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- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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SECONDARY SUBMISSIONS

Please share why you believe Gjusta should be granted its full alcohol license:

1	Jill skowera	618 Pacific Street, Unit 4	90405	Gjusta creates an incredible setting for people to gather. Before even knowing of this hearing, my friends and I have often wished Gjusta would serve wine so we could enjoy a slow quiet evening on their patio – it's the closest feeling to Europe that to have on the west side!
2	Nick	401 lincoln blvd	90291	I've frequented Gjusta for many years, and in my opinion, they've always been the responsible adult in the Venice community. They set the gold standard for what it means to operate with integrity, quality, and care. Gjusta is more than just a restaurant, it's a cornerstone of our neighborhood. Their team embodies what it means to create a truly local, welcoming, and community-driven space. The food is exceptional, the staff is genuinely happy, and the management operates with a level of professionalism and heart that's rare to find anywhere. They've consistently demonstrated sustainable, honorable, and thoughtful leadership in everything they do. If there's one business in Venice I would trust completely to hold a full liquor license responsibly, it's Gjusta.
3	Michelle amico	354 4th ave.	9029-	It would bring safety, community and quality to the neighborhood. Being open late is essential to keep the neighborhood safe and bring in a better crowd
4	Max Simon	354 4th Ave Apt 8	90291	Let this community business BE A BUSINESS. They've created jobs, pay their employees well, and restaurant business is hard enough. Let them sell a legal product that they can make a margin on and continue to thrive as a business. Lived next door for 4 years and it's LAUGHABLE that this is still receiving pushback and isn't approved.
5	Melissa Deutsch	209 Rennie Ave	90291	Gjusta is a great resource for the Venice community, and an alcohol license will help ensure its continued success as a restaurant, bakery and place to hang out.
6	Jenna Klatchko	1850 greenfield ave	90025	Gjusta is a wonderful, respectable business that offers top notch food and community. Please give them a chance to expand their business.
7	chelsea nocher	905 palms blvd	90292	it's the beloved restaurant and deli of the neighborhood and everyone would enjoy an added bonus to the ambiance and delicacies!! give the fans what they want
8	Kallyn Adler	12624 Indianapolis St.	90066	There is such a great curation of wine at Gjusta market, would love to try them while enjoying food at the restaurant.
9	Cihan Soeguet	2211 Dewey St	90405	It is one of the most reliable, responsible and serious Restaurants in this Area
10	Claire Amabile	15 Paloma Ave	90291	It would be amazing to have a drink and enjoy the delicious food and beautiful patio! Plus it's walking distance from my apartment. Would truly make the weekends so much more enjoyable!
11	Daniel Zinn	630 Harbor Street Apt 4	90291	It's an iconic restaurant in Venice, my favorite by far. It would be great to expand the experience. No doubt they would use it responsibly and with the best intentions. Love this place.
12	Christine Mason	2145 Basil Ln LA	90077	It's such a terrific place to dine &- having a glass of something festive would take the experience to the next level!
13	Kim Pendergast	132 N. Almont Dr	90048	Gjusta has proven to be a wonderful part of my culinary life in Los Angeles. Having a liquor license would enhance the dining experience for those who enjoy a glass of wine or a cocktail with their meal.
14	Shea Sprague	1029 Amoroso Place	90291	Gjusta has shown itself to be a great responsible neighbor and brings energy and foot traffic to what has historically been a neglected and under utilized area in the evenings. We want them to thrive especially now when so many small business are struggling.
15	Carlos Karaptian	1305 Ocean Front Walk	90291	I am a big fan of the Gjelina group brand and have been visiting its restaurants locally for years. Brings in a great crowd, employees a lot of people and helps with tax revenues. Adding an alcohol license would just enhance all those things I mentioned.
16	Venetia Taylor	16 S Venice Blvd	90291	It's a wonderful community space that would be able to welcome more locals more often
17	Ana Garcia	3287 overland ave	90034	I think this would be a great opportunity to the community.
18	Melinda Prisco	615 Hampton Drive	90291	Gjusta is the perfect neighborhood spot, and its closure at 4pm has greatly impacted where we (the neighborhood!) can hang out. The courtyard is perfect for having drinks after after work, and we honestly miss it. Drinks at Gjusta would not cause any more noise than that coming from the outdoor gym at Gold's! The clientele is very courteous.
19	Kandiss Troy	220 3rd Avenue	90291	Gjusta provides the perfect dining experience for this neighborhood. As a business they should be able to grow and build more revenue which also will continue to support their large employee roster. Gjusta employs at least 100 people which is great for the Venice community and economy. I also enjoy having the option to pair alcohol with my meals. And lastly, maybe they will be able to stay open past 4pm if they are granted a liquor license.

Please share why you believe Gjusta should be granted its full alcohol license:

20	Kirsty Pongratz	464 N Spaulding , Apt 3	90036	Gjusta has long been a respected and responsible part of the community. A place that celebrates local produce, craftsmanship, and connection. Granting a full alcohol license would allow Gjusta to offer a complete dining experience, pairing its food with a carefully curated beverage program that aligns with its values of quality and sustainability. The business operates with professionalism, compliance, and respect for its neighbors. This license would not alter its calm, community-focused nature but simply enhance what it already does best: provide thoughtful hospitality and contribute positively to the local economy and culture.
21	Diane McDonald	464 N Spaulding , Apt 3	90036	Gjusta has become such an important part of the neighborhood a place where people gather, eat well, and feel connected. Granting a full alcohol license would simply let them offer the kind of complete dining experience that already fits their atmosphere. They're not a late-night spot or a noisy bar; they're thoughtful and community-minded. A full license would allow them to serve a glass of wine or cocktail with dinner in a way that complements their food and enhances what people already love about the place.
22	Amos Seven	803 6th Ave.	90291	Gjusta has been contributing to Venice community in so many ways throughout the years, yet we cannot enjoy the food and the ambiance at nights. I would think that an alcohol license would enhance the creativity and uplift the community feel.
23	Nikki Shallenberger	218 Market St	90291	Gjusta is and has been a wonderful neighbor in all of our years living in Venice. We walk to the grocer daily for provisions and coffee and wine and are greeted by their friendly staff. Gjusta has been a cherished local spot and has established stability and good will and fostered community. They've been a model of responsible hospitality. Allowing alcohol service would complement and enhance their already wonderful food. Increasing their revenue (by offering wine for cheese pairings for example) sustaining jobs in the community and circulating money in the local economy. Gjusta is a warm place where people gather with family and friends to break bread. It is becoming increasingly rare as people tend to stay home more often and restaurants are struggling to survive. We should be encouraging more communal meals, and adding alcohol service will attract more people. This will always remain a family friendly special place, and a chilled red wine would pair magnificently with their chicken Parmesan.
24	Sophie Brooks	861 Warren Ave	90291	They are one a responsible classy establishment who would treat alcohol with care and an addition to a meal - not a crazy drunk space. Also venice needs more outdoor space so their garden would be lovely to have a wine.
25	Benjamin Byrne	12855 Runway Rd Apt 1403	90094	To be a full grown adult, and be told that you cannot order a glass of wine or beer with your meal is an utter nonsense. There's quite a difference between enjoying a glass in the sunshine on the beautiful Gjusta terrace, and doing shots of tequila to some House music.
26	Gregorio Santiago	427 Howland Canal	90291	Because they are one of the few restaurant groups that puts thought and integrity into their offerings and supply chain.
27	Juliana Zarate	1073 Nowita Pl	90291	Gjusta has been our local spot with our husband to grab a glass of wine and some cheese in the garden. Gjusta provides the community a beautiful space to sit and have beautiful food. Since they started closing early without a license we've felt the neighborhood is incomplete. There's no food, wine and service like Gjusta
28	Jordan Carroll	1525 Cabrillo Ave	90291	They are a neighborhood staple and we would love to be able to come here and have an alcoholic beverage with our weekend meal. They close at 4pm so perfect for brunch.
29	Kevin Vafi	1525 cabrillo ave	90291	Gjusta is the best neighborhood establishment in Venice. Anything that helps keep them in business longer is what we all need. Don't want to see another Rose Cafe situation where a staple has to close down.
30	Josh Bleiweis	2600 Abbot Kinney Blvd #4	90291	Because it'll be great for the community!
31	Robert Siniscalchi II	3623 South Centinela Avenue	90066	As a staple of the community, and my personal favorite lunch spot, Gjusta deserves the opportunity to expand their business like any other premium establishment. Their staff and patrons are respectful and having alcohol with any meal would be a welcome addition. Please approve them!
32	Melissa Deutsch	209 Rennie Ave	90291	Gjusta is a great resource for the Venice community, and an alcohol license will help ensure its continued success as a restaurant, bakery and place to hang out.
33	Lucas Natalini		90066	Because we need more places that sell alcohol and we need more people having a good time

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34	Rachel Rapkin	3214 highland ave	90405	gjusta is already a great community staple and this would only continue through the evening hours for the neighborhood
35	Emma Butler	4151 Redwood Ave	90066	Would pair nicely with the menu, and allow Gjusta to stay open later which I'd love! The best vibes!
36	Paula Meiklejohn	512 Rose Avenue	90291	Gjusta is critical to our community in Venice. Total support its expansion for this licence. I think it would be a valuable addition to this important community space. I fully support this local business and will be first in line.
37	Lauren Eder	215 Third Ave	90291	This is a community neighborhood gathering that would bring another third space to connect for people who frequent the restaurant.
38	Christine Mason	2145 Basil Ln LA	90077	It's such a terrific place to dine &- having a glass of something festive would take the experience to the next level!
39	Kim Pendergast	132 N. Almont Dr	90048	Gjusta has proven to be a wonderful part of my culinary life in Los Angeles. Having a liquor license would enhance the dining experience for those who enjoy a glass of wine or a cocktail with their meal.
40	Shea Sprague	1029 Amoroso Place	90291	Gjusta has shown itself to be a great responsible neighbor and brings energy and foot traffic to what has historically been a neglected and under utilized area in the evenings. We want them to thrive especially now when so many small business are struggling.
41	Carlos Karaptian	1305 Ocean Front Walk	90291	I am a big fan of the Gjelina group brand and have been visiting its restaurants locally for years. Brings in a great crowd, employees a lot of people and helps with tax revenues. Adding an alcohol license would just enhance all those things I mentioned.
42	Venetia Taylor	16 S Venice Blvd	90291	It's a wonderful community space that would be able to welcome more locals more often
43	Ana Garcia	3287 overland ave	90034	I think this would be a great opportunity to the community.
44	Melissa Morgan	1230 1/4 McClellan Drive	90025	Gjusta is a beloved restaurant and center for connection in the community. I believe they should be supported in hosting weddings and family gatherings which require the liquor license .
45	Hayley Loughlin	501 N Venice Blvd	90291	It's a small buisness that would continue to flourish in the community if they could serve alcohol. If they received that lisenve I'm sure they could open for dinner and I would LOVE nothing more than to spend an evening on that patio with drinks
46	Ashley Baxter	733 Amoroso PI	90291	Gjusta is a sanctuary for the neighborhood that could only be made better with a glass of wine
47	Emily Kadow	1430 Abbot Kinney Blvd	90291	We live across the street but we don't eat at gjelina for dinner due to not having cocktails. This is very exciting for us!
48	Monica Bambic	1311 15th St	90404	Consumer demand, economic growth and tax revenue and most importantly job creation
49	Brantly Compton	4028 Redwood Ave, Apt 6	90066	They are the best and deserve to be able to capitalize on their great service and well-respected reputation for only the best goodies
50	Ethan Duffy	4135, W Potrero Rd	91320	Gjusta is a major community forward space and it's important to Venice
51	Ollie L	5 Westminster avenue	90217	A friendly responsible bunch and it would bring an extra vibe
52	Allison	1 LMU DR	90045	I really want a mimosa with my brunch.
53	Kevin Rogers	512 rose ave, Venice, ca	90291	It will add a nice European cafe ambience
54	Jack	512 Rose Ave	90291	It will help the local economy
55	Katie King	512 Rose Ave	90291	Add a community vibe to the neighborhood to bring people together
56	Kristina marino	1661 riverplace blv	32204	Leisure
57	Katie Zion	2207 Virginia Ave	90404	I would love to come to Gjusta for wine or a cocktail! It's such a lovely space to meet friends and hang. Crossing my fingers and toes that this gets approved
58	Corey Russell	12770 pacific ave	90066	Iv heard feedback from my network that this is the one missing element for gjusta
59	Peter J Vigilante	390 Carmel Creeper Place	92024	Yes!
60	Alex Tirey	2207 Virginia Avenue, Santa Monica, CA 90404	90404	Gjusta is a great community spot and would love to have the inclusion of alcohol!
61	Nicole Hernandez	1440 23rd Street	90404	I love wine with my meal
62	Lily Peck	543 Sunset Ave	90291	I love sitting in the Gjusta courtyard, there is nowhere like it in Venice. It is also very baby friendly. I would love to be able to sit in the courtyard in the evenings too.
63	Mara	49 Paloma ave, apt b	90292	I would love to come here with my girlfriends to enjoy a drink while eating the amazing food

