



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)

DRAFT STAFF REPORT

July 15, 2026

City Case No: ZA-2026-747-CUB

CEQA Case No: ENV-2026-748-CE

Address of Project: 533 E. Rose Avenue, Venice, CA 90291 (Oakwood-Milwood-Southeast Venice Subarea)

Applicant/Property Owner: Shireen Imani

Applicant's Representative: Nieves and Associates

Standard of Review: Coastal Act, with certified Land Use Plan (LUP) as guidance (for CDPs); Venice Community Plan; Accessory Dwelling Unit Ordinance

Coastal Zone: Single X or Dual Permit Jurisdiction or East Venice

City Hearing: Hearing not yet scheduled

Email for City Planner: Eveline Bravo-Ayala: eveline.bravo-ayala@lacity.org

LUPC Staff assigned: Gabriel Ruspini

I. Detailed Project Description:

CUB for continued sale/dispensing of Full Alcohol (Type 47) for on-site consumption, as an accessory use, in conjunction with an existing 1,264 sf restaurant with 32 seats; an uncovered 100 sf front patio with 13 seats; an uncovered 629 sf rear patio area with 30 seats and an uncovered street parklet of 10 seats for a grand total of 85 seats with hours of operation from 9:00 am until 12:00 am Midnight Daily.

II. Proposed Motion:

The Venice Neighborhood Council (VNC) LUPC recommends that the VNC recommends x does *not* recommend delaying the City's approval of the project at 533 E. Rose Avenue, as proposed. (add conditions if applicable: yes x /no)

Condition: That the Coastal Development Permit required to maintain the existing al-fresco dining areas and the dining area at the rear of the lot be applied for and considered concurrently with the request of this CUB.

Moved by XXXXX, Seconded by XXXXX

Vote: 0-0-0 (X absent)



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III. Pros & Cons of Project:

Positive aspects of project:

None

Negative aspects of project:

Multiple Al-fresco dining areas have been built in the right-of-way and in the rear parking lot with temporary al-fresco permits but a CDP to make them permanent has not been submitted. The deadline to apply has passed.

IV. Neighborhood Outreach/Summary of Community Input:

Applicant/Representative presented 10 letters of support from the surrounding neighborhood.

Summary of Community Input

Concerns expressed by Neighbors:

None received.

Suggestions from Neighbors:

None received.

V. Findings re. Entitlements:

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

1. 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*

The project **conforms _X_ does not conform _** with the Coastal Act and LUP policies for parking and Coastal Access because N/A.

2. Scenic and Visual Qualities



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Coastal Act Section 30251 Scenic and visual qualities states: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

The project **conforms X does not conform** with the Coastal Act and LUP policies for Scenic and Visual Qualities because Project is not directly adjacent to the ocean and/or any scenic coastal areas.

3. Environmental Justice Policy (if applicable: **yes /no **X**)**

The Coastal Commission's Environmental Justice Policy states: *The Commission recognizes that the elimination of affordable residential neighborhoods has pushed low-income Californians and communities of color further from the coast, limiting access for communities already facing disparities with respect to coastal access and may contribute to an increase in individuals experiencing homelessness.*

Coastal Act Section 30604(f) states: *The Commission shall encourage housing opportunities for persons of low and moderate income,*

Coastal Act Section 30604(g) states: *The legislature finds and declares that it is important for the Commission to encourage the protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone.*

Coastal Act Section 30116 states: *"Sensitive coastal resource areas" means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include... areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.* (Emphasis added)

The project **conforms X does not conform** with the Coastal Act's Environmental Justice Policies because N/A.

4. Cumulative Effect

Coastal Act section 30250 (a) states: *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources...*

The project is **very likely X not very likely** to create an adverse cumulative effect or an adverse precedent for other similar projects because proposed project is a CUB being requested for a property which is already in violation of the AI-fresco dining ordinance.

5. Protection of Special Coastal Communities

Coastal Act section 30253(e) states: *New development shall do all of the following...(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*



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LUP Policy Preservation of Venice as a Special Coastal Community states: Policy I. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roofline as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

The proposed project **would X would not** protect the Special Coastal Community status of Venice because N/A.

B. Density Bonus Act (DB)(if applicable: **yes /no X)**

1. The "Major Transit Stop" qualifying the project is at XXX
2. With X Very Low Income (VLI) units, the project qualifies for X incentives (unlimited waivers of development standards is allowed).
3. The following Density Bonus incentives are requested:
None
4. The following Waivers of Development Standards are requested:
None.

The project **does X does not** comply with the Density Bonus Act because N/A.

5. Harmonizing of State Density Bonus Act and State Coastal Act
(if applicable: **yes /no X)**

State law – Government Code Section 65915(m) – states that all density bonus incentives, waivers, etc. to which the applicant is entitled under Government Code Section 65915 (the Density Bonus law) shall be permitted in a manner that is consistent with both the



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Density Bonus law and the Coastal Act. The State Legislature's intent is that the two statutes be "harmonized" so as to achieve the goal of increasing the supply of affordable housing in the Coastal Zone while also protecting Coastal Resources and Coastal Access.

