1-31-24.pdf

Proposed Motion:

The Venice Neighborhood Council (VNC) LUPC recommends that the City APPROVE of the project at 2025 Pacific Ave, as proposed, with the following additional condition:

1. That the CDP for Al Fresco dining make clear that as applicant abuts a residential neighborhood, it is subject to the operating hours set forth in the Al Fresco Laws, and thus is limited to 11am to 10:30pm Sunday through Thursday and 11am to 11pm on Friday and Saturday nights.
2. The CDP for Al Fresco Dining shall be subject to the City's Coastal Access study and any mitigation measures adopted to address the impacts of the loss of parking related to coastal access.

Moved by: _____

Seconded by: _____

VOTE:

YES

NO:

ABSTAIN:



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Attached Documents and Community Feedback:

Signed Self Certification of Compliance

LUPC Community Relations Form

Notice of Pending Permit

Parking Photographs: Then and Now:

CDP Coastal Act, Standard of Review and Parking Study Information

Affected Area Map

Floor Plan



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Compliance: Self Certification:

LAND USE PLANNING COMMITTEE AL FRESCO DINING PERMIT SELF-CERTIFICATION

Instructions: Owner/Applicant should fill out this form, only after reviewing the Al Fresco Ordinance or the Fact Sheet distributed by the LUPC which lists the basic requirements of the ordinance. Please initial each box and sign the certification at the bottom. The form need not be notarized. Please return the signed and dated form to the assigned evaluator via USPS or E-mail for inclusion in the staff report to the board. Please note that a failure to execute this self-certification will be a factor to be considered in the evaluator's recommendations.

1. I Jackson Kalb am the owner and applicant, and am seeking a permanent Al Fresco Dining Permit for my business, known as Ospi and located at 2025 Pacific Ave in Venice, CA.

2. I have personally reviewed Ordinance 188073, enacted by the City Council on December 23rd, 2023 and I am familiar with the requirements therein—my initials in the boxes below indicate my familiarity with, and agreement that I am aware of, abiding by, and will continue to abide by each the following provisions:

The Operational Requirements contained in LAMC Section 12.21 A:

- | | |
|----|---|
| JK | Section 24(d)(ii) of the Ordinance prohibits background music and speakers in outdoor areas. |
| JK | Section 24(d)(iii) of the Ordinance prohibits television monitors and similar audio-visual devices in outdoor areas |
| JK | Section 24(d)(iv) of the Ordinance prohibits Live music, and live entertainment including but not limited to disc jockeys, karaoke, dancing, pool tables, billiard tables, and adult entertainment uses. |
| JK | Section 24(d)(v) mandates that An Outdoor Dining Area shall operate no later than 10:30 p.m. on Sundays through Thursdays and no later than 11:00 p.m. on Fridays and Saturdays , if abutting or across an alley from a residential zone, not including the RAS zone. If the Outdoor Dining Area is not abutting or across an alley from a residential zone, then the Outdoor Dining Area is subject to any applicable hours limitation imposed by law, discretionary action, or previously issued permit. |
| JK | Section 24(d)(vi) requires that notwithstanding any provisions to the contrary, the noise levels of the Outdoor Dining Area shall not exceed the standards set forth in the Noise Ordinance (Ordinance No. 156,363). |
| JK | Section 24(d)(vii) requires that Outdoor Dining Areas shall be cleaned nightly and adjoining sidewalk areas shall be kept free of debris, litter, and graffiti. |
| JK | Section 24(d)(viii) requires that A City-issued identification be posted and clearly visible indicating that the area is subject to the standards of the Al Fresco Ordinance. The identification shall include the City's MyLA311, A hotline phone number and contact information for LADBS, and a telephone number of the restaurant operator or manager for complaints or concerns regarding the operation of the Outdoor Dining Area. |
| JK | Section 24(d)(ix) Requires that a sign reminding guests to be respectful of surrounding neighbors shall be posted in the Outdoor Dining Area. |
| JK | Section 24(d)(3)(i)(a)-(c) provide that All patrons shall must be seated, all alcohol shall be delivered to and served at tables by employees, and that only fixed or portable bars not used as a point of sale are permitted in an Outdoor Dining Area. |



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JK

Finally, I understand that any violation of LAMC Section 12.21 A.24 may be prosecuted criminally as a misdemeanor, and that failure to comply with those or any other of the regulations and standards set forth in the Ordinance shall constitute a violation of the AI Fresco Ordinance and may result in a citation, Administrative Citation, Orders to Comply and/or other available enforcement mechanisms.

By signing below, I Affirm That:

-- I have reviewed the AI Fresco Ordinance in connection with my application for a permanent AI Fresco Permit.

--That I, the applicant, am currently in compliance with all the requirements of the AI Fresco Ordinance.

--That I, the applicant, will continue, in the future, to comply with all of the requirements of the AI Fresco Ordinance as well as any specific conditions related to the granting of the AI Fresco Permit for which I am currently applying.