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64	Frankie Levangie	39 25th Ave	90291	I love a glass of wine or margarita with my food at Gjusta!
65	ryan karle	715 Crestmoore Pl	90291	I miss dinner at gjusta! Best place to eat in Venice. Show some love!!!
66	Klaus Petersen	4136 Del Rey Avenue	90292	Wonderful bakery and restaurant that should have the option to serve drinks in the evening to their guests to enjoy their food with cocktail or beer.
67	Michelle Infusino	626 SAN JUAN AVE	90291	it compliments the food and overall vibes here :)
68	Spank vin	4038 wade st	90066	Very good place would be perfect to serve alc
69	Ashley Rabin	952 Vernon Avenue	90291	Because they have the most beautiful space and you should be able to have alcohol alongside the delicious food.
70	Jillian Brenner	12236 pacific ave	90066	Let the people have wine
71	Steve Turner	384 N Kenter Ave	90049	One of the most social places in LA and to serve alcohol shouldn't even be a question
72	Erin Kudlacek	6711 S Sepulveda BI #315	90045	Clearly Gjusta is operating a top industry establishment & should be granted a full licensure.
73	Michelle Spitzer-Williams	4455 Purdue Avenue	90230	Gjusta is a great place for folks to congregate and socialize in a friendly environment
74	Iza Spaczai	2504 Pacific ave.	90291	Gjusta is a community staple that forms part of the beating heart of Venice. Re-opening for dinner would be such a gift for the Venice community.
75	John Petersen	522 Hill St	90405	Classy establishment with no clear negative effects from introducing alcohol.
76	Christine Chiaromonte	412 Brooks Ave	90291	yes
77	Heather Cappiello	621 Sunset Avenue, Venice CA	90291	I trust Gjusta and our neighborhood to drink responsibly and I know there will be amazing authentic cocktails that I would love to share with my friends and family.
78	Max	8247 W 4th St, 1/2	90048	Gjusta has a great outdoor space and the community would benefit greatly from having more opportunities for a third space
79	Esther Pouchin	1111 14th street hermosa	90254	Would love a bloody mary with my salmon/bagel roe
80	Armin Monfared	11941 Wagner St	90230	They are very responsible and have had great service and reputation. This addition will be great for expanding the community culture and traffic.
81	Noah Shelley	3009 Thatcher Ave	90292	To make my wife happy when we sit outside on the evenings and eat
82	Ava Baldini	8306 Wiley Post Av	90045	Because wine just makes sense!
83	Lara Porzak	800 Hampton Drive, #C	90291	Freedom.
84	Ken M	645 Vernon Avenue	90291	Gjusta is an essential establishment in the Venice neighborhood and without the ability to serve in the evenings, we risk losing an iconic establishment.
85	Brenda Demers	241 Windward Avenue	90291	Gjusta is a central part to our neighborhood. It is a high quality organization that is highly respected and reputable.
86	Natalie Wieber	15 Dudley Ave	90291	Gjusta is a pillar for the community. The service is personable, the food is excellent, and the meal can only be made better by a cocktail menu.
87	Christian Demers	241 Windward Ave	90291	It's a wonderful establishment, that serves the community well. The area of missing this type laid back, quiet space for locals. The European vibe is not achieved without the right to enjoy your meal with a glass of wine.
88	Toma Bowen	632 1/2 Vernon Ave	90291	I think it would a nice classy place to have a good dinner with a drink. Nothing over the top
89	Peter Tep	8960 Cynthia St West Hollywood	90069	It's a beautiful local spot with friendly people and amazing food. This place would be great with alcohol for brunch/dinner. They deserve it and so do LA residents
90	Monica chapman	2411 6th st	90405	Great place to hangout, would love to have a glass of wine on the patio, there are no residential neighbors on sight not sure why this would be such an issue
91	Camille Rich	116 Rose Ave	90291	because it would make a brunch experience more fun!
92	Severine estrada	73275 Pinyon St	92260	To complete the whole dining experience
93	Timothy Matthew Sanford	42 Navy Street	90291	More community options the better!
94	Craig Pilla	1442 Elkgrove Circle Apt 4	90291	Good for the community
95	Gillian Bozajian	11911 Gorham Ave, 9	90049	Fabulous location for a fabulous beverage
96	Brianna Latrash	179 Smith St, Apt 2	11201	This place needs alcohol here
97	Dr. Mitchell Gold	6451 NE Windermere Rd	98105	It makes it more special and celebratory
98	Fernanda Dantas	333 Chester St	94607	This is the perfect place for a brunch and I would love a mimosa/drink

Please share why you believe Gjusta should be granted its full alcohol license:

99	Rose Flynn	4545 Alumni Ave	90041	To enjoy mimosas during brunch.
100	Chloe Swift	723 Pier Ave Santa monica	90405	To enjoy mimosas during brunch!
101	stephanie schroer	4015 via marina	90292	For the vibes and pairing with their AMAZING food!!
102	Claire Collery	10 richmond mountain rd	1240	Gjusta is my favorite place in LA. What an amazing resource for the community. A liquor license would help make it a more sustainable business and keep it going forever!
103	Mathilde Bresson	107 s citrus ave	90046	Because there's no better thing than an anchovy toast and a glass of wine
104	Pierre Badin	6303 Eunice Ave	90042	Ask anyone: Brunch without mimosas isnt brunch.
105	Gabrielle Redfern	12130 Ohio Ave	90025	Their food is so good and drinks would really complement it!!
106	Josh Szekely	1246 Euclid St, 10	90404	For the mastery of there food they deserve it
107	Sunwoo	3581 S Centinela Ave	90066	ID SPEND ALL MY MONEY
108	Catriona McWilliam	708 S Barrington Ave	90049	They are really culinary artists and I think prohibiting them from serving liquor infringes on their creative freedom.
109	Mandi Ainslie	14055 Tahiti Way, Apt 101	90292	Having a license enhances the dining experience,
110	Delaney Werner	1808 Shell Avenue	90291	Its a great place to have a meal with friends and the food would pair well
111	Grace Quackenbush	44 Thornton Ave	90291	I think it would be a great place to have a drink outside and have a nice beverage with my meal
112	Eva Fitzpatrick	48 dudley	90291	Bloody Mary brunch !!
113	Madeline Gullen	3325 Bagley Ave	90034	Mimosa brunch would be lovely!
114	Jane McGee	1524 Stanford St, Apt A	90404	It would make it so much more fun and lively! I would come so much more often!
115	Astrid	1884 El Cerrito Pl	90068	Vibes would be immaculate
116	Courtney Prosniewski	48 Dudley Ave	90291	It would be a great addition to Gjusta. The vibe would be unmatched- Venice needs this!
117	Nicole Mueske	3239 Glenhurst Ave	90039	Support the neighborhood
118	Mike	1808 N 15th St	83702	Neighborhood restaurants need every opportunity to succeed. I believe they will also have NA beer and Mocktails.
119	Erica Paal	604 Village Lane	32792	It's a family owned business that makes the community better
120	Matthew Lian	10646 Rochester Ave	90024	It is a long standing Venice dining institution.
121	Yalda Navab	2764 bottlebrush dr	90077	Alcohol should be an option with ever meal
122	Elle	10561 Missouri Ave	90025	Gjusta is an incredible restaurant I come with friends and family to eat amazing food and spend quality time together. An alcohol license would only add to the amazing experience I always have!
123	Shahr Ghazizadeh	565 broadway street	90291	Because it's such a vibe
124	Grace Fitzpatrick	1222 Cabrillo Ave	90291	Why not!
125	Mark Vencer	18617 Citronia Street	91323	It's a great place to eat!
126	Vinova Deniz	1252 Daniels Dr LA	90035	mimosa
127	Sasha Lal	3815 McLaughlin Ave, Apt 206	90066	The food is too good to not be complimented by delicious beverages.
128	Tiff Obser	3008 3rd St	90405	Gjusta is a community hub and a rare place where people of all ages can congregate. Our kids love to play in the garden while we brunch and lunch and it would be lovely to have this experience for all occasions.
129	Mia Ransweiler	1830 Selby Ave 104	90025	Would make me more likely to come in the later afternoon
130	Annie Heckler	1830 Selby Ave	90025	We love to come and spend quality time here!
131	Anna Kampling	9463 sunset blvd	90210	Drinking while eating makes the experience more enjoyable!
132	Natalie Haschdk	2545 2nd Street	90405	They deserve it and patrons should be able to enjoy wine with the delicious food here
133	Jack Enright	817 Vernon Ave.	90291	Venice needs more booze!!
134	Gavin Mark	835 w Jefferson Blvd Los Angeles	90089	Gusts is creating an experience through their atmosphere and food, alcohol is a natural requirement to immerse the consumer in an electric dining experience.

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135	Dane	2216 6th street unit e Santa Monica	90405	Beer and baguettes, a match made in heaven
136	Ava La Fauci	12855 Runway Rd, 2207	90094	the restaurant is really European so the best way to embrace it is by serving some cheeky aperols
137	Hannah Briwn	2341 Howe st	94705	When I visit I want to be able to get a cocktail
138	Eve	348 14th St	90402	It would help building a community space for people to gather and interact throughout the day. Gjusta already does such a great job during the day and it would be an incredible opportunity to continue fostering togetherness later in the day in a social setting
139	Kelsey Allen	238 Market st	90291	Gjusta is the best and deserves all the support possible
140	Jessica L Hitt	210 Horizon Avenue	90291	They are a neighborhood staple
141	Lindsay Panell	571 Westminster Ave	90291	I love a glass of wine w my meal
142	Cash Camaj	1125 7th ave	90291	Gjusta is a wonderful place that deserves its alcohol license.
143	Isabella Rodriguez	465, 28th Ave	90291	Why not?
144	Aleksei Derzhavin	11280 Peach Grove street	91601	Yes
145	mark neubauer	789 Westholme Ave	90024	Excellent place to dine and part of community
146	Diane Neubauer	789 Westholme Ave	90024	Yes
147	Zachary poll	4140 Glencoe Ave, Unit 503	90292	They are amazing and responsible and provide so much value to our community
148	Dominik	130 ocean park boulevard	90405	I would enjoy it myself :)
149	Ana Bevilaqua	1305 Ocean Front walk #305	90291	The staff is very responsible, it is my fav place in Venice.,U don't drink and they should have their license. It goes well with the delicious dishes served by the upmost wonderful respectful staff.
150	Sara ferreira	7 rue raspail	93400	Brunch can't exist without mimosa
151	Hayden White	2510 Pacific Ave Apt3	90291	Gjusta is a staple of the neighborhood, bringing together many different local foods and beverages, adding alcohol will only add to the communal experience
152	Andy Nori	306 market st	90291	I would like a bev with my lox, like a mimosa or something
153	Johnny Bonk	314 Brooks Ave	90291	Freedom
154	Kate	410 Carroll Canal	90291	More reasons to gather at Gjusta!
155	Max Vallot	410 Carroll Canal	90291	Because I want to have a glass of dry cider with my meal.
156	Killian LeDuke	2022 Stanley Hills dr	90046	I trust them and it would be lovely
157	Sara Pollack Darsky	1126 Victoria Ave	90291	Because it's a lovely restaurant and my husband and I would enjoy a glass of wine with dinner
158	Evelyn Lamond	11026 Strathmore Dr	90024	I love gjusta and it would be fun to have cocktails
159	Ruud Noordzij	2192 Sycamore Avenue	92780	It would enhance the dinig experience BIG TIME
160	Tiffany Mottale	716 FLOWER AVE	90291	Gjusta is my favorite neighborhood spot and I would frequent it even more if we could enjoy a glass of wine here in the afternoons. I know it would help the business as well.
161	Ashley Levi	12707 mitchell ave	90066	It's an amazing place and I would love to come for a weekend drink or dinner more
162	John Henderson	518 hillcrest road	90210	It would be a great addition to the community.
163	Ian	Soon	90405	Because it's super cool and a great community spot
164	Christine Wallace	1016 Pier Ave	90405	When I first moved to LA, I went to gjusta for dinner. Being able to sit outside with a glass of wine in the neighborhood made it feel so welcoming. I hope we can get back to that soon!
165	Catherine walker	4340 east Haystack	83716	Fun
166	Annie Kelly	937 3rd St	90403	Remain competitive with nearby restaurants
167	Paisley James	1428 15th street	90404	An alcohol license would let Gjusta offer drinks that complement its menu while supporting a local business that serves the neighborhood responsibly.
168	William Rhodes	853 Larrabee St	90069	Gjusta Grocer is a staple of Venice! Would be a lovely addition to the community to have them be able to serve drinks!
169	Yuval gefen	1520 s Beverly glen	90024	It's a great place alcohol goes great with their food

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170	Grita Sudziute	1015 9th St. , Apt. 308	90403	Because we come here all the time and it is super lovely to grab a drink with their delicious food.
171	Hannah Cheng	138 Baxter St, 3w	10013	A neighborhood institution that has helped shaped Venice for the better. They are responsible industry leaders. Restaurant business is a tough one and alcohol would help create more jobs.
172	Katie Cunningham	576 Rialto ave	90291	Gjusta is a neighborhood staple and should be able to have a full menu for patrons
173	Emily C Sheetz	804 NE 78th Ave	97213	I'm traveling and want a drink with my lunch! Beer and wine at least 😊
174	Dewi Weber	2485 Sawtelle Blvd	90064	Gjusta would be even better if they can serve mimosas
175	Aaron Jacobs-Smith	2304 Strongs Drive	90291	Gjusta is a wonderful part of the community and offers amazing food and drinks. Would love to see them able to expand their offerings and continue to thrive.
176	Lauren	338 5th Ave	90291	They already have the best food in Venice, I'd trust them to find/make incredible drinks to pair with their food!
177	Harrison Weil	3481 Rosewood Av	90066	Because it would be nice to have a drink and dinner at my favorite restaurant!
178	Leslie Longworth	4080 Glencoe Ave	90292	Because they have created a much beloved communal space and there is no one like them ❤️
179	Katie Hutchins	2808 Clune Ave	90291	Gusts is a staple of the neighborhood, and I can't think of any better place to enjoy a cocktail. As a steward of the community I can't think of a more deserving institution
180	Stephanie Wachs	2428 3RD ST	90405	Because food of the quality deserves to be enjoyed with wine
181	Trip Davis	1041 Palms Blvd. Venice, CA 90291	90291	Gjusta is by far one of the more inspiring food offerings on the west side of LA. It would inly enrich the neighborhood with a great Dinner option.
182	Emma Bern	601 wilshire blvd	90401	Because they need drinks as good as the food they serve. It would benefit them immensely and I would go more!!
183	Jeff McHugh-Robbins	1615 Shell Ave , Apt. A	90291	It's an amazing restaurant and would be even better if it could serve alcohol too
184	Laurence Hauben	814 San roque rd	93105	Gjusta is a very well run restaurant with responsible management and great ethics. It deserves our trust and support.
185	Randi Kofsky	8136 W 83rd street	90293	In support of Solid, responsible businesses in our community
186	Axel Erickson	745 Vernon Ave	90291	It would allow them to have longer hours and better serve the community. It can be hard to get in for local people on weekends. Also, it is a location that is more apt to have alcohol service (surrounded by commercial on 2 sides) than anything on Rose
187	Laura Rodriguez	3333 S La Cienega Blvd, 7093	90016	It is a great community gathering location, and having a liquor license would allow them to extend their great service to the later afternoon.
188	Kevin Medler	386 S Burnside Ave Apt 3G	90036	Yes
189	Joanna Rodriguez	2517 24th St Santa Monica	90405	Because it is a lovely neighborhood restaurant that should be able to provide the full experience one would expect: Mimosas and Bloody Marys at brunch and Wine and Aperitif with lunch. It seems unusual that they don't have it, especially when they fill the niche that the former Rose Cafe left behind.
190	Minya	615 Hampton Dr A110	90291	Because it is a great and beloved local establishment and would bring more value to visitors and the establishment itself
191	Helen Torney	1055 S Orange Grove	90019	Gjusta is a neighborhood staple with great food and great people.
192	Colin de Rouin	6626 Lemona Ave.	91405	Gjusta Is an amazing restaurant and it's a shame, but they're not allowed to share the full experience of eating a wonderful meal with alcohol
193	Yara Khoury	41 sunset ave	90291	It would make it more enjoyable to go there and relax for brunch
194	Caleb B Hernandez	6040 Center Drive	90045	It will create a better menu, environment, and ambience while providing more capitol for local business
195	Kate Philipson	931 Milwood Ave, Venice	90291	It would enhance the experience at Gjusta to be able to have a glass of wine with lunch. The customers are generally an older crowd and as a local resident I would not be worried about noise or anti social behaviour as a result. I support their bid to serve alcohol
196	Fiona Henry	718 superba ave	90291	I think Gjusta would make bomb drinks and have the best environment to drink in.
197	Bryce Maurer	11969 Kiowa Ave	90049	This is my favorite place to meet people for networking purposes, and typically am only able to choose it for bfast/lunch. Opening the alcohol license would be a game changer.
198	Carley Coyle	11645 Chenault St	90049	It is a great place for gathering with friends and family. A full liquor license would only help bring that community together.
199	Zachary carroll	1014 oakwood ave	90291	Because people are adults and should be able to drink

Please share why you believe Gjusta should be granted its full alcohol license:

200	Gunnar Schueler Greve	832 Superba Ave	90291	Absolutely yes
201	Sorenne Gottlieb	334 Sunset Blvd	90291	Because it's a wonderful spot to enjoy a drink and I myself would love to partake in that
202	John Francis	610 Main Street	90291	Community gathering in the evening
203	Dayana Sabatin	606 Broadway, 303	90401	Because gjusta has incredible food that would be paired well with it! I'd come for dinner all the time
204	Kasey Jury	617 6th Ave	90291	Gjusta is a community staple, a great place to kickback and enjoy a meal and spend time in a lovely setting. It would be great to have a beer or glass of wine over lunch or dinner.
205	Gracie Durrance	516 Boccaccio ave	90291	I think it would bring the community together and everyone would mingle here and it compliments the restaurant
206	Ava Graham	514 Boccaccio Ave	90291	It would be an amazing addition to Venice, a lovely place to grab a drink! Not enough places in the area.
207	Louie fazio	3018 Goldsmith St	90405	Because it's the right thing to do.
208	Lucas schwartz	2707 Abbott Kinney	90291	Amazing place to drink a beer
209	Lauren Love	7746 Henefer Ave	90045	Dinner service with wine is the preferred I dining experience
210	Amanda Caswell	15 Paloma Ave	90291	For the community to have another place to celebrate responsibly!
211	Addison Williams	1348 N Vista St, Apt 1	90046	having a glass of wine on that patio would be a dream. it just makes sense!!
212	Richard CHRISTIANSEN	801 Tipton terrace	90042	To help the economy and help everyone in the food industry is working really hard
213	Maryanne Olson	12722 Millennium, Apt B314	90094	I love coming to gjusta, they create the best food and their cocktails would be such a treat
214	Nikita Voskoboynik	354 4th Avenue, Venice, CA, USA	90291	Would help grow the area!
215	Chantel Ouellet	502 Kenmore Avenue	90004	It's a wonderful and respectful community restaurant that would add to its overall success and presence.
216	Hollian	1285 Barry ave	90025	I love it here! The food, music, I could stay here all morning or evening drinking and eating! 😊
217	Yola Vermehr	440 Sequoia Drive	91105	Yes, let me enjoy my lunch.
218	Audrey Wilcox	466 1/2 South Venice blvd	90291	it is a wonderful neighborhood staple
219	Chaya Rusk	2616 5th street , apt 208	90405	Have you been experiencing 2025? Let the people imbibe!
220	Phoebe Peterson	2428 Calle Soria		It's a good restaurant that deserves to be able to sell alcohol
221	Lindsey Newton	1209 Lucille	90291	It is one of my favorite restaurants and I would love to enjoy a wine with my meal!
222	Hannah Lee	330 5th Ave	90291	Gjusta is a business that lifts up the quality of life in the neighborhood and a full alcohol license would help the business thrive and hopefully allow it to stay open for dinner (which would be greatly appreciated).
223	Daryn Unbehand	640 Vermont Ave	90291	Gjusta is a community hub for venice that brings together locals, gym bros, tourists, running-to-work, etc people together. At any hour of the day you can find it bustling with people connecting over a baked good or latte. Giving the community a place to share that same connection in all hours of the day would benefit the neighborhood.
224	Ava Ghiassi	665 Brooks Ave	90291	Gjusta is a neighborhood staple & we would love to experience it at full capacity with a bar! Sending support & we are excited for the future of Gjusta!
225	Monika Rymiszt	706 6th Ave #C	90291	Please Please Please
226	Kelly Smith		90403	Why not? It'll be great for the local community and further enhance the restaurant!
227	JP Smith	St Kilda Rd, Melbourne Australia	3004	We are visitors from Australia. This is a fantastic bakery and a licence will help both locals and visitors. Do it and boost tourism!
228	Scott Bernstien	560 Navy St	90291	Venice needs all the support it needs & in 2021 I took a job here and they still have my support. Give them a license.
229	Olga Kuylov	30928 Oleander Ct	91302	We support the idea of having alcholo in Gjusta. Gone here for the past 3 years. Love it <3
230	Natasha Afshar	665 Brooks Ave	90291	Gjusta is a Venice neighborhood staple! It's so rare to be able to walk to a restaurant that offers so much for the community. We fully support this initiative to expand their services with an alcohol license. We look forward to many celebrations and family dinners here!
231	A. Henley	706 6th Ave #A	90291	Gjusta rules! A gathering place!

Please share why you believe Gjusta should be granted its full alcohol license:

232	Taylor Zusi	356 4th Ave	90291	I have loved coming to Gjusta nearly everyday since I moved to the neighborhood several years ago. I love the community and coming for coffee and would love to also be able to join friends for happy hour or cheers to a friends birthday over dinner.
233	Colin Parker	356 4th Ave	90291	I live right by Gjusta. It's a huge part of my routine and community. I come early morning for coffee. I had my engagement party here. I support their obtaining of a liquor license because I know how much they contribute to the neighborhood and the space they provide for members of LA, far and wide, to connect and celebrate in a meaningful way.
234	Jonathan	10560 Wilshire Blvd	90024	It's a wonderful place for community to gather, share food, fun and laughter.
235	Evan Dekaser	237 5th Ave	90291	GO GET IT!!!
236	Carol Fabi	645 Oxford Ave	90291	We would enjoy a glass of wine with dinner.
237	Katrina Caslay	615 Hampton Dr	90291	Great vibes for it.
238	Adam Berkowib	324 Conway Ave	90624	
239	Kai Regan	706 6th Ave #13	90291	Let's Go!
240	Kristofer Kalas	Beethoven St	90066	This is a community business that supports so many people locally; farms, customers, employees, everyone. they need to maintain profitability in order to continue their mission!
241	Katie Daunt	2463 Lovella	90291	Gjusta is a incredible place for our family. We would love to have a glass of wine w/ our baby on the patio! Please approve their license.
242	Andreas Sauringer	325 Indiana Ave	90231	Good food goes well with a glass of wine or beer! Great place in Venice.
243	Katelyn Katz	3023 4th St	90405	Please empower a local business to expand further business through liquor license.
244	Tiffany M	716 Flower Ave	90291	I've been a regular here since pre-covid and I've loved the ambiance with alcohol and without. Selling alcohol will help Gjusta stay afloat and improve community morale.
245	Noah Grimmeit	1122 Pico Blvd	90405	Gjusta should be approved as a pillar of the community. This will help our neighborhood be more social & fun.
246	Tyler Grikas	538 Brooks Ave Apt 4	90291	Gjusta is a huge part of the Venice community. I've lived in Venice for 5 years. Giving them a liquor license makes a ton of sense. They should be open for dinner and be able to serve alcohol. It's a relaxed vibe; patrons will not be rowdy or disrespectful to neighbors.
247	Tara Farazi	969 Hilgard Ave #809	90024	Gjusta is an iconic cafe in this town and addition to "decaf" and liquor to the menu will make it an absolute best cafe in the entire country. They have my full support and I hope they get their license. They are much more than a neighborhood cafe. They are a cultural and culinary anchor. The dining experience would be so much more enhanced. Please approve their liquor license. Thank you!
248	Leo	1030 Pico BLVD	90405	I approve
249	Brad Storms	3624 Wipstich	90066	Do it! :)
250	Grace Toncelson	1158 Palms	90291	Gjusta serves incredible food and I would Love to be able to drink a glass of wine with my meal. I <3 Gjusta <3
251	Diane Cresepa			Gjusta is a great spot for connecting people with great food and people who make this happen. They definitely need a license for the option of a good drink with your friends.
252	Aran M			I support this
253	Veronica Lee	738 W 27th st	90007	Gjusta is a lovely place that people gather and enjoy the atmosphere and by granting alcohol license would allow more diverse group of people to gather and spread joy and love.
254	Jean Michal Hoffman	3681 Wilshire Ave	90066	We love Gjusta both because of the food but also the community it's built. our family has created so many memories here and we'd love to see them be able to grow and expand.
255	Jo-Ann McAuliffe	757 Milwood Avenue	90291	Gjusta has been a great neighbor for many years - bringing quality food to the neighborhood - jobs for local residents, and a great ambiance for all their many guests. gjusta used to have a beer & wine License. It would be a wonderful addition to the dining experience if they had it again. We love Gjusta!
256	Julie La	1305 Oceanfront	90291	Creates jobs for locals
257	Mark Karaptian	1305 Oceanfront	90291	More city revenue, more jobs
258	Hummerl Ingrid	11066 Tennessee Ave	90064	It would be nice to have beer during lunch
259	Marc Scarpa	119 Brooks	90029	In Favor of the license
260	Sarah Fath	617 Brer st	93023	Venice establishment, community hub, and we all need more community today - more joy and celebration.
261	Nallen Green	550 Indiana Ave	90291	We Love it here - amazing vibes and would be so happy if full liquor license - Tech CEO

Please share why you believe Gjusta should be granted its full alcohol license:

262	Andres Caiced	643 Grant st	90405	This is a staple in the community and responsible for a lot of jobs and upkeep around here
263	Billy Tolson	70-72 Winward	90291	Gjusta is a staple of the venice neighborhood.
264	Jay Goldstein	3422 Schooner	90292	Gjusta is a community spot that has become a weekly tradition for myself. I have made some great friends here and would love to enable the continued joy with a cocktail in hand!
265	Colin Johnsen	53 Dudley Ave	90291	Please please please! Gjusta is the best and would really appreciate getting to come here and have a glass of wine. They will be so responsible!!! Thank you for your consideration.
266	Nash	53 Dudley Ave	90291	PLEASE! A NICE BEER WITH MY CROQUE MADAME IS WHAT I NEED!
267	Melif Matrix	3623 Jasmine Ave	90034	Only if you invest in fantastic ROSÉ!
268	Susan Matrix	3623 Jasmine Ave	90034	As long as there is quality blush
269	Kirsten Campisi	1352 HILL ST	90405	Would be nice to have a cocktail with my lunch
270	Nancy Griffin	700 Palms Blvd.	90291	Because it is a neighborhood treasure and it would be great to have it open at night again.
271	Jenna Signorelli	336 Rennie Ave	90066	Why not? Life is short!
272	Zoë Prendiville	409 N Hayworth Ave	90048	They rock!! & we are in need of mimosas
273	Kristoph Wattson	20 Dapplegray Lane	90274	Great food deserves to be paired with good wine.
274	Mona Martika Maahn	4343 Clarissa Ave	90027	It will elevate the restaurant
275	Simran Tyagi	5410 W, 190th St	90503	Great business, would love to support.
276	Anne Marie Lozaw	12626 Caswell Ave	90066	Better business for better crowd!
277	Julia Eger	325 Indiana ave	90291	So we can hang out there in the afternoon and have a glass of wine
278	Brandon Lawrence	3008 Ocean Ave	90291	This community institution could add a nice element by serving wine and beer, I don't think it needs to be hard alcohol respectfully
279	David Ball	4735 La Villa Marina G, Marina Del Rey	90292	It would be a great addition to any meal at gjusta
280	Stacey Baca	848 10th Street, Apt 2	90403	The freedom of being able to support those who love Sunday brunch or a cocktail at dinner. Gjusta should be able to provide that level to customers that other amazing restaurants on the westside are able to. Thanks!
281	Greg Sommer	848 10th street, Santa monica	90403	Gjusta uplifts the local neighborhood and economy, having an alcohol license will bring more people into the area at night during dinner hours.
282	Cybel Montano-salazar	17326 Tulsa St	91344	Because their food would pair up really well with some wine or beer
283	Leon Yeterian	17326 Tulsa St	91344	why not. I wish it can go back to the days of dinner as well
284	Esther Sorenson	538 Broadway St	90291	It'll be an even better date spot!
285	Hans schaffer	221 Windward Ave	90291	I go to Gjusta because the food feels honest and seasonal. The idea of enjoying a glass of wine that fits the same spirit feels right and would make something I already love even better.
286	Kayla	1122 Pico Blvd	90405	More enjoyable for the patrons and encourages more in person social interaction which the world needs more of!
287	Ben Max	612 Boccaccio Ave	90291	This place is a core part of Venice and does so much for the community. They are very responsible towards their surroundings! deeply support.
288	Mackenzie Snow	2918 Arizona Ave	90404	This is a well known, reputable restaurant that deserves their full alcohol license so this fine establishment can live up to it's full potential.

November 2, 2025

Attn: West Los Angeles Area Planning Commissioners
Los Angeles City Planning
Office of Zoning Administration

Re: Case Number: ZA-2024-3173-CUB-1A

Hello Commissioners,

I write asking this appeal be denied. The business' history clearly demonstrates it does not act as a well-intentioned neighbor to the surrounding community or, as a responsible business with the city. There are numerous key points noting their past practices in AZA Fargo's decision letter dated July 15, 2025, regarding the original case, some of which follow:

- "It has taken the applicant approximately eight years to comply with this requirement, and the applicant appears to have done so only after receiving the denial..." (p.14)
- "...the applicant made no attempt to file for the required Plan Approval during that time period, demonstrating a disregard for the conditions of approval..." (p.15)
- "The applicant has a record of failing to comply with important conditions of approval in previous decisions." (p.16)
- "...the Zoning Administrator cannot reasonably expect that the applicant will comply..." (p.16)
- "...the length of time to achieve compliance demonstrates that it likely would be difficult to attain compliance with conditions of approval." (p.16)
- "This raises concerns about the applicant and the willingness of the applicant to follow state law regarding licensing in relation to the sale and distribution of alcoholic beverages..." (p.17)
- "...raises significant concerns about the noise impacts to adjacent residents with the addition of a full line of alcohol service and later hours of operation." (p.18)

There also remain additional outstanding conditions from 2016's Letter of Determination of ZA-2013-3376-CDP-CUB-SPP-1A that appear to question whether proper compliance has been, or ever will be, attempted.

Parking

The applicant highlights the required (14) stalls that have been provided for on-site parking. Yet these stalls were striped in March of this year. Given that this area is being used for outdoor dining, none of these stalls have ever had a vehicle parked in them. This condition appears to have been satisfied in name only, and in no practical way. Patron parking continues to be diverted onto our neighborhood streets, even the business' delivery van can be seen nearly every day parked on our block. (time-stamped photos #1 and #2 below)

Valet

The 2016 LOD conditions on page C-2, "...the applicant shall provide valet off-site parking for use by patrons during all hours of operation." The applicant appears to acknowledge this requirement in their Initial Submittal Document scanned 5/20/2024, "Findings/Special Requirements" for this original case. The YES box for

question 16 is checked, confirming they provide valet service. Additionally, the NO box for question 17 is checked, stating the valet service is provided without a charge. Yet, the business does not now, and never has, provided any type of off-site parking valet service. There was a period of several years when a parking attendant was present in the lot, but their duties seemed to be directing drivers where to go and slowing the flow of vehicles entering the lot. At no point was valet service observed being provided by that attendant.

Graffiti

Page 12 of the July 15, 2025, decision letter notes, "...the new patio enclosure...was covered in graffiti." This may seem minor and insignificant, but it again shows that this business is not a good neighbor and is indifferent both to the conditions it has been given and to its overall impact on our community. On page C-1 of the 2016 LOD, condition #4 states, "All graffiti on the site shall be removed or painted over...within 24 hours of its occurrence." On page C-8 of the same 2016 LOD, it says, "The exterior of all buildings and fences shall be free from graffiti when graffiti is visible from a street or alley..."

Even after having been alerted to the presence of graffiti by AZA Fargo's decision letter, the business has yet to address it. The observed alley wall was initially tagged in May (photos **#3** and **#4**). In addition, the gated fence to the business' event space at 314 Sunset is covered in graffiti as well (photo **#5**) and is clearly visible from the street. Neither graffiti area has been addressed and they remain a blight in our neighborhood.

Summary

This business seems to have a history of circumventing the rules, to see how long they can delay or outright ignore fulfilling their responsibilities. Construction attempted without required permitting, spotty and untimely compliance with conditions originally set forth by the planning commission back in 2016, seeming to knowingly violate ABC codes, disregarding the surrounding neighbors by parking their delivery vans on our streets, failing to provide any type of patron parking which forces even more cars to park on our already crowded residential streets, wanting to add alcohol's impact to a hugely expanded outdoor seating area's noise level... the violations and unneighborly actions just keep coming. It hasn't been merely a single issue, unfortunately, there have been many, and this business continues to have a negative impact on nearby residents. This business fails the trustworthiness test and is not a good neighbor to the surrounding residential community. The applicant should not be rewarded with a CUB.

Thank you for your consideration,

Hubert Hodgin
Venice, CA



#1 2025-10-25 12.40.36



#2 2025-10-25 12.40.47



#3 2025-05-09 16.56.21



#4 2025-11-01 10.34.25



#5 2025-11-01 11.31.08



Please deny #7. ZA-2024-3173-CUB-1A on 11/05/2025

1 message

Margaret Molloy <mmmolloy@earthlink.net>

Fri, Oct 31, 2025 at 2:00 PM

To: Planning APC West LA <apcwestla@lacity.org>

Cc: Naomi Nightingale <nningingale@antioch.edu>, Ingrid Mueller <ingridinvenice@gmail.com>, Sarah Mahir <victoria2love@verizon.net>

Hello Commissioners,

Please deny this appeal and support Zoning Administrator Tim Fargo's very thorough July 15, 2025, Letter of Determination.

This operator has a well-documented pattern and practice of doing business in Venice without required permits and regardless of community impacts. We appreciate how ZA Fargo considered this.

We agree with the comments and evidence provided by other community members who opposed this CUB at the AZA hearing on May 7, 2025, and incorporate all of the issues they raised and documented in our opposition to this appeal.

Here, we are submitting the September 21, 2020, order denying a type 47 license for Hamtramck Hospitality, LLC (Dba: Gjusta, [320 Sunset Avenue, Venice, CA 90291-2632](#)) issued by Administrative Law Judge D. It states, "Order: The type 47 on-sale general eating place license for Hamtramck Hospitality, LLC, is denied." Hubert Hodgkin and Margaret Molloy were the appellants for #47-572586.

Importantly, ABC's Metro Division confirmed at that time that they received 55 valid protest letters from community members opposed to a type 47 license at Gjusta. Mr. Camaj show his contempt for following the permitting process by applying for that type 47 license when he did not have a valid Certificate of Occupancy for a restaurant, or a valid CUB. This is part of an egregious pattern and practice of ignoring pertinent laws by Fran Camaj, principal at Hamtramck.

Mr. Camaj operates multiple businesses in the coastal zone-area of Venice for many years including the subject site, Gjelina's (restaurant) at 1429 Abbot Kinney, GTA Take Away at 1427 Abbot Kinney, a former restaurant (MTN) at 1305 Abbot Kinney, and other businesses. Mr. Camaj cannot claim ignorance of development requirements in the coastal zone area of Venice.

Laurette Healey, Principal at City Land Use, and Mr. Camaj's Representative here, has represented clients in the coastal zone area of Venice for many years and also cannot claim ignorance of relevant laws.

Gjusta has 21 LADBS Code Enforcement violations. Many are for "ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS" or "CUB OR CUX VIOLATIONS." Gjelina at 1429 Abbot Kinney has 14 LADBS Code Enforcement violations.

Mr. Camaj and Ms. Healey will claim that there are no ABC violations at these sites. That is because most residents call LADBS for these complaints not realizing that they should file an ABC complaint, but the existing LADBS records show the abuse by the operator and frustration of nearby residents.

47 - On-Sale General - Eating Place

Issued to restaurants. Authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises. Authorizes the sale of beer and wine for consumption off the licensed premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

As shown in the 3/2/2016 group email below to the West Los Angeles Area Planning Commission titled, "ZA-2013-3376-CDP-CUB-SPP-1A- request denial," Mr. Camaj came to the Gjusta location under the guise of a request for a change of use from existing offices to a bakery with a takeout coffee counter. That proposal was supported by the local community. That quickly morphed into an unpermitted restaurant that created noise, nuisance, traffic congestion, and parking and delivery nightmares for the adjacent historic Oakwood residential community. Instead of remedying these issues, Mr. Camaj has continued and expanded his illegal restaurant, while removing required parking.

ZA-2024-3173-CUB purported to be a "Class 2 Conditional Use Permit for the on-site consumption of a full-line of alcoholic beverages in an existing 4,648 sf bakery, retail, restaurant and bar with outdoor dining" at 318. 320, 322, **324 E. Sunset Avenue** with Assessor Parcel Number (APN) 4286-007-031. There is no tract map for that merger, or for the addition of 314 E. Sunset Avenue to the restaurant operation. A single APN for 318. 320, 322, 324 E. Sunset Avenue, 4286-007-031, was acquired by a Los Angeles Department of Building and Safety (LADBS) affidavit only. Per Simon Young, Supervising GIS Tech, GIS & Mapping Services, Los Angeles County Assessor, "I want to make you aware that the term "Lots" and "Tax Parcels" are different. As explained by the city official, all lot ties or Covenant and Agreement to Hold Property as One Parcel does not alter or change any lot lines, rather, it consolidates "Tax Parcels."

In *Morehart v. County of Santa Barbara* (1994) 7 Cal.4th 725 , 29 Cal.Rptr.2d 804; 872 P.2d 143, the court wrote,

"The Subdivision Map Act (Gov. Code, § 66410 et seq.) provides that contiguous parcels of land are not automatically merged by virtue of being held by the same owner. Such parcels "may be merged by local agencies only in accordance with the authority and procedures prescribed by this article" (id., §§ 66451.10-66451.21], which "provide[s] the sole and exclusive authority for local agency initiated merger of contiguous parcels." (Id., § 66451.10, subd. (b); all section references are to the Government Code unless otherwise indicated.)"

A tract map is required here.

Also, Mr. Hodgin documented that 314 Sunset is an *existing* illegal extension of the Gjusta restaurant service area and operation that Mr. Camaj advertises openly. This is illegal for multiple reasons. First, 314 Sunset is legally an Artist-in-Residence residential property. It was most recently the AIR of famed Venice artist Laddie John Dill. Mr. Camaj did not file a required coastal development permit for a change of use for that property and a change use would likely be prohibited by the state Mello Act; also Coastal Act § 13053.4 requires a "Single Permit Application" for all related development but 314 Sunset was not included in ZA-2024-3173-CUB; and Coastal Act § 30105.5: "Cumulatively" or "cumulative effect" requires analysis and findings for that additional unpermitted expansion of Gjusta but 314 Sunset is not included in ZA-2024-3173-CUB; and LAMC 12.36 (Multiple Approvals Ordinance/ now in Chapter 1A) requires that all related applications be submitted at the same time for required California Environmental Quality Act (CEQA) compliance analysis and findings, but again, 314 Sunset is not included in ZA-2024-3173-CUB.

For these reasons this appeal must be denied.

No permits, no commercial property tax reassessment

This is an old playbook in Venice that must be stopped!!

The Los Angeles County Assessor shows 320 Sunset as APN: 4286-007-031 with the "Legal Description (*for assessment purposes*): VAWTER OCEAN PARK TRACT BLOCKS B,C AND D LOTS 27, 28 AND 29 BLK B" with a "**Store and Residential Combination**" use.

It shows a "Building 10,000 Sq Ft. with a value of "Land: \$192,638" and "Improvements \$302,656" for a total 2025 value of \$495,294.

Los Angeles County Office of the
Assessor Public Portal
assessor.lacounty.gov

314 E Sunset Avenue, Venice, is an Artist-In-Residence with APN 4286-007-024, a Building 2,205 Sq. Ft. with Legal Description (*for assessment purposes*):

VAWTER OCEAN PARK TRACT BLOCKS B,C AND D LOT 30 BLK B, with a **total assessment value of \$414,333.**

Los Angeles County Office of the
Assessor Public Portal
assessor.lacounty.gov

Application ZA-2024-3173-CUB was filed by Applicant Fran Camaj, Representative Laurette Healey, and Property Owner: Roger and Jean Marie Webster Trust, with a Property Owner Affidavit signed by Jean (Mu Ris) Webster on 5/03/2024. Property owner Jean Webster is accountable for the bad actions of this operator (Mr. Camaj) for many years at this location *and* for the failure to file the required permits for a change of use. **No permits, no commercial property tax reassessment for the "actual use" of these lots.** This case should be referred to the relevant agencies for appropriate enforcement.

Required compliance with the Coastal Act and certified Venice Land Use Plan

ZA-2024-3173-CUB and ZA-2024-3173-CUB-1A must comply with the Coastal Act, certified Venice Land Use Plan (LUP), CEQA, LAMCs 12.20.2 and 12.36 (Multiple Approvals Ordinance). Per the Coastal Act the development must comply with the Mass, Scale, and Character of the existing neighborhood. Gjusta is in an M-1 Industrial Zone surrounded by a R1.5-1: RESTRICTED DENSITY MULTIPLE DWELLING ZONE. Mr. Hodgin and others spoke about existing noise, nuisance, traffic circulation, parking and delivery problems impacting the residential area surrounding Gjusta. Gjusta cannot be allowed to detrimentally impact its neighbors. Adding a type 47 license would further exacerbate the negative impacts on the surrounding residential community.

The Venice LUP Policy I. A. 5 states that development should **preserve and protect** stable multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained and improved. ABC looks at the impacts on noise, traffic, parking, and quality of life impacts for the surrounding neighborhood. **No-one can say that the current impacts are acceptable or insignificant.** There is extensive documentation of the ongoing negative impacts for local residents including 21 LADBS citations for Gjusta. **A bad actor cannot be further entitled. Granting a Type 47 license here would significantly exacerbate the negative impacts for local residents.**

Venice LUP Policy I. C. 4. Accessory Retail Use states, "On-site retail sale of goods produced in industrially designated lands and in areas recommended for artcraft shall be encouraged. Adequate off-street parking shall be required for all uses consistent with Policies II.A.3 and 4." As shown, from 2014 until 202, Mr. Camaj operated Gjusta as a restaurant at this location without a Certificate of Occupancy for a restaurant despite numerous LADBS citations, neighborhood complaints, and more. The 12/31/2020 Certificate of Occupancy is for a primary use as a bakery, and accessory use for a restaurant and retail. In spite of his history of violations, Mr. Camaj operates 314 Sunset as an *existing* illegal extension of the Gjusta restaurant service area and operation and advertises that use openly but has not included that expansion in this application. The Venice LUP and Venice Specific Plan require 1 space for each 50 square feet of service floor area (including outdoor service areas) for restaurants. While AB 2097 reduces parking requirements near public transit generally, it has site-specific requirements that cannot apply here because of the clear impacts on the adjacent residential community and coastal access generally that Mr. Hodgin and others spoke about and documented. The historic residential Oakwood community is already negatively impacted by Gjusta. Granting a Type 47 license here would significantly exacerbate the negative impacts for local residents.

For these reasons and more, please deny ZA-2024-3173-CUB-1A. The West Los Angeles Area Planning Commission cannot reward a serial violator with additional entitlements and unjust enrichment, or improperly reward a property owner who profits from the unpermitted use of their property.

Please confirm receipt of this email.

Appreciatively,

Dr. Naomi Nightingale

Ingrid Mueller

Sarah Mahir

Margaret Molloy

Venice Land Use Plan (LUP)

Policy I. A. 5. **Preserve and Protect Stable Multi-Family Neighborhoods.** Preserve and protect stable multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained and improved.

Policy I. A. 7. **Multi-family Residential - Low Medium II Density. d. Oakwood, Milwood, Southeast and North Venice**
Use: Duplexes and multi-family structures.

Policy I. B. 11. **Intensification of Commercial Uses.** Intensification of existing commercial uses, including, but not limited to additions to commercial structures, expansion of indoor or outdoor dining areas, and conversions of retail uses to sit-down restaurants, shall be required to provide adequate parking to meet the demands of the intensification consistent with LUP Policies II.A.3 and II.A.4.

Policy I. C. 1. **Industrial Land Use.** The Land Use Plan designates approximately 53 acres of land for Limited Industry land uses. It is the policy of the City to preserve this valuable land resource from the intrusion of other uses, and to ensure its development with high quality industrial uses. Commercial use of industrially designated land shall be restricted. Artist studios with residences may be permitted in the Limited Industry land use category. Adequate off-street parking shall be required for all new or expanded industrial land uses consistent with Policies II.A.3 and II.A.4. The design, scale and height of structures in areas designated for industrial land uses shall be compatible with adjacent uses and the neighboring community.

Policy I. C. 4. **Accessory Retail Use.** On-site retail sale of goods produced in industrially designated lands and in areas recommended for artcraft shall be encouraged. Adequate off-street parking shall be required for all uses consistent with Policies II.A.3 and 4.

PARKING REQUIREMENT TABLE

Restaurant, Night Club, Bar, and similar establishments and for the sale or consumption of food and beverages on the premises:

1 space for each 50 square feet of service floor area (including outdoor service areas).

Policy II. A. 10. **Valet Parking.** Valet parking programs may be permitted and implemented in order to increase the amount of available public parking in parking impacted areas. In order to ensure that any valet parking program that is permitted to operate in the Venice Coastal Zone does not negatively impact coastal access opportunities, all approved valet parking programs shall comply with the following policies:

a. The use of public parking areas for valet vehicle Drop-off/Pick-up stations shall be limited to the minimum area necessary and occupy the fewest number of public parking spaces.

b. Vehicle Storage/Parking. The storage of vehicles by valets is prohibited in public parking lots, on public rights-of-way and in on-street parking spaces (except for loading and unloading) unless it is determined that use of the public parking area will not conflict with the need for public parking by beach goers.

c. A valet parking program that utilizes public property in the coastal zone shall be available for use by the general public with no preference granted to any group or type of use (i.e., restaurant customers vs. beach goers).

Venice Specific Plan

PARKING REQUIREMENT TABLE

Restaurant, Night Club, Bar and similar establishments and for the sale or consumption of food and beverages on the Premises:

One space for each 50 square feet of Service Floor (including outdoor service areas).

LADBS Enforcement Records for Fran Camaj/ Gjusta at 320 Sunset Avenue, Venice: there are 21 violations on record.


14 attachments

 **favicon.ico**
2K

 **favicon.ico**
2K



preview.png
329K

 **Gjusta - ABC Administrative Law Judge D. Heubel Order - type 47 Denial, September 21, 2020.pdf**
2767K

 **ZA-2013-3376-CDP-CUB-SPP-1A- request denial.pdf**
8879K

 **320 Sunset Ave, CSR 340264.pdf**
319K

 **320 Sunset Ave, CSR 354557.pdf**
320K

 **320 Sunset Ave, CSR 355824.pdf**
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 **320 Sunset Ave, CSR 360653.pdf**
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 **320 Sunset Ave, CSR 439620.pdf**
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 **320 Sunset Ave, CSR 450835.pdf**
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 **320 Sunset Ave, CSR 476642.pdf**
321K

 **320 Sunset Ave, CSR 498765.pdf**
325K

 **320 Sunset Ave, CSR 531481.pdf**
321K

DAY OF HEARING SUBMISSIONS

Bill & Harpreet Purewal
114389 S McCall Avenue
Selma, CA, 93662

Letter in Support of the Application
APCW-2023-4039-SPE-CDP-ZAD-ZAA-MEL-HCA
at 7027 Vista Del Mar Lane

Dear Bill & Harpreet Purewal,

As an owner of the property located at 202 Manchester Ave, or authorized representative thereof, I hereby offer my support for the Los Angeles Department of City Planning application APCW-2023-4039-SPE-CDP-ZAD-ZAA-MEL-HCA for the permitting of a new primary and secondary SFD per SB9 on an undeveloped lot at 7027 Vista Del Mar Lane, requiring specific approval from the Department of City Planning, pursuant to Los Angeles Municipal Code.

Sincerely,



Name: Abdule Ismail

Date: 4/3/25



APCW-2023-4039-SPE-CDP-ZAO-ZAA-MEL-HCA

1 message

cigardenia@aol.com <cigardenia@aol.com>
To: "apcwestla@lacity.org" <apcwestla@lacity.org>

Wed, Nov 5, 2025 at 2:25 PM

Dear Planning Officer:

I am writing you to express my and the community's serious concern with this proposed project. During the first public hearing for this proposed project Caelan Rafferty received many emails from concerned community members. I hope those communications are in the file.

The sentiment has not changed.

Simply stated, this is an extremely dangerous proposal. Seeking ingress/egress on this narrow, fast driving, curvy stretch of Vista Del Mar is for lack of another word, dangerous.

Vista Del Mar is a fast driving road for South Bay commuters. Over the years there have been many fatalities along this road, most recently several months back.

The City has paid upwards of \$20 million in lawsuits they've had to settle over the fatalities on Vista Del Mar.

This project did not have the support of the Neighborhood Council due to the ingress and egress on Vista Del Mar. Had the ingress/egress been removed, the proposed project would have had the Neighborhood Council's support.

I'm the Vice-Chair of the Planning and Land Use Committee that reviewed the project.

I am a founding and current board member of a Playa del Rey 501C3, who's mission is to protect and enhance the qualities and characteristics of Playa del Rey for residents, businesses and visitors.

The public safety risks associated with this proposed project far outweighs a vanity project.

Thank you for your consideration.

Sincerely,

Julie Ross

Vice-President

Playa del Rey Guardians Society

[419 Redlands St.](#)

[Playa del Rey, CA 90293](#)



LAX boondoggle plans screwing public transit and walkability for future generations in the name of carbrained induced demand

1 message

Auguste Miller <augustemiller@gmail.com>
To: apcwestla@lacity.org

Wed, Nov 5, 2025 at 5:55 PM

Hi - re: recent meeting:

This LAX pedestrian bridge should be denied, as this entire project is predicated on a falsehood. It won't reduce traffic, and it's actually a net reduction of pedestrian access to the airport, since they want to remove a sidewalk on Sepulveda, and replace it with a long detour with multiple elevators for pedestrians. This is not an improvement, it's treating pedestrians like second class citizens. Furthermore, the project is not justified since passenger traffic is down into the airport, and Concourse 0 and Terminal 9 are on hold.

Making pedestrians second class citizens to allow a highway interchange in front of the airport that will induce 50,000 new vehicle miles traveled every day makes no sense.

It is actively harmful. Please do the right thing and stop. People want prioritized multi-modal options to get to LA's airport...

Best
Auguste Miller
90291



Regarding APCW-2025-3846-SPPE-CLQ

1 message

Cord Thomas <cord.thomas@gmail.com>

Wed, Nov 5, 2025 at 6:30 PM

To: apcwestla@lacity.org

I am a resident of Westchester. I have serious concerns about the pedestrian bridge.

Not only is the ATMP roadway expansion project in its totality outdated and ill-conceived, but the pedestrian bridge itself is not an answer to anyone's problems. Travelers and airline and airport employees walking from the hotels and parking structures will have to walk further than they do today, employees bicycling and scootering into the airport as dozens (or hundreds if they could) do today will be hindered, and everyone else will have to cross this massive uncovered span in rain and scorching heat. Reject the pedestrian bridge.

The concept of the bridge was clearly conceived by someone(s) that has never walked to the airport.

Thank you



APCW-2025-3846-SPPE-CLO

1 message

cigardenia@aol.com <cigardenia@aol.com>
To: "apcwestla@lacity.org" <apcwestla@lacity.org>

Wed, Nov 5, 2025 at 2:52 PM

Dear Hearing Officer:

I am writing in support of the above proposed project. A pedestrian bridge is just what's needed here. It will eliminate the potential for pedestrian accidents on Sepulveda while creating a pedestrian gateway that connects Sepulveda Blvd. and Century Blvd. to the airport. LAWA has been very responsive to the stakeholders during the ATMP project process. In fact it was a community member who is on my Airport Relations Committee that suggested a stairwell be added for redundancy and for those wishing to walk. LAWA recognized the value of that and added it to the design.

This proposed project went before the Westchester/Playa Neighborhood council three times. First to the Airport Relations Committee, then to Planning and Land Use and finally before the entire Board. At each presentation the project was supported without opposition.

Thank you for your time and consideration.

Julie Ross

Chair: Airport Relations Committee

Vice-Chair: Planning and Land Use Committee

Westchester/Playa Neighborhood Council.



ZA-2024-3173-CUB-1A. OPPOSE APPEAL for alcohol license

2 messages

Alexandra K <thereallion@yahoo.com>
Reply-To: Alexandra K <thereallion@yahoo.com>
To: "apcwestla@lacity.org" <apcwestla@lacity.org>
Cc: Sienna Kuo <sienna.kuo@lacity.org>

Mon, Nov 3, 2025 at 9:07 PM

Hello,
My name is Alexandra Koromzay and I live a block over from Gjusta, the restaurant that is appealing the alcohol license denial. The case number is ZA-2024-31`73-CUB-1A

I am opposing approval of the license. Please deny the appeal.

The people that run this restaurant have not respected their neighbors since inception, and they continue to operate in defiance of so many rules they are supposed to abide by.

The noise carries over to the residents, and having a late night drinking establishment will be awful for the neighborhood. If they had shown themselves to be good neighbors in compliance from the start I wouldn't feel so adamant in my position.

They are supposed to provide 14 parking spaces. They NEVER have used their parking lot for customers or for their own delivery vehicles. They continue to park their trucks on my street daily rather than use their own property or rent spaces in a lot nearby. We have evidence of their trucks on our street DAILY. The only reason they bring them in at night is because they exceed the 7 height restriction from 2-6 AM and enough residents called the trucks in and got them ticketed and/or towed in the middle of the night, which seems to have resulted in them bringing them in at the end of the day. Otherwise they would just leave them in front of our houses all night as they used to. They don't care about the neighbors one bit.

From the beginning they claimed they would provide parking. I walk past the restaurant daily and I will reiterate, they NEVER use their lot. They have turned the parking lot into a seating area for their guests and they don't want to ruin the aesthetic by having cars parked in there.

I find it pretty appalling that they continue to push for this license, to stay open until 11PM (which I imagine they won't adhere to once the alcohol money starts coming in). Since they are so non-compliant and brazenly lying about the parking situation, I have zero trust that they will comply with any other rules they are given.

I implore you to deny this appeal. It will make life a lot worse for many people who live in proximity of the restaurant. (which was actually only supposed to be a bakery when it came to being). At least now the parking opens up in the evening, but if they are

open late, and refuse to provide parking, or proper noise containment, it will just be a disaster for us. Thank you for considering my input.

Sincerely,
Alexandra Koromzay

Planning APC West LA <apcwestla@lacity.org>
To: Alexandra K <thereallion@yahoo.com>

Tue, Nov 4, 2025 at 7:36 AM

Hello Alexandra,

I am in receipt of your Day of Submission, and it will be disseminated to the commissioners for their review.

Thank you,

Alma Sandoval



LOS ANGELES
CITY PLANNING

West Los Angeles Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1368 | Planning4LA.org

Note: Regular Day Off Alternating Fridays

[Quoted text hidden]



ZA-2024-3173-CUB-1A

1 message

Brian Reed <brian.reed@mac.com>
To: apcwestla@lacity.org

Wed, Nov 5, 2025 at 7:55 PM

Photographic evidence. Tagging from May is still there.



IMG_1482.jpeg
2911K



Case Number: ZA-2024-3173-CUB

1 message

Brian Reed <brian.reed@mac.com>
To: apcwestla@lacity.org
Cc: Sienna Kuo <Sienna.Kuo@lacity.org>

Tue, Nov 4, 2025 at 9:25 AM

To Whom It May Concern,

I previously submitted the below email in opposition to Case ZA-2024-3173-CUB.

As a resident mere feet away from the location, I still 100% oppose this current application. However, based upon other submissions in opposition to the application which identified additional issues which I was not aware of at the time of writing my opposition, I no longer support ANY reapplication or interim permit for applicant based upon applicant's previous and well established patterns of action/inaction.

I'm happy to respond to any questions the city might have for me.

Thank you.

Brian Reed
[333 Vernon Ave. #2](#)
[Venice, CA 90291](#)

On Tue, May 20, 2025 at 10:19 AM Brian Reed <brian.reed@mac.com> wrote:

Attachments available until Jun 19, 2025

Dear Sienna Kuo,

I am a tenant at 333 Vernon Ave., an apartment building complex less than 15 feet from the Gjusta location.

Please accept this email in opposition to Case Number ZA-2024-3173-CUB, but, as well, note my support for Applicant's reapplication for an interim alcohol permit. Please place this email and attached video evidence in the case file. Please advise if you need assistance with the video downloads.

Applicant has failed to provide any evidence that operating Gjusta with an AI Fresco dining permit AND a Type-47 ABC license, in a location where local residences are less than 15 feet away from the drinking and dining environment, would not adversely effect local residents and their right to quiet enjoyment of their homes and apartments.

Applicant previously provided evidence of operating Gjusta without an AI Fresco permit, dating back to reports from 2015 and ABC conclusions from 2019.

Those reports and conclusions are arguably obsolete now in the "AI Fresco Permit" world. To no fault of those reporting or offering conclusions almost a **half decade** and **full decade** ago, no one was proffering opinions which included contingencies on a pandemic, outdoor dining, the city of Los Angeles approving an "AI Fresco Ordinance," and defining an acceptable auditory radius from a business location in an AI Fresco world.

Again, Applicant has provided no data on operating Gjusta with an AI Fresco permit AND Type-47 ABC license, and the potential auditory effects on local residents and their right to quiet enjoyment of their homes and apartments. They cannot because they have not had the opportunity to prove that Gjusta can operate with both the AI Fresco permit and Type-47 ABC license and still have a harmonious relationship with the local community.

Due diligence demands the denial of the current application, leaving Applicant free to apply for an interim alcohol permit - which should be granted. Evidence can be gathered, the ABC can reevaluate and an informed decision can be made.

Pre-AI Fresco Ordinance Evidence and ABC's 2019 Field Report

In Applicant's "Project Request & Narrative" ("PR&N"), Applicant repeatedly references the ABC's 2019 Field Report and recommendation for approval. But the AI Fresco permit was not in place then. The relevancy of parts or all of the auditory reports and findings prior to the AI Fresco permit are arguably moot. To date, there's been no testing of the auditory affects of AI Fresco drinking and dining in the Gjusta parking lot and the affect it will have on the local residents. Applicant cannot do this without another interim alcohol permit.

Local Community Is Harmed if the Application is Approved without an Interim Period

There is a reason the first interim period was held. We had no evidence of how sound would affect the local residents. We find ourselves again in the exact same position now. In this new, semi-post pandemic world, local residents have a right to a trial period under these new circumstances of Gjusta attempting to aquire a Type-47 ABC license using pre-Covid/pre-AI Fresco permit audio data but simultaneously claiming a current/post Covid AI Fresco permit right to operate as the AI Fresco permit allows.

Video Demonstration of Sound in the Alley

On Friday, May 16th, 2025, the art studio located at 326 Sunset Ave. held an event in their back courtyard area - which is directly behind my building.

While the art studio is irrelevant in this proceeding, "sound," and how it travels at, and around, Applicant's location, is completely relevant.

I walked down the alley to the Gjusta parking lot and recorded how sound traveled down the alley from the 326 Sunset back patio to the alley next to the Gjusta parking lot.

Video 1 establishes the path down the back alley from outside the art studio patio to outside the Gjust parking lot. Gjusta tables can be seen through the fence.

Video 2 is walking down to Gjusta parking lot at night during the art studio event. It's quick but you can see there are not a large number of people in the back courtyard.

The music is of no concern as Gjusta will not have music.

What is concerning is how loud the voices carry, even when there were only a dozen or so people there. If sound travels like this in alleys TO Gjusta, it's going to travel the same way FROM Gjusta / toward local residences.

In conclusion, Applicant needed to survive the pandemic and chose to obtain the AI Fresco permit. However, the AI Fresco permit changes the nature of the Applicant. Applicant is trying to now obtain a Type-47 ABC license, based upon **pre-AI Fresco permit audio data**. This is inconsistent. You cannot claim the benefit of the AI Fresco dining permit now and concurrently claim your out-dated evidence on audio implications to the community is valid, despite it being pre-AI Fresco permit.

Please deny this application and support an application for an interim alcohol permit.

Thank you.

Brian Reed
333 Vernon Ave. #2
Venice, CA 90291
310.497.4018

[Click to Download](#)

Video1-Establishing.mov
163.5 MB

[Click to Download](#)

Video2 - Voices.mov
99.1 MB



--
Sienna Kuo
Planning Assistant
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA 90012

T: (213) 978-1376 | Planning4LA.org



LOS ANGELES
CITY PLANNING

Sienna Kuo

Planning Assistant

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

T: (213) 978-1376 | Planning4LA.org





ZA-2024-3173-CUB-1A

1 message

Liesbet Koromzay <liesbetk65@gmail.com>

Tue, Nov 4, 2025 at 11:54 AM

To: apcwestla@lacity.org

Cc: sienna.kuo@lacity.org

Dear Commissioners,

I am a single 85 year old woman who lives near Gjusta,

I am opposed to this establishment having an alcohol license.

It will impact my quality of life if they are allowed to stay open late serving alcohol.

As it is, when they have events on their property, which honestly I'm not certain they are even allowed to do, but when they do I can hear the noise and the attendees who make their way back to their cars can be rowdy.

I can imagine they will have music as well and they seem to be the kind of owners who if you give an inch, they will take a mile.

It is not the right location for a bar. It is too close to residential homes.

Also, they have not complied with past orders to provide parking and noise control.

I ask that you please oppose this appeal.

Thank you for your consideration.

Liesbet Cieremans-Koromzay

FEATURED

LA Business Openings Hit 20-Year Low — and the Westside Is Feeling It

Guest Content

Nov 3, 2025



VENICE - Empty storefronts are a familiar sight across Los Angeles — and Venice is no exception.

City data show just 5,846 new businesses opened in Los Angeles during the third quarter of 2025 (July through September), according to the Office of Finance. That's the lowest third-quarter figure in at least 20 years — even below the levels recorded during the COVID-19 shutdowns and the 2008 financial crisis.

The slump isn't new but marks an acceleration of a long-running trend. Crosstown first reported on the slowdown in June, and this year's data suggest the decline is deepening.

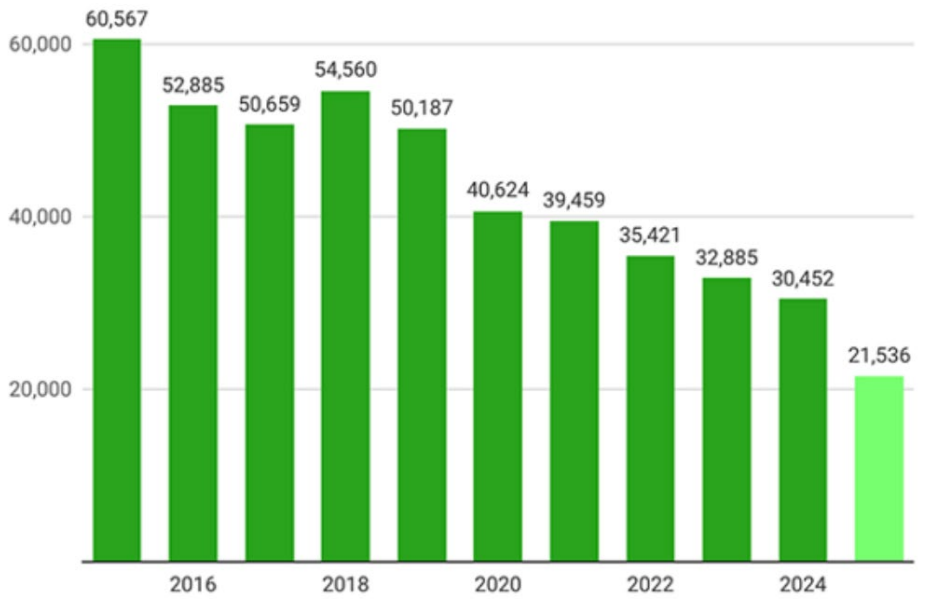
Running a business in Los Angeles has never been easy. The city still imposes a gross receipts tax, making operations more expensive than in neighboring cities like Glendale or Burbank. Commercial rents are also higher, and work-from-home habits continue to dampen foot traffic in retail corridors once filled with daily commuters and tourists.

In Venice, just 224 new businesses have registered with the city so far this year — a 16.1% decrease from the same period in 2024 and a 52.6% drop from 2019, before the pandemic.

A decade-long chart of business formation in Venice shows the steady slide. The 2025 figures run through Sept. 30.

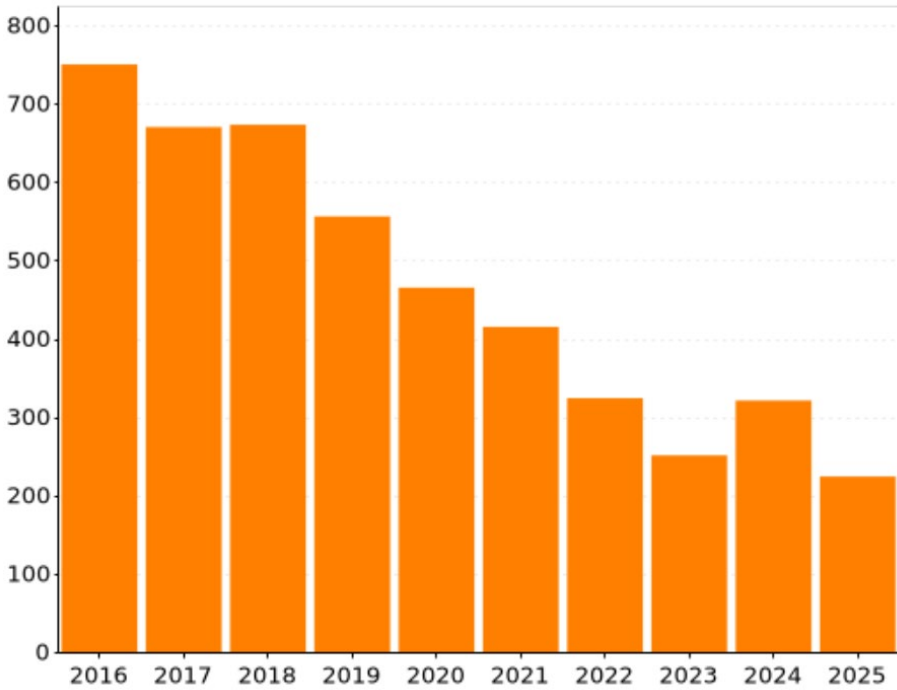
New business licenses in Los Angeles 2015-2025

Through Sept. 30, 2025



Source: Los Angeles Office of Finance • Created with Datawrapper

All business listings in Venice



A decade-long chart of business formation in Venice shows the steady slide. The 2025 figures run through Sept. 30.

Editor's Note: This story was originally published by [Crosstown](#), a content partner of Westside Current.

Parking Lot Pictures

Google Street View

Aug 2015 [See latest date](#)

2015



On-Site Parking Attendant (2015 – 2020)

2016



2017



2018



Jack Ainsworth
Executive Director
California Coastal Commission
c/o South Coast Area Office
200 Oceanate, Suite 1000
Long Beach, CA 90802-4302

Re: 320 E. Sunset Ave. A-5-VEN-16-0059

Dear Director Ainsworth:

In accordance with Special Condition 2(f) of the Coastal Development Permit for the above referenced project we submit the results of the annual traffic and parking study for year 2017 (attached).

As required by the CDP, the traffic and parking study was conducted over seven consecutive days during the past summer using the template attached with the Applicant's acceptance of the Notice of Intent to Issue Permit on May 1, 2017. The results of the study demonstrated the following:

- a. Ready availability of on-site parking during all hours.
- b. No vehicle queuing obstructing traffic on Sunset Avenue.

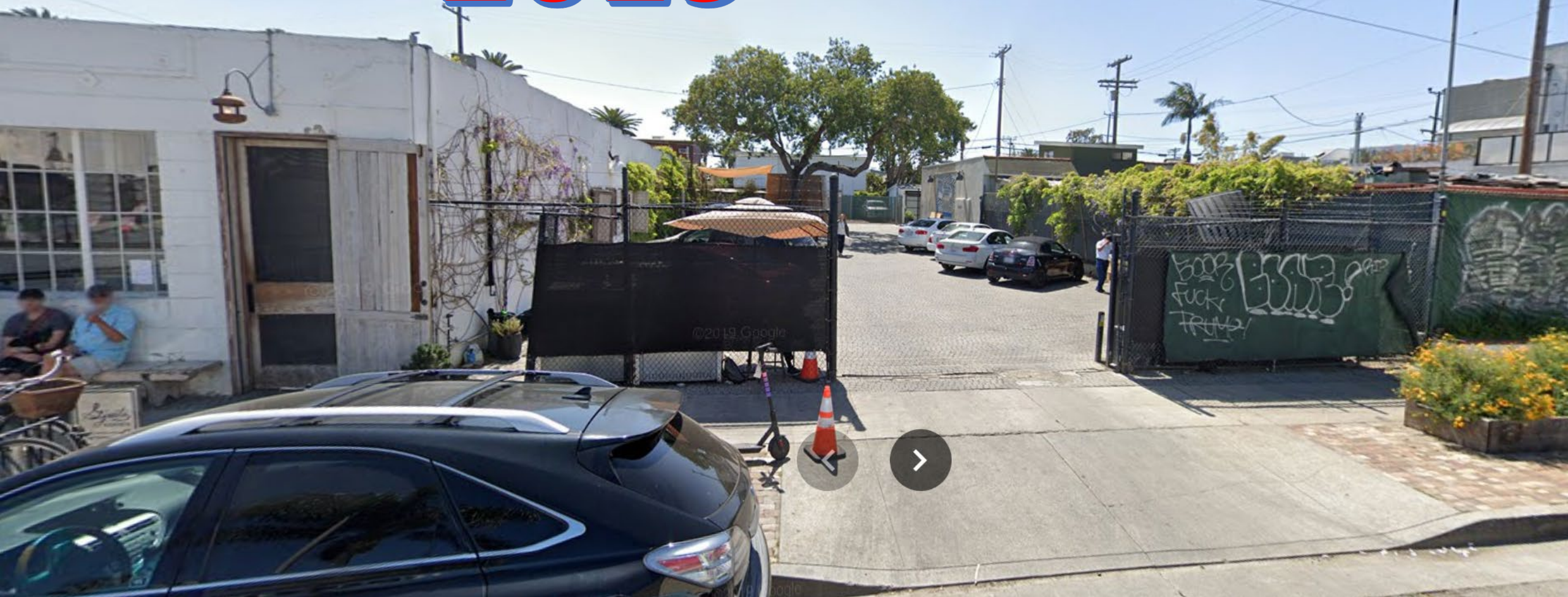
With Sincere Regards,

Laurette
Laurette
Principal

RECEIVED
South Coast Region
JAN 30 2018

RECEIVED
South Coast Region
JAN 30 2018
CALIFORNIA
COASTAL COMMISSION

2019




Google Street View

Nov 2020

2020 - Covid / Al Fresco



CITY OF LOS ANGELES



**Temporary Use Authority
for Outdoor Dining on:**

Sidewalks Private Property

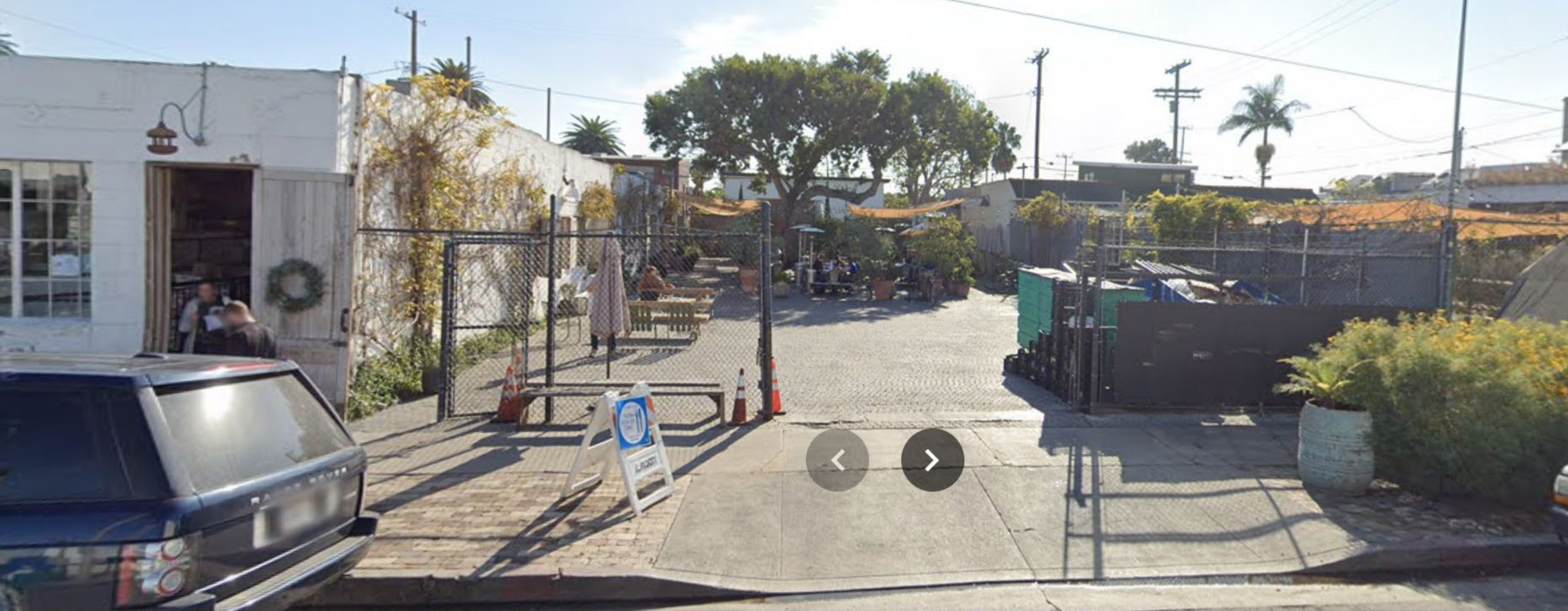
Hamtramck Hospitality, LLC dba Gjusta

(Restaurant Name)
320 Sunset Ave, Venice CA 90291-2632

(Address)
Marcia Devalos +18186256355

(Contact Name and Phone Number)

2021 - 2023



2024-2025





Re: ZA-2024-3173-CUB-1A and ENV-2024-3174-CE-318,320,322,324 Subset Ave Venice

3 messages

Sienna Kuo <sienna.kuo@lacity.org>
To: Marlene Okulick <mokulick@gmail.com>
Cc: John Okulick <okulick@gmail.com>, Planning APC West LA <apcwestla@lacity.org>

Mon, Nov 3, 2025 at 4:22 PM

Hello Marlene and John,

Thank you for your comment.

I have copied the Area Planning Commission to this email so that they are aware of your concerns regarding ZA-2024-3173-CUB-1A and ENV-2024-3174-CE.

On Fri, Oct 31, 2025 at 12:08 PM Marlene Okulick <mokulick@gmail.com> wrote:

----- Forwarded message -----

From: **Marlene Okulick** <mokulick@gmail.com>
Date: Fri, Oct 31, 2025 at 10:36 AM
Subject: ZA-2024-3173-CUB-1A and ENV-2024-3174-CE- 318,320,322,324 Sunset Ave Venice
To: Marlene Okulick <mokulick@gmail.com>

Dear Sienna and Department of Planning and Environmental Review, See 4 photos below
CASE# ZA-2024-3173-CUB-1A
ENVIRONMENTAL CASE # ENV-2024-3174-CE
PROJECT ADDRESS 318,320,322,324 SUNSET AVENUE, VENICE CA

I am writing on behalf of my husband John Okulick and myself Marlene Okulick, property owners of [602-604 Hampton Drive](#) (corner of Sunset and Hampton Drive in Venice) for over 40 years. We are objecting to the expansion and liquor licensing of 318,320,322,324 Sunset Avenue restaurant. We have objected to this expansion numerous times over the years. Nothing has changed our decision. The restaurant continues to use the properties behind ours without providing parking and 1 parking person at the closed gate. There is not valet parking because our streets are already clogged .

The city continues to ignore our requests for support of peace and quiet for the residents, renters, property and private business owners in our blighted community.

The homeless continue to threaten, deficate, harass, rob, and injure citizens. There have been homicides. Crime is rampant. The sourrounding residents do not want this restaurant to sell alchololic beverages in a residential neighborhood, so close to schools, residences, and places of worship. It endangers ourselves and property. There is not sufficient parking, parking enforecement, police protection, and street cleaning to service our beloved beach community.

The Venice BID does not protect us or provide safety. They pick up trash occasionally, talk on their cell phones and ride their bikes along the beachfront, and rarely around our block. Why do we pay \$ 5,000. a year as an accessment on our property tax bill? We would rather have a paid LA Police Patrol car.

The applicant, Fran Camaj, has appealed the denial ruling over and over again. Nothing has changed from our original stance. **THERE IS NO PARKING. THE GATE IS CLOSED, NO ENTRY, AND CARS WAIVED AWAY.**

The restaurant delivery trucks and cars have continued to block our driveway, street, alleyway on Sunset Avenue, behind the restaurant, and behind our property. They have blocked the parking area with outdoor dining tables, storage containers, and bike racks. Please see the attached 4 photos below. They do not provide parking, block their driveway, close their gate daily. There continues to be trash and homeless swarming the neighborhood.

When do their appeals run out? When will the city hire the much needed additional police force to protect our community?

Many thanks.

Please confirm receipt.

Sincerely,
Marlene and John Okulick
[604 Hampton Drive](#)
[Venice, CA 90291](#)



LOS ANGELES
CITY PLANNING

Sienna Kuo

Planning Assistant

Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

T: (213) 978-1376 | [Planning4LA.org](#)



Marlene Okulick <mokulick@gmail.com>

To: Sienna Kuo <sienna.kuo@lacity.org>

Cc: John Okulick <okulick@gmail.com>, Planning APC West LA <apcwestla@lacity.org>

Mon, Nov 3, 2025 at 4:46 PM

Hi Sienna,
Thank for for confirming. I look forward to knowing the decision after the meeting.
Kindest regards, Marlene

Marlene Okulick
310.890.4498
Sotheby's Intl. Realty
marlene.okulick@sothebys.realty
marleneokulick.com

Sent from my iphone

On Nov 3, 2025, at 4:23 PM, Sienna Kuo <sienna.kuo@lacity.org> wrote:

[Quoted text hidden]

Planning APC West LA <apcwestla@lacity.org>

To: Marlene Okulick <mokulick@gmail.com>, John Okulick <okulick@gmail.com>

Cc: Sienna Kuo <sienna.kuo@lacity.org>

Tue, Nov 4, 2025 at 7:36 AM

Hello Marlene and John,

Your submission will be accepted as a Day of Hearing submission, and it will be disseminated to the commissioners for their review.

Thank you,

Alma Sandoval



West Los Angeles Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1368 | Planning4LA.org

LOS ANGELES
CITY PLANNING

Note: Regular Day Off Alternating Fridays

[Quoted text hidden]



Planning APC West LA <apcwestla@lacity.org>

Appellant Designates Lorette Healey, Representative ZA-2024-3713-CUB-1A

2 messages

Nicolai iuul <niuul@icloud.com>

Wed, Nov 5, 2025 at 10:54 AM

To: apcwestla@lacity.org

Cc: laurette@citylanduse.com

Dear APC West LA,

I am confirming that Lorette Healey, City Land Use, Inc. will be my Representative for Agenda Item 7. at the Appeal Hearing on November 5, 2025.

Please let me know if you have any questions,

Many thanks,

Nicolai.

Nicolai Iuul.

The Driver

RACING COWBOYS

530 Sunset Ave,

Venice, CA 90291

C: 310-343-2288





Planning APC West LA <apcwestla@lacity.org>

Appellant Peter Quies Designates Laurette Healey as Representative - ZA-2024-3713-CUB-1A

Peter Quies <peterquies@gmail.com>

To: apcwestla@lacity.org

Cc: laurette@citylanduse.com

Tue, Nov 4, 2025 at 4:16 PM

Dear Sir or Madam:

Laurette Healey of the firm City Land Use will be my Representative for Agenda Item 7 at the Appeal Hearing on November 5, 2025.

Best Regards,

Peter Quies



TRACI PARK

LOS ANGELES COUNCILWOMAN ★ 11TH DISTRICT

November 4, 2025

West Los Angeles Area Planning Commission
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

Subject: Support for Conditional Approval of Gjusta Bakery CUB Appeal (ZA-2024-3173-CUB) 318-324 E. Sunset Avenue, Venice, CA 90291

Dear Commissioners,

Council District 11 appreciates the opportunity to comment on the appeal filed on behalf of Gjusta Bakery and Restaurant in Venice. This case has generated considerable discussion within the community. Council District 11 recognizes that the operation has both strong supporters and concerned neighbors, and we approach this appeal with the goal of ensuring fairness, accountability, and consistent application of the City's zoning policies.

The record shows that nearby residents have raised legitimate concerns about noise and use of the rear patio. Those concerns are real and deserve to be addressed. The applicant has already taken corrective action, most notably enclosing the rear patio to significantly reduce noise impacts and bring the site into compliance with Coastal requirements.

This is precisely what the conditional use process is designed for: to manage impacts through enforceable conditions, not to punish efforts toward compliance. A conditional approval - with clear, measurable outcomes - ensures accountability while allowing a long-standing local business to operate responsibly within the community.

The Zoning Administrator's determination raises broader policy questions about how M1-zoned properties are treated in Venice. While the determination acknowledges that restaurant uses are permitted in the M1 Zone, it characterizes the addition of alcohol service as inconsistent with the area's industrial intent. Council District 11 believes this interpretation is inconsistent with how similar projects are processed across the City. Hospitality uses, including restaurants with Conditional Use Permits, have long operated in M and CM zones without being deemed incompatible. Venice should be held to the same standard of consistency and predictability applied elsewhere.

1/2

Recommended Conditions

To balance operational needs with neighborhood protections, Council District 11 recommend that the Commission, if inclined to grant the appeal, impose the following conditions:

1. **Noise Control:** Maintain the enclosed patio as a sound-attenuating barrier and limit the amount of seats in the enclosure area; prohibit amplified sound or live entertainment in outdoor areas.
2. **Hours of Operation:** Limit outdoor service to 9 PM Sunday through Thursday and 10 PM Friday through Saturday, with interior service concluding by 10 PM and 11 PM respectively.
3. **Plan Approval and Compliance Review:** Require a one-year follow-up Plan Approval to evaluate compliance with all conditions. Non-compliance should subject the CUB to revocation.
4. **Deliveries:** Require a delivery management plan that prevents queuing or unloading in the public right-of-way.
5. **Alcohol Service and Site Boundaries:** All alcohol service, preparation, and consumption associated with this entitlement shall occur only within the approved premises at 318–324 E. Sunset Avenue. No alcohol service, events, or operations related to this business shall take place on any adjacent or nearby property not included in this Conditional Use Permit. If the Department of Building and Safety or the Department of City Planning determines that activities associated with this operation are occurring off-site without proper authorization, such findings shall be reviewed as part of the required one-year Plan Approval hearing and may be grounds for modification or revocation of this permit.

These conditions would address the specific findings cited in the Determination while maintaining the economic benefits of a long-standing local business.

I therefore respectfully request that the Commission grant the appeal with modified conditions that ensure strict compliance, protect adjacent residents, and uphold consistency in the application of the City’s zoning standards.

Thank you for your attention to this matter.

Very truly yours,



TRACI PARK
Councilwoman, 11th District
City of Los Angeles

Date: 10/31/2025

Subject: Please deny #7. ZA-2024-3173-CUB-1A on 11/05/2025

Hello Commissioners,

Please deny this appeal and support Zoning Administrator Tim Fargo's very thorough Letter of Determination of July 15, 2025.

This operator has a well-documented pattern and practice of doing business in Venice without required permits and regardless of community impacts. We appreciate how ZA Fargo considered this.

We agree with the comments and evidence provided by other community members who opposed this CUB at the AZA hearing on May 7, 2025, and incorporate all of the issues they raised and documented in our opposition to this appeal. Below, we are submitting the September 21, 2020, order **denying** a type 47 license for Hamtramck Hospitality, LLC (Db: Gjusta, 320 Sunset Avenue, Venice, CA 90291-2632) issued by Administrative Law Judge D. **Importantly, Mr. Camaj showed his contempt for following the required permitting process by applying for that type 47 license when he did not have a valid Certificate of Occupancy for a restaurant, or a valid CUB. This is part of an egregious pattern and practice of ignoring pertinent laws by Fran Camaj, principal at Hamtramck. ABC's Metro Division confirmed at that time that they received 55 valid protest letters from community members opposed to a type 47 license at Gjusta.**

Mr. Camaj operates multiple businesses in the coastal zone-area of Venice for many years including the subject site, Gjelina's (restaurant) at 1429 Abbot Kinney, GTA Take Away at 1427 Abbot Kinney, a former restaurant (MTN) at 1305 Abbot Kinney, and other businesses. Mr. Camaj cannot claim ignorance of development requirements in the coastal zone area of Venice.

Laurette Healey, Principal at City Land Use, and Mr. Camaj's Representative here, has represented clients in the coastal zone area of Venice for many years and also cannot claim ignorance of relevant laws.

Gjusta has 21 LADBS Code Enforcement violations. Many are for "ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKENDS" or "CUB OR CUX VIOLATIONS." Gjelina at 1429 Abbot Kinney has 14 LADBS Code Enforcement violations.

Mr. Camaj and Ms. Healey may claim that there are no ABC violations at these sites. That is because most residents call LADBS for these complaints not realizing that they should file an ABC complaint, but the existing LADBS records show the abuse by the operator and frustration of nearby residents.

47 - On-Sale General - Eating Place

Issued to restaurants. Authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises. Authorizes the sale of beer and wine for consumption off the licensed premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

In a 3/2/2016 group email to the West Los Angeles Area Planning Commission titled, "ZA-2013-3376-CDP-CUB-SPP-1A- request denial," we documented that Mr. Camaj came to the Gjusta location under the guise of a request for a change of use from existing offices to a bakery with a takeout coffee counter. The local community supported that proposal. That quickly morphed into an unpermitted restaurant that created noise, nuisance, traffic congestion, and parking and delivery nightmares for the adjacent historic Oakwood residential community. Instead of remedying these issues, Mr. Camaj has continued and expanded his illegal restaurant, while removing the required parking.

ZA-2024-3173-CUB purported to be a "Class 2 Conditional Use Permit for the on-site consumption of a full-line of alcoholic beverages in an existing 4,648 sf bakery, retail, restaurant and bar with outdoor dining" at 318. 320, 322, 324 E. Sunset Avenue with Assessor Parcel Number (APN) 4286-007-031. There is no tract map for that merger, **or** for the addition of 314 E. Sunset Avenue to the restaurant's operation. A single APN for 318. 320, 322, 324 E. Sunset Avenue, 4286-007-031, was acquired by a Los Angeles Department of Building and Safety (LADBS) affidavit only. Per Simon Young, Supervising GIS Tech, GIS & Mapping Services, Los Angeles County Assessor, "I want to make you aware that the term "*Lots*" and "*Tax Parcels*" are different. As explained by the city official, all lot ties or Covenant and Agreement to Hold Property as One Parcel does not alter or change any lot lines, rather, it consolidates "*Tax Parcels*." In *Morehart v. County of Santa Barbara* (1994) 7 Cal.4th 725, 29 Cal.Rptr.2d 804; 872 P.2d 143, the court wrote,

"The Subdivision Map Act (Gov. Code, § 66410 et seq.) provides that contiguous parcels of land are not automatically merged by virtue of being held by the same owner. Such parcels "may be merged by local agencies only in accordance with the authority and procedures prescribed by this article" (*id.*, §§ 66451.10-66451.21], which "provide[s] the sole and exclusive authority for local agency initiated merger of contiguous parcels." (*Id.*, § 66451.10, subd. (b); all section references are to the Government Code unless otherwise indicated.)"

A tract map is required here.

Also, Mr. Hodgin documented that **314 Sunset** is an *existing* illegal extension of the Gjusta restaurant service area and operation that Mr. Camaj advertises openly. This is illegal for multiple reasons. First, 314 Sunset is legally an Artist-in-Residence residential property. It was most recently the AIR of famed Venice artist Laddie John Dill. Mr. Camaj did not file a required coastal

development permit for a change of use for that property and a change use would likely prohibited by the state Mello Act; also Coastal Act § 13053.4 requires a "Single Permit Application" for all related development but 314 Sunset was not included in ZA-2024-3173-CUB; and Coastal Act § 30105.5: "Cumulatively" or "cumulative effect" requires analysis and findings for that additional unpermitted expansion of Gjusta but 314 Sunset was not included in ZA-2024-3173-CUB; and LAMC 12.36 (Multiple Approvals Ordinance, now in Chapter 1A) requires that all related applications be submitted at the same time for required California Environmental Quality Act (CEQA) compliance analysis and findings, but again, 314 Sunset was not included in ZA-2024-3173-CUB.

For these reasons, this appeal must be denied.

No permits, no commercial property tax reassessment

This playbook for commercial property development in Venice must be stopped!

Los Angeles County Assessor Records:

320 E Sunset: Assessor records show APN:4286-007-031 with a **"Use Code: Store and Residential Combination"** for a "Building 10,000 Sq Ft." with a value of "Land: \$192,638" and "Improvements \$302,656" for a **total 2025 assessment value of \$495,294.**

(Legal Description *(for assessment purposes)*: VAWTER OCEAN PARK TRACT BLOCKS B, C AND D LOTS 27, 28 AND 29 BLK B)

314 E Sunset: Assessor records show APN 4286-007-024 with **"Use Code: Artist-In-Residence"** for a Building 2,205 Sq. Ft. with a **total 2025 assessment value of \$414,333.**

(Legal Description *(for assessment purposes)*: VAWTER OCEAN PARK TRACT BLOCKS B, C AND D LOT 30 BLK B)

Application ZA-2024-3173-CUB was filed by Applicant Fran Camaj, Representative Laurette Healey, and Property Owner: Roger and Jean Marie Webster Trust, with a Property Owner Affidavit signed by Jean Webster on 5/03/2024. Property owner Jean Webster is accountable for the bad actions of this operator (Mr. Camaj) for many years at this location *and* for the failure to file the required permits for a change of use and change of intensification of use. **No permits, no commercial property tax reassessment for the "actual use" of these lots.** For these reasons, this case should be referred to the relevant agencies for appropriate enforcement.

Required compliance with the Coastal Act and certified Venice Land Use Plan

ZA-2024-3173-CUB and ZA-2024-3173-CUB-1A must comply with the Coastal Act, certified Venice Land Use Plan (LUP), CEQA, LAMCs 12.20.2 and 12.36 (Multiple Approvals Ordinance). Per the Coastal Act, the development must comply with the Mass, Scale, and Character of the existing

neighborhood. Gjusta is in an M-1 Industrial Zone surrounded by an R1.5-1: RESTRICTED DENSITY MULTIPLE DWELLING ZONE. Mr. Hodgkin and others spoke about existing noise, nuisance, traffic circulation, parking and delivery problems impacting the residential area surrounding Gjusta. Gjusta cannot be allowed to detrimentally impact its neighbors. Adding a type 47 license would further exacerbate the negative impacts on the surrounding residential community.

The Venice LUP Policy I. A. 5 states that development should **preserve and protect stable multi-family residential neighborhoods** and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained and improved. ABC looks at the impacts on noise, traffic, parking, and quality of life impacts for the surrounding neighborhood. **The current impacts are not acceptable or insignificant.** Extensive documentation by local residents, including 21 LADBS enforcement citations for Gjusta attests to this. **A bad actor cannot be further entitled. Granting a Type 47 license here would significantly exacerbate the negative impacts on local residents.**

Venice LUP Policy I. C. 4. Accessory Retail Use states, "On-site retail sale of goods produced in industrially designated lands and in areas recommended for artcraft shall be encouraged. Adequate off-street parking shall be required for all uses consistent with Policies II.A.3 and 4."

As shown, from 2014 until 2022, Mr. Camaj operated Gjusta as a restaurant at this location without a Certificate of Occupancy for a restaurant despite numerous LADBS citations, neighborhood complaints, and more. The 12/31/2020 Certificate of Occupancy has a primary use as a bakery, with **accessory** restaurant and retail uses. Despite his history of violations, Mr. Camaj submitted ZA-2024-3173-CUB while operating 314 Sunset as an *existing* illegal extension of the Gjusta restaurant service area and operation that he advertises openly but did not include that expansion in his application. The Venice LUP and Venice Specific Plan require 1 space for each 50 square feet of service floor area (including outdoor service areas) for restaurants. While AB 2097 reduces parking requirements near public transit generally, it has site-specific requirements that cannot apply here because of the clear impacts on the adjacent residential community and coastal access generally. Mr. Hodgkin and others documented local impacts. The historic residential Oakwood community is already negatively impacted by Gjusta. Granting a Type 47 license here would significantly exacerbate the existing negative impacts for local residents.

For these reasons and more, please uphold ZA Fargo's July 15, 2025, Letter of Determination and deny ZA-2024-3173-CUB-1A. The West Los Angeles Area Planning Commission cannot reward a serial violator with additional entitlements and unjust enrichment or improperly reward a property owner who profits from the unpermitted use of their property.

Please confirm receipt of this email.

Appreciatively,

Dr. Naomi Nightingale

Ingrid Mueller

Sarah Mahir

Margaret Molloy

**EXHIBIT 1: September 21, 2020: Alcohol Beverage Control - File #47-572586
Administrative Law Judge D: "Order: The type 47 on-sale general eating place license for
Hamtramck Hospitality, LLC, is denied."**

Hamtramck Hospitality, LLC
File #47-572586
Reg. #20090072
Page 5

get onto the Zoom hearing - If he'd like he could renew that motion live on the Zoom hearing but he does need to log on. The undersigned informed the parties that the undersigned would wait with those present until 1:30 p.m. for Fran Camaj or anyone on behalf of the Applicant to appear by logging onto the Zoom hearing link.

9. At 1:30 p.m. the undersigned opened the record and still no one had appeared on behalf of the Applicant, including but not limited to, Fran Camaj or any authorized representative on behalf of the Applicant. After waiting approximately 55 minutes beyond the scheduled 1:00 p.m. hearing start time, no one appeared on behalf of the Applicant. The undersigned found no good cause existed to continue the hearing. No further testimony or evidence was received, other than the admission, for jurisdictional purposes, of Exhibits D1-A, D1-B, and D1-C⁸, and the record was closed.

10. Certain issues raised by the Protestants remained outstanding, including, but not limited to, whether issuance of the applied-for license would be contrary to public welfare or morals on the basis (1) that it would interfere with nearby residents' quiet enjoyment of their property under Rule 61.4, including but not limited to whether the Premises was having dining in its parking lot since 2014, and (2) whether the Applicant had a valid, current conditional use permit (CUP) as required pursuant to section 23790.

CONCLUSIONS OF LAW

1. Article XX, section 22 of the California Constitution delegates the exclusive power to license the sale of alcoholic beverages in this state to the Department of Alcoholic Beverage Control.

2. Government Code section 11524, provides in part, "(a) The agency may grant continuances. When an administrative law judge (ALJ) of the Office of Administrative Hearings has been assigned to the hearing, no continuance may be granted except by him or her or by the presiding judge of the appropriate regional office of the Office of Administrative Hearings, for good cause shown." The "power to determine when a continuance should be granted is within the discretion of the court, and there is no right to a continuance as a matter of law." (*Mahoney v. Southland Mental Health Associates Medical Group* (1990) 223 Cal.App.3d 167, 170 [272 Cal.Rptr.602].) The decision to grant or deny a continuance may implicate a broad range of potential considerations, but it necessarily requires "an affirmative showing of good cause" by the moving party. (CA. St. Civil Rules, rule 3.1332(c).)

⁸ Exhibit D1-A includes the Notice of Continued Hearing By Video Conference on Protest for August 20, 2020 and proof of service; Exhibit D1-B is a Notice of Withdrawal of Counsel Negin Yamini for Hamtramck Hospitality, with proof of service; Exhibit D1-C includes the email chain of August 20, 2020 referenced in Findings of Fact ¶ 7.

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3. Pursuant to Government Code section 11524(b) the Administrative Law Judge has the right to grant a request for continuance for good cause. The party seeking continuance must make the request within 10 working days from the time the party discovers (or reasonably should have discovered) the event which establishes good cause for the continuance.

4. The Applicant failed to make an affirmative showing of good cause for a continuance of the August 20, 2020 hearing. The Applicant's last-minute request for a continuance, made via email to AHO at 8:54 a.m. on August 20, 2020, in order to obtain the required permit and planning information by the City of Los Angeles, was made more than "10 working days from the time the party discovers (or reasonably should have discovered) the event which establishes good cause for the continuance." The Applicant reasonably should have discovered and/or did discover by the end of the first hearing on July 7, 2020, that it must prove it has a valid, current CUP, given (1) the undersigned's instruction that the issues would be limited to those issues raised in the Protestants' verified protests, with Protestant Molloy's protest referencing a CUB; (2) the Applicant counsel's request at the end of the first hearing on July 7, 2020, for a continuance to present rebuttal evidence and testimony in relation to the evidence presented by the Protestants, specifically that the Applicant's CUP had expired in 2018. The Applicant had agreed to the continuance date of August 20, 2020, to produce the same rebuttal evidence for which it was requesting a second continuance. The Applicant had filed its application for the type-47 license on or about August 23, 2016. The Applicant had sufficient time to obtain and produce evidence of valid permitting, including, but not limited to a valid, current CUP with the City of Los Angeles. The Applicant failed to establish good cause for the second, last-minute continuance it made on the day of the second hearing held on August 20, 2020.

5. Business and Professions Code section 23958⁹ requires the Department conduct a thorough investigation to determine, among other things, if the Applicant and the Premises qualify for a license, if the provisions of the Alcoholic Beverage Control Act have been complied with, and if there are any matters connected with the application which may affect public welfare or morals. It provides, in part, that the Department shall deny an application for a license if the Applicant or the Premises do not qualify for a license under the Act.

6. In a protest matter, the Applicant bears the burden of establishing it is entitled to a liquor license from the start of the application process until the Department makes a final determination.¹⁰

⁹ All statutory references are to the Business and Professions Code unless otherwise noted.

¹⁰ *Coffin v. Alcoholic Beverage Control Appeals Board*, 139 Cal. App. 4th 471, 43 Cal. Rptr. 3d 420, (2006).

7. Section 23790 provides that no retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city.

8. Under section 23790, the Department must verify that a premises is properly zoned before it issues a license. The Department cannot issue a license if (a) the local municipality has determined that the premises is not properly zoned, (b) the local municipality has not yet made such a determination, or (c) the local municipality's determination is not final (e.g., an appeal is pending or expiration). In the present case, there was evidence presented on July 7, 2020, that the Applicant's CUP had expired in 2018 and was not valid or current. The Department was not able to verify or confirm that the Applicant had a valid, current CUP.

9. Under California Government Code section 11520(a), the Applicant's failure to appear at the hearing constitutes a default. A default constitutes a waiver of the Applicant's right to proceed on the merits of the action and shall result in the denial of the application.¹¹

10. The Applicant had requested the second hearing held on August 20, 2020, to produce rebuttal evidence and testimony based on the testimony and evidence presented by the Protestants at the first hearing (specifically the Protestants' challenges that the Applicant's CUP had expired in 2018 and thus the Applicant did not have a valid, current CUP, and the interference with the quiet enjoyment of nearby residents, including, but not limited to, parking lot dining). When the Applicant failed to appear for the continued hearing held on August 20, 2020, the undersigned was not able to proceed with the matter. The burden of proof in a protest matter is on the Applicant, not the Department. The Applicant had the burden of proof to establish it was entitled to the agency action sought, and with its failure to appear outstanding issues remained unresolved, which the Applicant failed to rebut. Therefore, the Applicant failed to meet its burden of proof that it is entitled to the type-47 license it was seeking. There was insufficient evidence the Applicant and the Premises qualify for a license, and that the provisions of the Alcoholic Beverage Control Act have been complied with.


¹¹ Business and Professions Code section 24105(g) provides that, if the person filing the request for a hearing fails to appear at the hearing, the protest shall be deemed withdrawn. As such, when a protestant fails to appear at the designated hearing the matter is disposed of pursuant to section 24105(g). Fairness dictates the same must also be true for the Applicant, especially when both Protestants, the Department Attorney, the Department Licensing Representative, the court reporter, the Zoom host, and the ALJ all appear except the Applicant, despite proper notice to the parties of the continued hearing date, which date was agreed upon by all parties.

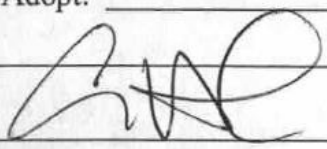
Hamtramck Hospitality, LLC
File #47-572586
Reg. #20090072
Page 8

ORDER

The type 47 on-sale general eating place license to Hamtramck Hospitality, LLC, is denied.

Dated: September 21, 2020


D. Huebel
Administrative Law Judge

<input checked="" type="checkbox"/> Adopt
<input type="checkbox"/> Non-Adopt: _____
By:  _____
Date: <u>9/24/20</u>