

COMMISSION MEETING AUDIO

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**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MAY 21, 2025 AFTER 4:30 P.M.
FELICIA MAHOOD MULTIPURPOSE CENTER
11338 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025**

Meeting presentations will be made available here (<https://tinyurl.com/WestAPC5-21-25>) by Monday, May 19, 2025.
Compliant Day of Submissions will be added to this drive.

1. **[DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)**

- Items of Interest
- Advance Calendar
- Commission Requests

2. **[NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS](#)**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apcwestla@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. **[GENERAL PUBLIC COMMENT](#)**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. **[RECONSIDERATIONS](#)**

- MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [APCW-2021-4850-CDP-SPE-SPP-ZAA-F](#)

CEQA: ENV-2021-4851-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 05-21-25

Continued from 03-05-25

PUBLIC HEARING – Completed November 18, 2024

PROJECT SITE: 2419 South Ocean Front Walk

PROPOSED PROJECT:

A 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Section 15301, and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to allow:
 - a. A maximum height of 35 feet 10 inches for a Flat Roof, in lieu of 30 feet, as otherwise required by Section 10.F.3 of the Venice Coastal Zone Specific Plan; and
 - b. A front yard fence providing a maximum height of eight feet, in lieu of six feet, as otherwise required by Section 10.F.4 of the Venice Coastal Zone Specific Plan;
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a Project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a Project located in the Dual Permit Jurisdiction of the Coastal Zone;
5. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determinations regarding fences to allow:
 - a. A rear yard fence/gate providing a maximum height of eight feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC; and
 - b. A northerly side yard fence providing a maximum height of eight feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC;
6. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustments to allow:
 - a. Side yard setbacks of three feet, in lieu of five feet as otherwise required by Section 12.09.1 B.2 of the LAMC;
 - b. An enclosure over a portion of the southerly side yard, in lieu of a side yard open to the sky, as otherwise required by Section 12.21 C.1(g) of the LAMC;
 - c. A southerly side yard fence entryway arbor providing a maximum height of 13 feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC; and
 - d. A roof deck guardrail at the perimeter wall, in lieu of a five-foot setback, as otherwise required by Section 12.21.1 B.3(a) of the LAMC.

Applicant: Juliette Cummins
Representative: N. Nicolas Brown, AICP, Seat at the Table, LLC

Staff: Ira Brown, City Planner
ira.brown@lacity.org
(213) 978-1453

6. **DIR-2024-4409-DRB-SPPC-COA-1A**

CEQA: ENV-2024-4410-CE

Plan Area: Westwood

Council District: 5 – Yaroslavsky

Last Day to Act: 05-29-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 10942 – 10946 West Weyburn Avenue; 1008 South Broxton Avenue

PROPOSED PROJECT:

A façade remodel and rehabilitation resulting in a consolidated retail corner suite with new windows, entryways, awnings, lighting, and an open-air patio and the change of use from retail to restaurant.

APPEAL:

An appeal of the January 23, 2025, Director of Planning Determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301 Class 1 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Sections 13B.4.3 and 13B.8.5 of Chapter 1A of the Los Angeles Municipal Code a Project Permit Compliance Review, Design Review, and Certificate of Appropriateness; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Kristen Roberts, Raising Cane's
Representative: Sara Houghton, ThreeSixty

Appellant: Steven D. Sann

Staff: Jackson Olson, Planning Assistant
jackson.olson@lacity.org
(213) 978-1381

The next regular meeting of the West Los Angeles Area Planning Commission
will be held on **Wednesday, June 4, 2025 at 4:30 p.m.**

Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, CA 90025

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services

must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1300 or by email at apcwestla@lacity.org.

Telecommunication Relay Services

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Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico, and the U.S. territories for local and/or long-distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Do not hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." When you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.