According to the Coastal Commission's February 6, 2019 Report (W7f), the two state laws are to "be harmonized to provide for affordable housing in the Coastal Zone in a manner that is consistent with Coastal Act resource protection policies and ensures that the Act's scenic and visual resources policy is not used erroneously as a basis for blocking density bonus projects in the Coastal Zone." This means that the question is whether a project is seeking the minimum incentives and waivers necessary to provide for the affordable units. The problem in determining the answer is that State Density Bonus law mandates that evidence of the need is not required. Therefore, applicants can ask for more incentives and waivers than they need to cover the cost of providing the affordable housing but there is no way to prove this.

The project **does _X_ does not _** harmonize the State Density Bonus Act and State Coastal Act because N/A.

6. LUP Policy I.A.13. Density Bonus Applications (if applicable: **yes ___/no _X_**)

Policy I. A. 13. Density Bonus Applications: Required replacement dwelling units shall be counted as reserved units in any related State-mandated density bonus application for the same project. In order to encourage the provision of affordable housing units in the areas designated as "Multiple Family Residential" and in mixed-use developments, the City may grant incentives such as reduced parking, additional height or increased density consistent with Government Code Section 65915 provided that the affordable housing complies with sections a - f of Policy I.A.13.

The project **conforms _X_ does not conform _** with LUP policy I.A.13. because N/A.

C. Conditional Use (CU) cite LAMC CU Section 12.24-W, 1
(if applicable: **yes X /no _**)

D. Mello Act (MEL)(if applicable: yes X /no X)
New unit not being added.

E. Housing Crisis Act (HCA)(if applicable: yes ___/no _X_)

F. Priority Housing Program (PHP)(if applicable: yes ___/no _X_)



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- G. Add any other applicable entitlements here, such as SPPE (Specific Plan Project Exception), ZAA (Zoning Administrator Adjustment), etc.
CUB is being requested.

VI. Existing structure:





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VII. Existing Site Plan:

None provided.

VIII. Rendering of proposed project:

None provided.

IX. Site Plan:

None provided.



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XII. Elevations:

None provided.

XIII Sections:

None provided

NOTE: No applicant/representative provided Streetscape, Character Study or Neighborhood Photos and Index Map.

Craig Boelsen & Kris Gaines

[REDACTED]

Venice CA 90291

March 28th, 2026

TO: CITY OF LA OFFICE OF ZONING ADMINISTRATION

This letter is in support of the Conditional Use Permit for Chulita Venice with extended hours located at 533 Rose Avenue. We are Venice residents and business owners in the neighborhood and are loyal Chulita customers. We visit Chulita regularly and find that it is a high end and respectable establishment that has been a fabric of the neighborhood for 8 years. The owner is available, on site and constantly aware of her business. We are confident that even with extended hours Chulita will continue to maintain respect for the neighbors and neighborhood as a local owned business.

Sincerely,

[REDACTED]

Valida Carroll

[REDACTED]

Venice, CA 90291

March 26, 2026

TO: CITY OF LA OFFICE OF ZONING ADMINISTRATION

This letter is in support of the Conditional Use Permit for Chulita Venice located at 533 Rose Avenue. I live directly across the street from Chulita Venice and have been a Venice resident for the last 30 years. I was one of the first people to visit Chulita upon opening because I look out my front window and see the restaurant. I have never had any issues with the noise or guests at her establishment since opening 8 years ago. She keeps a respectful neighborhood restaurant and bar that has helped uplift the community and Rose avenue. I am in support of renewal of the Chulita CUP with extended hours.

Thank you [REDACTED]

[REDACTED]

Socorro Gallegos

[REDACTED]

Venice, CA 90291

Phone: [REDACTED]

4-5-2026

TO: CITY OF LA OFFICE OF ZONING ADMINISTRATION

This letter is in support of the Conditional Use Permit for Chulita Venice located at 533 Rose Avenue. I live directly across the street from Chulita Venice and have been a Venice resident and homeowner for the last 40 years. My experience with Chulita has always been positive. Shireen is attentive as a small business owner and has been operating successfully and respectfully across the street from my home for 8 years. I have her contact information and contact her regarding any issues if they arise but we have not dealt with any issues at all. She keeps the music to a minimum acceptable level and makes sure to turn it down as customers leave in the evening. I am in support of renewal of the Chulita CUP with extended hours.

Thank you,

[REDACTED]

Jordan Young

[REDACTED]
Venice, CA 90291

April 2nd, 2026

City of Los Angeles
Department of City Planning
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

**Re: Support for Conditional Use Permit Renewal and Extended Hours – Chulita
Restaurant, Venice**

Dear Zoning Administrator,

As a Venice homeowner and regular customer, I strongly support renewing Chulita's Conditional Use Permit and approving its extended hours until 2am. Chulita is hands-down one of the best restaurants in the neighborhood — consistently great food, professional service, and extremely considerate to it's neighbors.

Venice needs more businesses like this, not fewer. I urge you to approve both the renewal and the extended hours. Thank you.

Sincerely,

[REDACTED]

3/27/26

City of Los Angeles
Department of City Planning
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

**Re: Support for Conditional Use Permit Renewal and Extended Hours – Chulita
Restaurant, Venice**

Dear Zoning Administrator,

I am a Venice homeowner writing in support of renewing the Conditional Use Permit for Chulita restaurant, including approval of its extended hours until 2am. Chulita is a wonderful neighborhood spot. The food is excellent and everyone in our community loves it.

The restaurant has always been a considerate neighbor, and I fully support both the renewal and the extended hours. Please approve this permit and if you have any questions feel free to contact me — I will personally take you there for their amazing chicken Tinga tacos.

Thank you!

A large, dark, irregular redacted area covering the signature of the sender.

Laura Valdivia

A dark, horizontal redacted line covering the address line.

Venice, CA 90291

Concepcion Lopez

[REDACTED]

Venice, CA 90291

Phone: 310-780-2761

March 24, 2026

TO: CITY OF LA OFFICE OF ZONING ADMINISTRATION

This letter is in support of the Conditional Use Permit for Chulita Venice located at 533 Rose Avenue. I live directly across the street from Chulita Venice and have been a Venice resident and homeowner for the last 40 years. My experience with Chulita has always been positive. Shireen is attentive as a small business owner and has been operating successfully and respectfully across the street from my home for 8 years. I have her contact information and contact her regarding any issues if they arise but we have not dealt with any issues at all. She keeps the music to a minimum acceptable level and makes sure to turn it down as customers leave in the evening. I am in support of renewal of the Chulita CUP with extended hours.

Thank you,

[REDACTED]

David Pressman

[REDACTED]

Venice, CA 90291

4/1/26

City of Los Angeles
Department of City Planning
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

**Re: Support for Conditional Use Permit Renewal and Extended Hours – Chulita
Restaurant, Venice**

Dear Zoning Administrator,

I live steps from Chulita and I am writing to support the renewal of its Conditional Use Permit, including the extended hours until 2am. Chulita is one of my favorite restaurants in the city and has been nothing but a positive presence in this neighborhood.

I have no concerns about the later hours — Chulita operates responsibly and deserves the opportunity to thrive. Please approve this permit. Thank you for your consideration.

[REDACTED]

David Pressman

April 5, 2026
City of Los Angeles
Office of Zoning Administration
City Hall
200 N. Spring St., Room 763
Los Angeles, CA 90012

Dear Members of the Neighborhood Council,

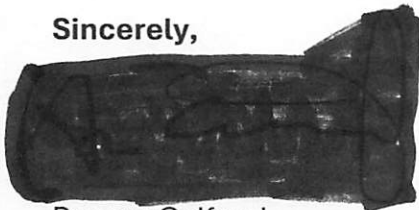
I am writing as a neighbor to express my strong support for Chulita Restaurant's request for a conditional use permit, including extended hours, for its liquor license.

Chulita and its owner, Shireen Imani, have been truly exceptional members of our community. They have consistently been thoughtful, responsible, and attentive to the neighborhood around them. As a nearby resident, I've seen firsthand the care that goes into how the restaurant operates and how it contributes positively to the area.

Chulita has brought energy, warmth, and a genuine sense of place to the neighborhood. It feels like a true neighborhood spot—one that people value and respect—and it has helped make the area more vibrant without detracting from its character.

I fully support this request and sincerely hope Chulita can continue to thrive and remain part of our neighborhood for many years to come.

Sincerely,

A large, dark, irregular redacted area covering the signature of Roman Gelfand.

Roman Gelfand

A small, dark, rectangular redacted area covering the first line of the address.

Venice, CA 90292

Laura Ford

[REDACTED]

Santa Monica, CA 90405

April 4, 2026

City of Los Angeles
Office of Zoning Administration
City Hall
200 N. Spring St., Room 763
Los Angeles, CA 90012

To Whom It May Concern,

I live down the street from Chulita Restaurant and I am writing to express my support for the conditional use permit, including extended hours, for a liquor license.

I love having Chulita in my neighborhood. I walk by it almost every day. Chulita and its owner, Shireen Imani, have been amazing neighbors. They have brought so much energy and life to the neighborhood and are always considerate. Plus, it's a fantastic restaurant!

I strongly support this request and hope Chulita remains a part of the neighborhood.

Sincerely,

[REDACTED]

Laura Ford

Mark Cullen


Santa Monica, CA 90405

April 4, 2026

City of Los Angeles
Office of Zoning Administration
City Hall
200 N. Spring St., Room 763
Los Angeles, CA 90012

To Whom It May Concern,

I am writing to express my support for the conditional use permit, including extended hours, for a liquor license at Chulita Restaurant.

Chulita and its owner, Shireen Imani, have been exceptional neighbors and have played a meaningful role in invigorating the neighborhood. They are consistently thoughtful, responsible, and community-minded. Their presence has added real value to the area, both culturally and socially.

I strongly support this request and hope Chulita remains a part of the neighborhood for many years to come.

Sincerely,

Mark Cullen