SIGNED ON THIS TENTH DAY OF SEPTEMBER, 2025

Signature of Applicant



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Posted Notice of Pending Permit Application:

CERTIFICATE OF POSTING

THIS CERTIFIES THAT I/WE HAVE POSTED THE NOTICE OF INTENT TO OBTAIN A COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF:

Existing on-street and sidewalk dining

LOCATED AT: 2025 Pacific Ave Venice Ca

REFERENCE CASE NO.: DIR-2025-361-CDP

BY MY SIGNATURE BELOW, I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

APPLICANT: Jackson Kalb

SIGNATURE: [Signature] Digitally signed by Jackson Kalb Date: 2025.08.29 13:02:44 -0700 DATE: 08/29/2025

YOUR APPLICATION WILL NOT BE PROCESSED UNTIL THIS FORM IS RETURNED TO THE LOS ANGELES CITY PLANNING AT THE BELOW ADDRESS:

Los Angeles City Planning
West/South Project Planning
200 North Spring Street, Room 721
Los Angeles CA 90012
(213) 978-1160

Department policy requires that, for verification of the date the Notice of Intent was posted on the site, a minimum of three photographs must be taken and submitted along with the completed Certificate of Posting. At least one photo should be the front page of a newspaper next to the sign with the date of the paper clearly legible in the photograph and, at a minimum, a second photo should show the sign(s) posted on the site from the sidewalk and a third photo from across the street. The Notice must be waterproofed and securely posted. Pursuant to LAMC Section 138.9 1.1, of Chapter 1A, any permit application filed or approved may be terminated or revoked if the Applicant fails to post and maintain the required notice for the duration of case processing.

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NOTICE OF INTENT

THIS IS NOTIFICATION THAT AN APPLICATION FOR A COASTAL DEVELOPMENT PERMIT HAS BEEN FILED WITH LOS ANGELES CITY PLANNING

PROJECT ADDRESS: 2025 Pacific Ave Venice Ca

CASE NO.: DIR-2025-3611-CDP

PROPOSED DEVELOPMENT: On-street and sidewalk dining

FOR MORE INFORMATION REGARDING THE PROPOSED PROJECT, PLEASE CONTACT THE OWNER/AGENT AS SHOWN ON THE APPLICATION AT:

NAME: Jackson Kalb

TELEPHONE: 310-351-2069

E-MAIL: jk@mnh.co

LAMC Section 138.9 1.1 c. of Chapter 1A requires the Project applicant to post a notice in a conspicuous place on the site, visible from the public street and maintained for the duration of case processing, indicating that an application has been filed for a Coastal Development Permit. The Notice must be waterproofed and securely posted.

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Photographs of Speaker Removal:





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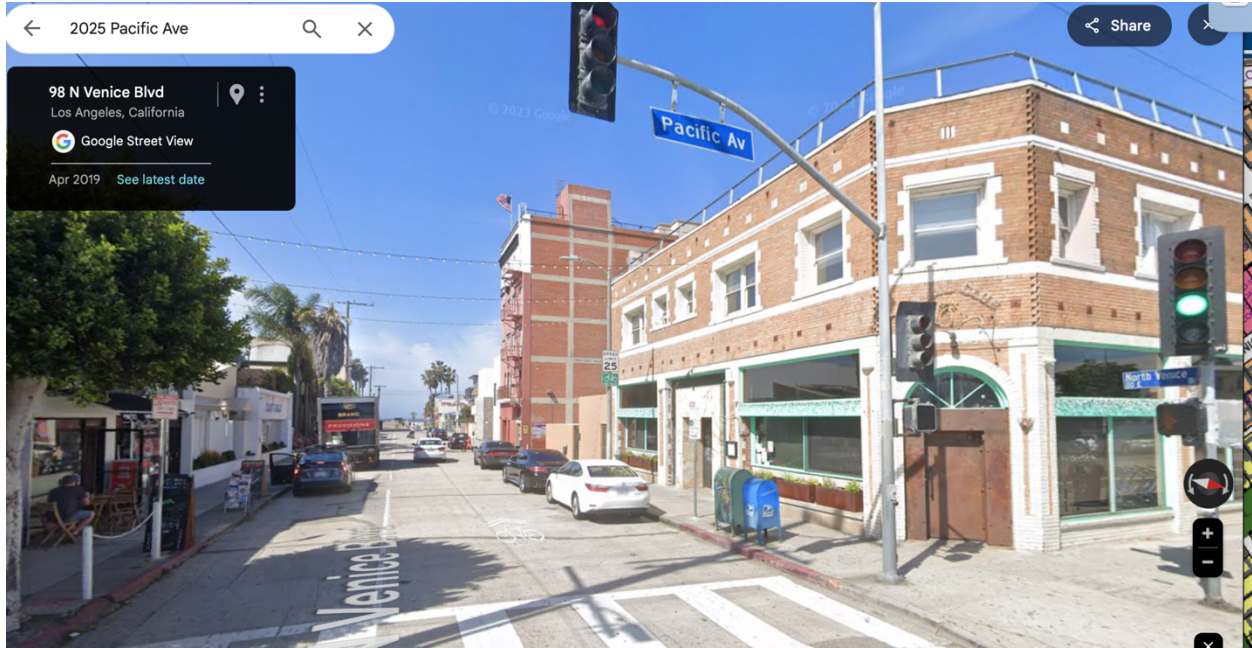
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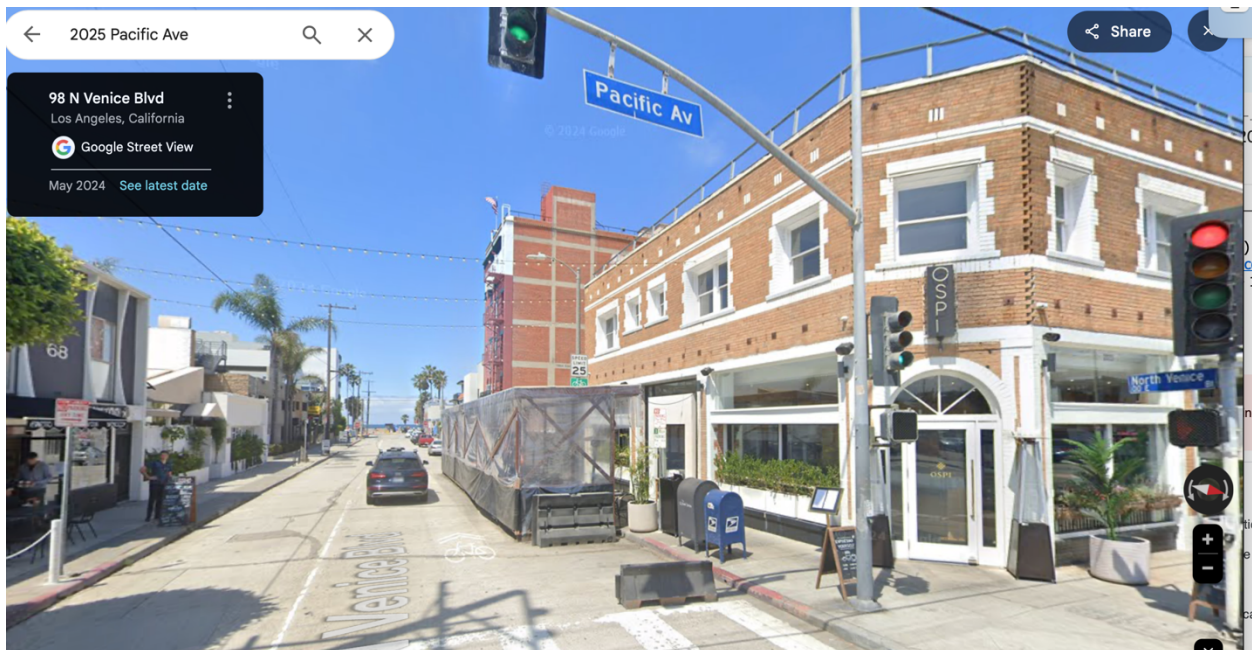


Parking Photographs: Then and Now:

Streetscape in 2017:



Streetscape in 2025:





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CDP Coastal Act, Standard of Review and Parking Study Information:

Coastal Development Permit (CDP)—Coastal Act & certified Land Use Plan (LUP) are standard of review

Parking/Coastal Access—Assembly Bill 2097 must also be considered in the standard of review

Coastal Act Section 30252 states: *The location and amount of new development should maintain and enhance public access to the coast by:*

1. *facilitating the provision or extension of transit service*
2. *providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads*
3. *providing non-automobile circulation within the development*
4. *providing adequate parking facilities or providing substitute means of serving the development with public transportation*

Coastal Access is a Coastal Resource that must be protected under the Coastal Act. In order to assure conformance of the project with the Coastal Act and certified LUP Coastal Access provisions, no CDP for Al Fresco Dining shall be issued until the City's Coastal Access study to assess the impacts of the loss of parking related to the Al Fresco program on public coastal access is completed and mitigation measures to address impacts to public coastal access are determined.

Information about the City's Coastal Access study:

City Planning and LADOT Launch a New Study to Assess Coastal Access in Venice

Last month, Los Angeles City Planning launched a collaboration with the Los Angeles Department of Transportation (LADOT) and Walker Consultants to prepare a study to assess public access to the Venice Coastal Zone area, including parking and other mobility options. The analysis will include the observation of outdoor dining areas under the Al Fresco program and their impacts to public coastal access. This study will assist restaurants with temporary Al Fresco authorizations obtain a Coastal Development Permit (CDP) in order to transition into the permanent Al Fresco program by providing a list of mitigation measures to address impacts to public coastal access. The study will be completed in 2026 and is available to track through Council File No. [Council File 20-1074-S5](#). This effort is an example of how City Planning supports small businesses as part of Mayor Karen Bass' [Executive Directive No. 4 - Identifying Barriers to Small Business Creation, Development and Growth](#).

Information about the need for the Coastal Access study:

https://cityclerk.lacity.org/online/docs/2020/20-1074-S5_rpt_plan_05-28-25.pdf



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Affected Area Map:

