

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“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.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

2419 Ocean Front Walk Venice

External



Inbox x



Daniel Brookman <dannyboy96@aol.com>

5:29 PM (3 hours ago)



to DANNY, me ▼

Addendum to objections

The building is already higher than nearly all adjacent buildings.

The proposed variance would seriously obscure and obliterate the views for most of 25th Av, and adjacent streets.

There are no other structures in over 10 years that have been allowed to go higher.

The building has already exceeded permitted variances. This according to numerous LA Building inspectors over the last decade. Including an additional living structure on the roof.

Additional parking is non-existent. All street parking has been taken up in the 6+ years by builders and various other subs working on this project since before the pandemic.

Most of the beach adjacent structures were built before mandated parking spaces causing many of local residents to find limited street parking every day, not to mention all the weekends and beach visitors needing to park.

The applicant has given false and misleading statements at previous hearings including a recitation of rampant crime from homeless individuals requiring the need for higher fences on this property alone. In addition to gobbling up the few public parking places,

the prolonged building construction has impacted pedestrian ingress to the beaches as well.

Although providing some parking for tenant residents, any visitors would have to park on the street thereby exacerbating congestion.

As mentioned, this monstrosity has been constructed with no regard for its surroundings including local long time residents and property owners.

I would urge a cessation on any further building and permits being issued until a thorough inspection of the project be conducted with an eye on non-conforming and code violative issues be addressed.

Daniel Brookman Esq

State Bar # 53228

Cell 310-428-1948

March 3, 2025

Dear Area Planning Commission,

We thank staff for their work and support on several requested entitlements. While we disagree with the denial recommendations, we want to reaffirm our shared commitment to promoting development that invests in the community while protecting it through the LAMC and Specific Plan. This project is not just about a building, but about enhancing the community and its quality of life.

The LAMC and Specific Plan were written on an area-wide basis. They did not consider unique individual characteristics of a specific property or dynamic changes in the economy and use of land. Specific Plan Exceptions and Zoning Administrator Adjustments are permissions to depart from the literal enforcement of a zoning ordinance to allow a property to be used in a manner otherwise not permitted if the spirit of the ordinance is observed and substantial justice is done without detrimental impacts to the community.

In this instance, Ms. Cummins purchased a rundown building and transformed it into a modern architectural marvel. The building is a significant visual enhancement, incorporating features such as higher walls, an enclosure entry cover, and cover over the trash area and opening to the garage. These features mitigate noise, visual, waste, and safety impacts caused by the site's location in a high pedestrian traffic area. The south side of the property along 25th Avenue has been transformed into a staging area for large tour groups, with the occasional use of a bullhorn to corral the tourists. Homelessness has added additional impacts, and beach goers use 25th Avenue to park their motorcycles, bikes, and e-scooters.

In this instance, staff's denial recommendations are based on a perceived "fortress-like structure inconsistent with enhancing the pedestrian experience as it relates to coastal access" and an "increase in the impervious area on a lot nearly built-out."

On March 5, 2025, we will present visuals that demonstrate the negligible impacts of adding one foot to the existing transparent wall along the frontage (amended from two-feet), constructing a transparent entry enclosure, and covering the trash area and garage opening, which is not visible because it is no higher than the existing wall.

We urge you to consider the attached bullet points for key findings.

Thank you,

R. Nicolas Brown, AICP
SATT Representing the Applicant

SPECIFIC PLAN EXCEPTION FINDINGS

Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception to allow a front yard fence providing a maximum height of 7 feet, in lieu of 6 feet, as otherwise required by Section 10.F.4 of the Venice Coastal Zone Specific Plan.

1. **That the strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.**
 - Pursuant to the Specific Plan, a 6-foot-tall solid wall is permitted if the setback is one foot. The applicant intends to maintain the 3 ½ foot solid wall and construct a transparent screen above it.
 - Active, transparent ground floors are key to a pleasant sidewalk experience. Using transparent material above the existing 3 ½ solid wall is intended to preserve views and will not increase the building's scale and mass.
 - One additional foot above the by-right 6 feet prevents precipitation from entering the patio, a private open space area for the ground-floor unit. Otherwise, heavy downpours pool in the patio, and water wicks up the building, potentially damaging it and causing toxic mold.
 - The additional one-foot prevents trash from being thrown into the patio by passersby along Ocean Front Walk.
2. **That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**
 - A recreation room at the ground level serves no purpose since open space is proposed on the roof. The room may be converted to an ADU to provide additional housing.
 - Generally, most properties along the boardwalk have high walls and/or overhangs that create private protected space.
 - Enclosing the patio will make the space more usable and protect the building from water damage.
3. **That an exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other Property within the specific plan area in the same zone and vicinity but which, because of exceptional circumstances and practical difficulties or unnecessary hardships is denied to the Property in question.**
 - The applicant is seeking similar property rights for an enclosed private space as properties north of the site along Ocean Front Walls.
4. **That the granting of an exception will not be detrimental to the public welfare or injurious to the Property or improvements adjacent to or in the vicinity of the subject property.**
 - There would be no harm contrary to the public interest (i.e., views, massing, scale) or to "private rights" (i.e., shade, shadow) because the additional foot will be transparent.

- No landscape is removed.
- The area within the patio consists of impervious surface constructed according to the Office of Zoning Administration's prior approval.

ZONING ADMINISTRATOR ADJUSTMENTS FINDINGS

Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment for an entryway arbor providing a maximum height of 13 feet, in lieu of 8 feet, as otherwise approved pursuant to case number DIR-2019-2528-CDP.

Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to cover the southerly side yard, in lieu of a side yard open to the sky, as otherwise required by LAMC Section 12.21 C.1(g).

1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the Project nonetheless conforms to the intent of those regulations.

- The site is located in a high pedestrian traffic area. The south side of the property along 25th Avenue has been transformed into a staging area for large tour groups, with the occasional use of a bullhorn to corral the tourists. Additionally, beach goers use 25th Avenue to park their motorcycles, bikes, and e-scooters.
- The transparent enclosure is an attractive alternative to the existing post rails.
- Covering the pedestrian entrance protects individuals from the weather and provides privacy and security when entering the premises. Without the enclosed entryway, access to the garage is gained by stepping over the second-story walkway rail, dropping to the ground, then entering the garage.
- The cover over the trash area and garage opening eliminates visual blight and odors that affect residents in the upper levels.

2. In light of the Project as a whole including any mitigation measures imposed, the Project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the safety, public health, welfare and safety.

- The area behind the 8-foot wall consists of impervious surface constructed according to the Office of Zoning Administration's prior approval.
- Using transparent material for the entry enclosure is intended to preserve views and will not increase the building's scale and mass.
- The entry cover is consistent with existing transparent guardrails along the stairs and balconies.
- Approvals will not harm the community because the proposed structure consists of transparent material. The cover over the trash area and garage opening is not visible because it is below the existing wall.

3. **The environmental effects and appropriateness of materials, design, and location of any proposed fence or wall.**

- The entry cover is made of transparent material. As such, its design, location, and height will not impact shade/shadow, create visibility problems, or reduce access to light and air for adjoining public or private properties.
- The cover over the trash area and garage opening is not visible because it is below the existing wall.



May 15, 2025

To: Los Angeles City Planning Department
Re: DIR-2024-4409-DRB-SPPC-COA-1A
10942 W Weyburn Ave.

RE: 10942 – 10946 West Weyburn Avenue; 1008 South Broxton Avenue

The Westwood Village Improvement Association (WVIA), a non-profit organization, is dedicated to making Westwood Village a clean, safe, and friendly place for the community through maintenance, security, and enlivening programs. Our Board of Directors represents property owners and merchants, and actively works to strengthen our District through our participation in city planning, zoning, parking, events, and other services that foster tenant recruitment, retention, and investment.

I am writing to express the WVIA's support for the proposed Cane's project at 10942 W Weyburn Ave., DIR-2024-4409-DRB-SPPC-COA. We believe this business will be a positive addition to the community and support its application moving forward by recommending a denial of the appeal.

I have met with the property owners, Cane's representatives, their architect, and their licensed historical building consultant to discuss the request before you. The proposed project is well-designed and will respectfully serve our community. We are excited to welcome Cane's to the vacant space at 10942 W Weyburn Ave., in the heart of the Westwood Village. This vacant space does not presently contribute to the Westwood community. Bringing in Cane's would provide jobs, contribute to local commerce, and help to create a more active dining and commercial district.

Please consider my support as you review the applicant's submission. Thank you for your time, consideration, and commitment to strengthening our neighborhood. Please do not hesitate to reach out with any questions.

Sincerely,

Michael Russell
Executive Director
Westwood Village Improvement Association
10866 Wilshire Blvd., Suite 360
Los Angeles, CA 90024
T: (310) 470-1812
F: (310) 474-2414
www.thewestwoodvillage.com



KATY YAROSLAVSKY

COUNCILWOMAN, FIFTH DISTRICT

May 15, 2025

City Planning Department
Re: DIR-2024-4409-DRB-SPPC-COA-1A
10942 W WEYBURN AVE

City Planning Department,

I am writing in support of the Cane's application DIR-2024-4409-DRB-SPPC-COA at 10942 W Weyburn Ave. We believe the business will be a positive addition to the community and support its application moving forward.

Respectfully,

KATY YAROSLAVSKY
Councilwoman, Fifth District



- COMMUNITY IMPACT STATEMENT -

City Planning Case Number: [DIR-2024-4409-DRB-SPPC](#)

Title: 4,745 SF Interior Tenant Improvement w/in an Existing Building w/ Facade Work and New Exterior Signage

Position: For

City Planning Case Number: [DIR-2024-4411-DRB-SPPC-P](#)

Title: 4,745 SF Interior Tenant Improvement w/in an Existing Building w/ Facade Work and New Exterior Signage

Position: For

City Planning Case Number: [DIR-2024-5021-COA](#)

Title: 4,745 SF Interior Tenant Improvement w/in an Existing Building w/ Facade Work and New Exterior Signage

Position: For

City Planning Case Number: [ENV-2024-4410-CE](#)

Title: 4,745 SF Interior Tenant Improvement w/in an Existing Building w/ Facade Work and New Exterior Signage

Position: For

Summary:

At our meeting on August 7, 2024, the North Westwood Neighborhood Council voted to support applicant Raising Cane's planned interior and façade improvements and their entitlement requests, including for Project Permit Compliance, Design

Review Board review, and a Certificate of Appropriateness, for the spaces located at 1004-1010 Broxton Avenue and 10938-10948 Weyburn Avenue. The vote to support was approved with nine votes in favor, no votes against, two abstentions, and one refusal.

The Council supports Raising Cane's interior and exterior designs in full, without modification. The plans are well-designed, aesthetically pleasing, and fit the surroundings. The effort to make the plans tailored to Westwood Village in particular are impressive and thoughtful, including the façade and lighting elements that match those of the nearby historic theaters and the use of UCLA blue and gold accents. The Council supports approval of the design through design review.

The Council thanks the applicant for the outreach to our community and Council stakeholders and Board Members and for the presentation to our Council.

Written by authority delegated under the Council bylaws and Community Impact Statement filer designation



- COMMUNITY IMPACT STATEMENT -

Summary:

At our meeting on May 7, 2025, the North Westwood Neighborhood Council voted to support applicant Raising Cane's design and planned interior and façade improvements and their entitlement requests, for the spaces located at 1004-1010 Broxton Avenue and 10938-10948 Weyburn Avenue. We also voted to *support the continued approval* of the project and *oppose the appeal* of the project, currently before the West Los Angeles Area Planning Commission. This position was approved with 13 votes in favor, no votes against, no abstentions, and two recusals.

We are an elected body representing tens of thousands of stakeholders who live, work, attend school, shop, and participate in community groups near the project site and in and around Westwood Village. While the appellant claims to voice the concerns of himself and "other members of our Westwood community," we hope you will accord our Council's resolution the full weight of the thousands of community members which we were elected to represent, from whom we hear every day, and to whom we are responsible.

Importantly for this particular location, Raising Cane's is a popular business that has proven and sustained success elsewhere, an employer, and a venue that can handle the demand to come from the many upcoming mega-events in our area. This site needs a stable anchor tenant, and Westwood Village is in need of businesses that can improve and maintain existing building stock. While these are not design factors per se, a baseless appeal of a regulation-conforming project such as this delays these benefits, at cost to our neighborhood.

The plans are well-designed, aesthetically pleasing, and fit the surroundings. The effort to make the plans tailored to Westwood Village in particular are impressive and thoughtful. As the staff analysis describes, the points raised in the appeal are without merit, and the project proposal accords with all applicable design regulations for the area.

The indoor patio feature contains outdoor dining at the corner location with the operable windows, keeps sidewalks clear, and inhibits noise distribution beyond the property line. The plans activate the corner space and reflect its place at an important intersection and its visual connection to both nearby theaters. The

proposed bi-fold horizontal folding windows are in keeping and compatible with the existing historic building to remain and are compatible with surrounding buildings.

Finally, we object to the appeal's denigrations of the Westwood Community Design Review Board's majority vote. The expertise of the two dissenting members of that board does not outweigh a majority vote of that board in favor of the project. The language of the appeal is therefore fundamentally undemocratic (not to mention, of course, that unlike our Neighborhood Council, the Design Review Board is not democratically elected). Also, to call the "two NO votes" "the TWO leading experts on the DRB" is an unsupported value judgment that disparages the expertise of the four yes votes.

The Council thanks the applicant for the outreach to our community and Council stakeholders and Board Members and for the multiple presentations to our Council.

Please find enclosed our original letter of support with its initial design, for reference.

Written by authority delegated under the Council bylaws and Community Impact Statement filer designation

City Planning Case Number: [DIR-2024-4409-DRB-SPPC-COA-1A](#)

Position: For the Project; Against the Appeal

City Planning Case Number: [DIR-2024-4409-DRB-SPPC](#)

Position: For

City Planning Case Number: [DIR-2024-4409-DRB-SPPC-COA](#)

Title: 4,745 SF Interior Tenant Improvement w/in an Existing Building w/ Facade Work and New Exterior Signage

Position: For

City Planning Case Number: [DIR-2024-4411-DRB-SPPC-P](#)

Position: For

City Planning Case Number: [DIR-2024-4411-DRB-SPPC-COA-P](#)

Title: 4,745 SF Interior Tenant Improvement w/in an Existing Building w/ Facade Work and New Exterior Signage

Position: For

City Planning Case Number: [DIR-2024-5021-COA](#)

Title: 4,745 SF Interior Tenant Improvement w/in an Existing Building w/ Facade Work and New Exterior Signage

Position: For

City Planning Case Number: [ENV-2024-4410-CE](#)

Title: 4,745 SF Interior Tenant Improvement w/in an Existing Building w/ Facade Work and New Exterior Signage

Position: For



Your Community Impact Statement Submittal - Council File Number: DIR-2024-4409-DRB-SPPC - City Planning Number: DIR-2024-4409-DRB-SPPC - Agenda Item Number: 2 a

1 message

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: APCWestLA@lacity.org, jacobnwwnc@gmail.com

Mon, May 19, 2025 at 1:29 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: North Westwood

Name: Jacob Wasserman

Email: jacobnwwnc@gmail.com

The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(0) Ineligible(0) Recusal(2)

Date of NC Board Action: 05/07/2025

Type of NC Board Action: For

Impact Information

Date: 05/19/2025

Update to a Previous Input: No

Directed To: Area Planning Commission - West Los Angeles

Council File Number: DIR-2024-4409-DRB-SPPC

City Planning Number: DIR-2024-4409-DRB-SPPC

Agenda Date: 05/21/2025

Item Number: 2 and 6

Summary: NWWNC voted to support Raising Cane's design and planned interior and façade improvements and their entitlement requests, for the spaces located at [1004-1010 Broxton Ave.](#) and [10938-10948 Weyburn Ave.](#) We also voted to support the continued approval of the project and oppose the appeal of the project. We are an elected body representing

tens of thousands of stakeholders who live, work, attend school, shop, etc. near the project site and in and around Westwood Village. While the appellant claims to voice the concerns of himself and "other members of our Westwood community," we hope you will accord our Council's resolution the full weight of the thousands of community members which we were elected to represent. Raising Cane's is a popular business that has proven and sustained success elsewhere, an employer, and a venue that can handle the demand to come from the many upcoming mega-events in our area. This site needs a stable anchor tenant, and Westwood Village is in need of businesses that can improve and maintain existing building stock. A baseless appeal of a regulation-conforming project such as this delays these benefits, at cost to our neighborhood. The plans are well-designed, aesthetically pleasing, and fit the surroundings. The effort to make the plans tailored to Westwood Village in particular are impressive and thoughtful. As the staff analysis describes, the points raised in the appeal are without merit, and the project proposal accords with all applicable design regulations for the area. The indoor patio feature contains outdoor dining at the corner location with the operable windows, keeps sidewalks clear, and inhibits noise distribution beyond the property line. The plans activate the corner space and reflect its place at an important intersection and its visual connection to both nearby theaters. The proposed bi-fold horizontal folding windows are in keeping with the existing historic building and compatible with surrounding buildings.

2 attachments



CIS_ Raising Cane's Appeal.pdf
183K



CIS_ Raising Canes.pdf
139K



Fwd: Raising Cane's support

2 messages

Jackson Olson <jackson.olson@lacity.org>
To: Planning APC West LA <apcwestla@lacity.org>

Fri, May 16, 2025 at 1:41 PM

Hello,

I received this public comment from the Little Holmby Alliance.

What is the protocol for receiving and filing this?

Thank you,

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

From: **Little Holmby Alliance** <littleholmbyalliance@gmail.com>
Date: Thu, May 15, 2025 at 3:13 PM
Subject: Raising Cane's support
To: <sara@three6ixty.net>, <jackson.olson@lacity.org>

To whom it may concern,

Regarding Raising Cane's Case Number:

DIR-2024-4409-DRB-SPPC-COA

I am writing on behalf of "The Little Holmby Alliance" which is a homeowner group comprising all 1,140 homes in Little Holmby.

We are in strong support of denying the appeal of Raising Cane's.
There is one disgruntled appellant who does not represent the view or voice of the community.

Westwood would benefit greatly with the addition of this successful restaurant chain.
We have reviewed their design and feel that it would greatly improve the appeal of the area.

We are a very large group of consumers that will utilize the restaurant and hopefully help to bring more business to other businesses in that area who have suffered greatly from businesses leaving the area.

Thank you for your time,
Members of the Little Holmby Alliance

--



Jackson Olson
Planning Assistant
Los Angeles City Planning

200 N. Spring St., Room 721

Los Angeles, CA 90012

T: (213) 978-1381 | Planning4LA.org



Planning APC West LA <apcwestla@lacity.org>
To: Jackson Olson <jackson.olson@lacity.org>

Mon, May 19, 2025 at 7:33 AM

Good morning Jackson,

Please let them know we will accept this correspondence as a Secondary submission for the Commissioners to review.

Thank you,
[Quoted text hidden]

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

May 15, 2025

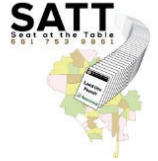
TO: West Los Angeles Area Planning Commission

FROM: Ira Brown, City Planner

ADDITIONAL INFORMATION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. APCW-2021-4850-CDP-SPE-SPP-ZAA-F; 2419 South Ocean Front Walk

Transmitted herewith are documents provided by applicant to be considered at the West Los Angeles Area Planning Commission meeting of May 21, 2025, related to Item No. 5 on the meeting agenda.

Seat at the Table, LLC
R. (Nic) Nicolas Brown, AICP
SATTGovt@gmail.com



May 13, 2025

RE: APCW-2021-4850-CDP-SPE-SPP-ZAA-F

APC Commissioners,

As requested, the attached documents include Plans approved by the Fire Department, Crimemapping.com data covering November 14, 2024, to May 12, 2025 (*no earlier dates searchable*), and LAPD Crime data year-to-date for 2023, 2024, and 2025.

Also, the attached Letter of Determination for the previously approved over-in-height wall that notes crime as a basis for the approval is based on the application's Justifications and testimony presented at the public hearing (*both highlighted for your reference*). Ms. Cummins is attempting to find the police report regarding the Breaking and Entering incident. That report will be submitted at the public hearing.

Our Case Management Meeting will occur on the morning of May 21st. We will present the results of the meeting orally. We also wish to delete from our request the following entitlement: "Pursuant to Section 12.28 of the Los Angeles Municipal Code, a **Zoning Administrator Adjustment** for relief from Section 12.21.1-B,3(a) limiting the guardrail setback to no closer than five (5) feet from the perimeter of the roof. "

One Commissioner was not present at the public hearing, who will likely listen to the hearing to make an informed decision. We have attached the PowerPoint presentation given at the hearing to illustrate three staff recommendations we seek to change.

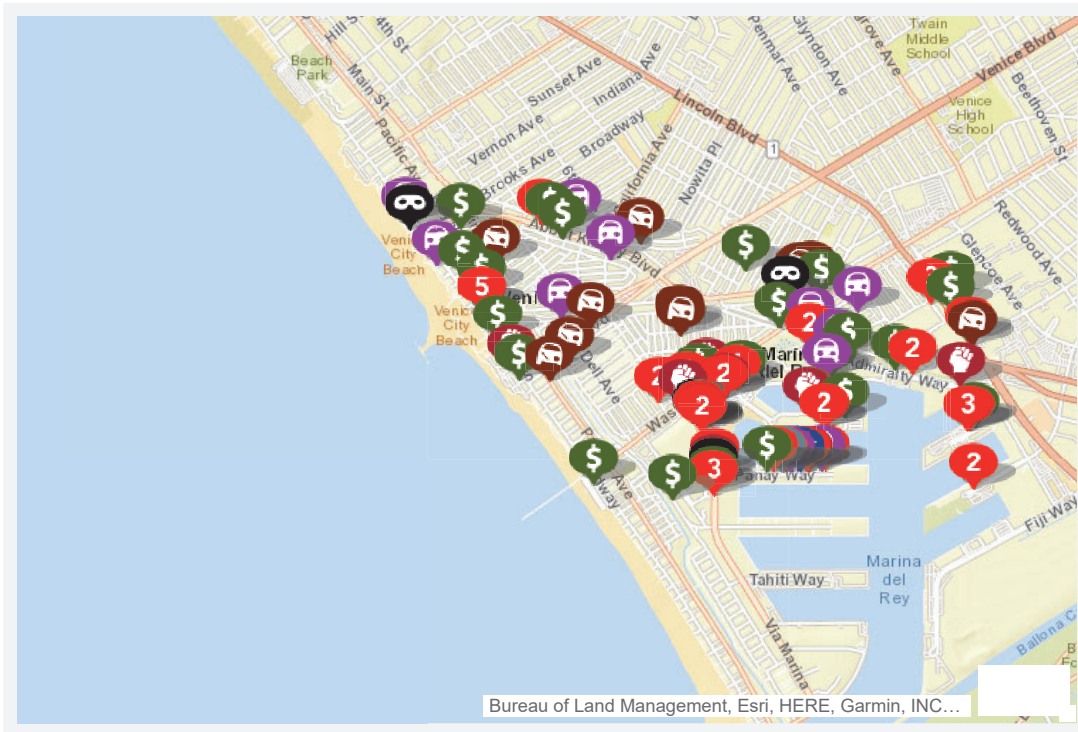
R. Nicolas Brown, AICP
Representative

CrimeMapping.com Map

Thursday, November 14, 2024 through Monday, May 12, 2025

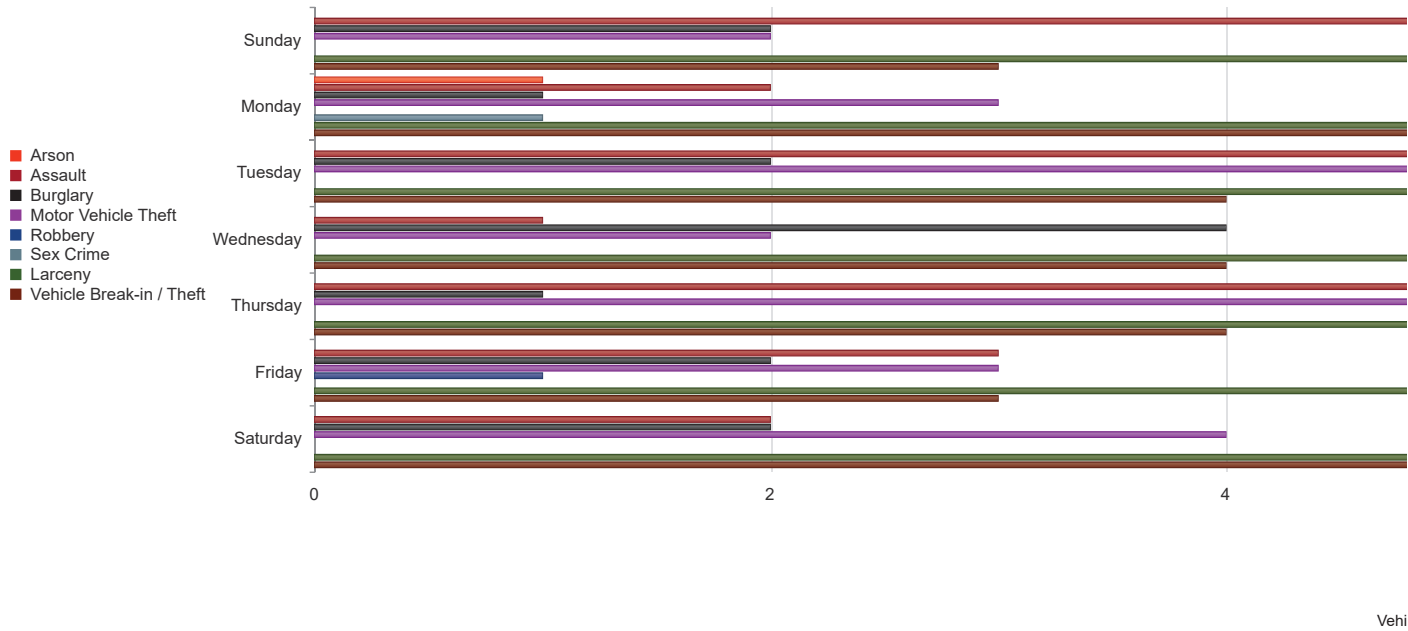
Showing crime types: Arson, Assault, Burglary, Disturbing the Peace, Drugs / Alcohol Violations, DUI, Fraud, Homicide, Motor Vehicle Theft, Robbery, Sex Crimes, Theft / Larceny, Vandalism, Vehicle Break-In / Theft, Weapons

☒ Show crime report ☒ Show crime chart




Grab the bottom/right borders to resize the map or the handle in the bottom right corner.





















All representations on this map are distributed and transmitted "AS IS" without warranties of any kind, either express or implied including without limitation, warranties of title or implied warranties of merchantability or fitness for a particular purpose. In no event shall CrimeMapping.COM become liable to users of these data for any loss or damages, consequential or otherwise, including but not limited to time, money, goodwill, arising from the use, operation or modification of the data. The visual presentation of data is being provided strictly as a courtesy, not as an obligation to its users.



Crime Report

Type	Description	Incident #	Location	Agency	Date
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	025-01023-2761	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	5/10/2025 3:00 AM
	ASSAULT, FELONY: ADW, Peace Officer - Hands, Feet, Fist, Etc.	025-01018-2761	500 BLK WASHINGTON BLVD, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	5/9/2025 4:04 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00991-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	5/5/2025 8:00 PM
	ASSAULT, NON-AGG: Obstruct/Resist/Battery Peace Officer	925-00981-2760	ADMIRALTY WAY & VIA MARINA, MARINA DEL REY, CA 902	Los Angeles Sheriff (unincorp.)	5/5/2025 5:10 PM
	BURGLARY, OTHER STRUCTURE: Unknown, Entry By Force	925-00956-2760	4200 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/29/2025 7:52 PM
	BOAT BURGLARY: Boat Burglary	925-00963-2763	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/28/2025 11:00 AM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	025-00942-2760	4000 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/27/2025 10:50 PM



Type	Description	Incident #	Location	Agency	Date
	RAPE, FORCIBLE: Rape by Force, Female 18 YRS +	025-00954-2760	14000 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/21/2025 4:00 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00922-2761	13600 BLK MINDANAO WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/19/2025 9:15 PM
	BURGLARY, RESIDENCE: Unknown, Entry By Force	925-00881-2760	4200 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/18/2025 4:00 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00818-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/10/2025 5:30 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane,Yard)	925-00856-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/9/2025 12:55 PM
	GRAND THEFT: Bicycles	925-00799-2760	13900 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/8/2025 8:30 PM
	GRAND THEFT VEHICLE (GTA): Truck, Motor Home, Cargo Van	925-00851-2763	14000 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/8/2025 3:00 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00854-2763	14000 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/8/2025 3:00 PM
	THEFT, PETTY: From Auto (Except Parts/Accessories)	925-00737-2760	4300 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/1/2025 3:45 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane,Yard)	925-00732-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	4/1/2025 1:40 AM
	ARSON: Other Residential (Apts, Hotels, Dorms, Etc)	025-00723-2760	4200 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/31/2025 5:44 AM
	GRAND THEFT VEHICLE (GTA): Other Veh (Snowmobile, Golf Cart, Etc)	925-00710-2760	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/28/2025 6:00 PM
	BURGLARY, RESIDENCE: Day, Entry By Force	925-00704-2760	4300 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/28/2025 9:00 AM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-04035-0285	700 BLK OXFORD, LOS ANGELES, CA	Los Angeles Sheriff (unincorp.)	3/27/2025 12:34 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane,Yard)	925-00794-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/26/2025 2:00 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane,Yard)	925-00677-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/25/2025 3:55 AM
	ASSAULT, NON-AGGRAVATED: DOMESTIC VIOLENCE	025-00673-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/24/2025 6:46 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00664-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/22/2025 6:00 PM
	ASSAULT, NON-AGGRAVATED: DOMESTIC VIOLENCE	025-00785-2761	4200 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/20/2025 11:00 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00656-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/20/2025 5:00 PM
	ASSAULT, NON-AGG: Hands, Feet, Fist, Etc.	925-00649-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/20/2025 3:45 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00668-2760	4200 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/19/2025 9:00 PM

Type	Description	Incident #	Location	Agency	Date
	BURGLARY, OTHER STRUCTURE: Day, Entry No Force	925-00718-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/19/2025 2:29 PM
	ASSAULT, NON-AGG: Hands, Feet, Fist, Etc.	925-00621-2760	4100 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/18/2025 6:50 PM
	BURGLARY, OTHER STRUCTURE: Day, Entry No Force	925-00622-2760	4200 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/18/2025 11:15 AM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00619-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/17/2025 2:00 PM
	ASSAULT, NON- AGGRAVATED: DOMESTIC VIOLENCE	025-00593-2765	14000 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/16/2025 10:00 PM
	GRAND THEFT: Bicycles	925-00592-2761	13500 BLK BALI WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/16/2025 4:37 PM
	GRAND THEFT: Bicycles	925-00601-2760	14000 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/16/2025 2:30 PM
	ASSAULT, NON-AGG: Hands, Feet, Fist, Etc.	925-00584-2760	4400 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/15/2025 11:15 AM
	GRAND THEFT VEHICLE (GTA): Other Veh (Snowmobile, Golf Cart, Etc)	925-00537-2760	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/9/2025 6:00 PM
	BURGLARY, OTHER STRUCTURE: Unknown, Entry No Force	925-00712-2760	4200 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/9/2025 1:00 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00514-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/6/2025 9:00 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane, Yard)	925-00659-2761	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/5/2025 9:00 AM
	GRAND THEFT: Other (From Boat, Plane, Prvt Res, Yard, Etc)	925-00492-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/5/2025 12:27 AM
	THEFT, PETTY: From Auto (Except Parts/Accessories)	925-00523-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/4/2025 11:30 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00491-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/4/2025 7:00 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00547-2760	4000 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/4/2025 1:00 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00580-2799	4300 BLK LINCOLN BLVD, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	3/3/2025 2:00 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00460-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/28/2025 3:00 PM
	ASSAULT, AGGRAVATED: ADW - OTHER DANGEROUS WEAPON	025-00454-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/28/2025 1:30 AM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	025-00451-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/27/2025 4:30 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-01920-1699	MILDRED AVE & RIVIERA ST, LOS ANGELES, CA	Los Angeles Sheriff (unincorp.)	2/24/2025 12:46 PM

Type	Description	Incident #	Location	Agency	Date
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00443-2760	4100 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/23/2025 8:30 PM
	GRAND THEFT: Bicycles	925-00415-2760	4400 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/23/2025 2:30 PM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	025-00408-2760	4000 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/23/2025 2:40 AM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00411-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/22/2025 11:00 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00399-2760	4200 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/21/2025 12:00 AM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	025-03125-1399	OCEAN FRONT WALK & VENICE BLVD, VENICE, CA 90291	Los Angeles Sheriff (unincorp.)	2/20/2025 5:00 PM
	THEFT, PETTY: From Bldgs (Church, School, Restaurant)	925-00403-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/19/2025 8:00 PM
	BURGLARY, RESIDENCE: Unknown, Entry No Force	925-00496-2761	4000 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/19/2025 4:38 PM
	BURGLARY, RESIDENCE: Night, Entry No Force	925-00330-2760	500 BLK WASHINGTON BLVD, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/12/2025 3:17 AM
	ASSAULT, AGGRAVATED: ADW - GUN	025-00327-2760	4500 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/11/2025 1:39 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00323-2761	13500 BLK BALI WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/10/2025 3:00 PM
	GRAND THEFT VEHICLE (GTA): Other Veh (Snowmobile, Golf Cart, Etc)	925-00487-2760	4300 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/7/2025 4:00 PM
	GRAND THEFT VEHICLE (GTA): Truck, Motor Home, Cargo Van	925-00294-2761	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/6/2025 9:40 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00277-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/4/2025 9:00 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00278-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/4/2025 9:00 PM
	GRAND THEFT: From Bldg(Churches, Schools, Restaurants, Offices, Etc)	925-00282-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/4/2025 3:30 PM
	BURGLARY, OTHER STRUCTURE: Night, Entry By Force	925-80003-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/3/2025 6:10 PM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	025-00253-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/2/2025 4:20 PM
	ASSAULT, NON-AGG: Obstruct/Resist/Battery Peace Officer	925-00249-2760	500 BLK WASHINGTON BLVD, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/2/2025 8:26 AM
	BOAT BURGLARY: Boat Burglary	925-00248-2763	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/2/2025 7:55 AM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	025-00247-2761	13500 BLK BALI WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/2/2025 2:45 AM

Type	Description	Incident #	Location	Agency	Date
	THEFT, PETTY: From Auto (Except Parts/Accessories)	925-00261-2760	4100 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	2/1/2025 10:15 AM
	BOAT BURGLARY: Boat Burglary	925-00198-2763	13500 BLK BALI WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/24/2025 8:13 PM
	ASSAULT, NON-AGG: Hands, Feet, Fist, Etc.	925-00185-2761	13600 BLK MINDANAO WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/23/2025 2:30 PM
	BOAT BURGLARY: Boat Burglary	925-00179-2763	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/19/2025 7:00 PM
	BOAT BURGLARY: Boat Burglary	925-00147-2763	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/19/2025 7:00 PM
	BURGLARY, OTHER STRUCTURE: Unknown, Entry No Force	925-00152-2760	14000 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/16/2025 11:03 AM
	THEFT, PETTY: From Auto (Except Parts/Accessories)	925-00183-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/14/2025 6:00 AM
	ROBBERY, STRONG-ARM: Other	925-00075-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/10/2025 1:50 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	925-00126-2760	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/8/2025 7:00 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane, Yard)	925-00087-2760	4200 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/7/2025 3:00 PM
	GRAND THEFT: Bicycles	925-00138-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/5/2025 9:00 AM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	925-00049-2760	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/4/2025 7:00 PM
	BURGLARY, OTHER STRUCTURE: Day, Entry No Force	925-00016-2761	13500 BLK BALI WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/4/2025 5:28 AM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane, Yard)	925-00007-2760	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	1/2/2025 11:00 AM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	241416064	1300 BLOCK ABBOT KINNEY BL	Los Angeles Police	12/28/2024 8:10 PM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	241416063	SPEEDWAY & 18TH PL	Los Angeles Police	12/28/2024 1:00 PM
	THEFT, PETTY: Shoplifting (From Dept Store, Mkt, Etc)	924-03127-2760	500 BLK WASHINGTON BLVD, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/26/2024 9:18 PM
	THEFT FROM VEHICLE - GRAND (\$950.01 & over)	241416040	400 BLOCK S VENICE BL	Los Angeles Police	12/25/2024 7:30 PM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	241416026	0 BLOCK WINDWARD AV	Los Angeles Police	12/22/2024 7:10 PM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	241416058	2300 BLOCK PACIFIC AV	Los Angeles Police	12/21/2024 5:00 PM
	BURGLARY FROM VEHICLE	241415996	200 BLOCK CARROLL CANAL	Los Angeles Police	12/20/2024 6:00 PM
	GRAND THEFT: Other (From Boat, Plane, Prvt Res, Yard, Etc)	924-03099-2763	4400 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/20/2024 4:00 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane, Yard)	924-03065-2760	4000 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/19/2024 12:00 PM

Type	Description	Incident #	Location	Agency	Date
	VEHICLE BURGLARY: Truck/Cargo Van Burglary	925-00042-2760	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/18/2024 7:00 AM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	241416002	13600 BLOCK MARINA POINTE DR	Los Angeles Police	12/16/2024 6:00 PM
	BURGLARY FROM VEHICLE	241415992	1300 BLOCK S MAIN ST	Los Angeles Police	12/14/2024 8:00 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415933	3200 BLOCK CARTER AV	Los Angeles Police	12/14/2024 1:29 PM
	SHOPLIFTING - PETTY THEFT (\$950 & under)	241415936	1200 BLOCK ABBOT KINNEY BL	Los Angeles Police	12/14/2024 12:30 PM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415967	0 BLOCK WINDWARD AV	Los Angeles Police	12/14/2024 12:20 AM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415979	0 BLOCK WINDWARD AV	Los Angeles Police	12/13/2024 11:30 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane, Yard)	924-03024-2760	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/13/2024 11:00 PM
	GRAND THEFT: From Bldg(Churches, Schools, Restaurants, Offices, Etc)	924-03017-2760	4200 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/13/2024 12:00 AM
	VEHICLE, STOLEN	241415829	1500 BLOCK CABRILLO AV	Los Angeles Police	12/12/2024 8:00 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241416025	3200 BLOCK CARTER	Los Angeles Police	12/12/2024 1:27 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415963	600 BLOCK WOODLAWN AV	Los Angeles Police	12/11/2024 11:16 AM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	924-03010-2760	4000 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/11/2024 4:00 AM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415919	0 BLOCK WESTMINSTER AV	Los Angeles Police	12/11/2024 3:49 AM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415780	1200 BLOCK ABBOT KINNEY BL	Los Angeles Police	12/9/2024 1:45 PM
	BURGLARY, OTHER STRUCTURE: Unknown, Entry By Force	924-18635-2196	2600 BLK OLIVE ST, LOS ANGELES, CA	Los Angeles Sheriff (unincorp.)	12/8/2024 9:00 PM
	BURGLARY FROM VEHICLE	241415771	2700 BLOCK ABBOT KINNEY BL	Los Angeles Police	12/7/2024 5:00 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241416022	3200 BLOCK CARTER AV	Los Angeles Police	12/7/2024 12:50 PM
	ASSAULT, NON-AGG: Hands, Feet, Fist, Etc.	924-02964-2763	14000 BLK PANAY WAY, MARINA DEL REY, CA	Los Angeles Sheriff (unincorp.)	12/6/2024 4:35 AM
	BURGLARY FROM VEHICLE	241415693	2400 BLOCK CLEMENT AV	Los Angeles Police	12/5/2024 11:00 PM
	BURGLARY FROM VEHICLE	241415898	2400 BLOCK CLEMENT AV	Los Angeles Police	12/5/2024 9:00 PM
	GRAND THEFT VEHICLE (GTA): Automobile/Passenger Van	924-02966-2760	4300 BLK PROMANADE WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/5/2024 5:00 PM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	024-02959-2761	4100 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/5/2024 7:30 AM
	ASSAULT, NON-AGG: Hands, Feet, Fist, Etc.	924-02948-2760	4100 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/4/2024 8:30 AM
	BOAT BURGLARY: Boat Burglary	924-02947-2763	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/4/2024 6:00 AM

Type	Description	Incident #	Location	Agency	Date
	ASSAULT, NON-AGGRAVATED: DOMESTIC VIOLENCE	024-02946-2760	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/3/2024 11:30 PM
	VEHICLE, STOLEN	241415754	1300 BLOCK ELECTRIC AV	Los Angeles Police	12/3/2024 4:00 PM
	BICYCLE - STOLEN	241415559	2100 BLOCK OCEAN FRONT WK	Los Angeles Police	12/2/2024 4:00 PM
	BOAT BURGLARY: Boat Burglary	924-02960-2763	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	12/1/2024 10:00 PM
	SHOPLIFTING - GRAND THEFT (\$950.01 & over)	241415482	4200 BLOCK LINCOLN BL	Los Angeles Police	12/1/2024 3:56 PM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415553	0 BLOCK WINDWARD AV	Los Angeles Police	11/30/2024 12:40 PM
	BURGLARY (entry of structure w/intent to commit theft or a felony) INCLUDES VESSELS	241415427	800 BLOCK OCEAN FRONT WK	Los Angeles Police	11/30/2024 5:05 AM
	BURGLARY FROM VEHICLE	241415896	PALMS BL & ELECTRIC	Los Angeles Police	11/30/2024 2:00 AM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	024-02893-2760	4100 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/26/2024 10:30 PM
	THEFT-GRAND (plain theft-grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	241415387	3000 BLOCK GRAYSON AV	Los Angeles Police	11/26/2024 8:30 PM
	BOAT - STOLEN	241415388	3000 BLOCK GRAYSON AV	Los Angeles Police	11/26/2024 8:30 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415518	4100 BLOCK DEL REY AV	Los Angeles Police	11/26/2024 7:48 PM
	BICYCLE - STOLEN	241415539	3100 BLOCK OCEAN FRONT WK	Los Angeles Police	11/25/2024 3:00 PM
	BICYCLE - STOLEN	241415555	CADIZ CT & ALHAMBRA CT	Los Angeles Police	11/25/2024 1:00 PM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	924-02898-2760	14000 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/25/2024 12:00 AM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415542	800 BLOCK WASHINGTON BL	Los Angeles Police	11/24/2024 12:01 AM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415291	0 BLOCK WINDWARD AV	Los Angeles Police	11/23/2024 1:05 AM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415443	0 BLOCK WINDWARD AV	Los Angeles Police	11/23/2024 12:01 AM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415517	13600 BLOCK MARINA POINTE DR	Los Angeles Police	11/22/2024 7:18 PM
	THEFT, PETTY: Other (From Prvt Res, Boat, Plane,Yard)	924-02862-2760	4200 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/21/2024 8:47 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415326	3700 BLOCK VIA DOLCE	Los Angeles Police	11/21/2024 3:28 PM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415343	0 BLOCK WASHINGTON BL	Los Angeles Police	11/21/2024 12:00 PM
	BURGLARY, OTHER STRUCTURE: Unknown, Entry No Force	924-02853-2760	4200 BLK VIA MARINA, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/20/2024 7:00 PM
	THEFT - PETTY (plain theft-petty) (\$950 & under)	241415258	13600 BLOCK MARINA POINTE DR	Los Angeles Police	11/20/2024 2:20 PM

Type	Description	Incident #	Location	Agency	Date
	VEHICLE, STOLEN	241415216	13600 BLOCK MARINA POINTE DR	Los Angeles Police	11/20/2024 4:30 AM
	VEHICLE, STOLEN	241415217	900 BLOCK DICKSON ST	Los Angeles Police	11/19/2024 9:30 PM
	GRAND THEFT: Boat	924-02911-2763	13500 BLK BALI WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/19/2024 5:00 PM
	ASSAULT, AGGRAVATED: DOMESTIC VIOLENCE	024-02834-2763	13900 BLK PANAY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/19/2024 2:00 AM
	THEFT, PETTY: Other (From Pvt Res, Boat, Plane,Yard)	924-02830-2760	4200 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/18/2024 1:00 PM
	THEFT, PETTY: Other (From Pvt Res, Boat, Plane,Yard)	924-02895-2760	4300 BLK PROMENADE WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/18/2024 10:50 AM
	VEHICLE BURGLARY: Auto/Passenger Van Burglary	924-02845-2760	14000 BLK PALAWAN WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/18/2024 9:00 AM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	241415139	2700 BLOCK ABBOT KINNEY BL	Los Angeles Police	11/17/2024 7:00 PM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415594	0 BLOCK WINDWARD AV	Los Angeles Police	11/17/2024 12:45 PM
	THEFT FROM VEHICLE - GRAND (\$950.01 & over)	241415145	13600 BLOCK MARINA POINTE DR	Los Angeles Police	11/17/2024 12:24 PM
	BURGLARY FROM VEHICLE	241415112	13600 BLOCK MARINA POINTE DR	Los Angeles Police	11/17/2024 12:30 AM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415160	0 BLOCK MARKET ST	Los Angeles Police	11/16/2024 11:17 PM
	THEFT-GRAND (plain theft- grand) \$950.01 & over (or \$100 if fowl, livestock, produce, etc.)	241415446	100 BLOCK BREEZE AV	Los Angeles Police	11/16/2024 12:52 PM
	THEFT FROM VEHICLE - PETTY (\$950 & under)	241415272	13600 BLOCK MARINA POINTE DR	Los Angeles Police	11/16/2024 3:00 AM
	VEHICLE, STOLEN	241415037	1100 BLOCK OCEAN FRONT WK	Los Angeles Police	11/16/2024 1:00 AM
	PICKPOCKET - PICKPURSE (form of grand theft person)	241415087	0 BLOCK WINDWARD AV	Los Angeles Police	11/15/2024 11:49 PM
	VEHICLE, STOLEN	241415038	700 BLOCK OCEAN FRONT WK	Los Angeles Police	11/15/2024 9:00 PM
	GRAND THEFT: From Bldg Churches, Schools, Restaurants, Offices, Etc)	924-02822-2760	4300 BLK ADMIRALTY WAY, MARINA DEL REY, CA 90292	Los Angeles Sheriff (unincorp.)	11/14/2024 2:30 PM



LOS ANGELES FIRE DEPARTMENT

Permit Application

Fire Development Services

To schedule an inspection or check status of a transaction/inspection, go to : <http://inspect.lafd.org>
For any questions, please call:(213) 482-6903

Transaction ID: H25-134107 **Project Address:** 2419 S OCEAN FRONT WALK CA Los Angeles 90291
Phone Number: **Ext:** **Business Name:**
Transaction Type: Water Resources & Infra **Transaction Status:** Pending Payment **Date Created:** 03/06/2025

Permit Description: Hydrants & Access Plan Review (Refer to Section 5 for more details)

Section 1: Contact Information

Applicant/Sponsor

Title -
Name ROMAN GRYGORYTSIA
Address 12629 Riverside Dr Apt 237 Valley Village CA 91607
Phone (323) 504-4087

Owner

Title -
Name JULIETTE CUMMINS
Address 2419 Ocean Front Walk Venice CA 90291
Phone (310) 980-6526

Section 2: Preparer Information

PCIS No -
Plan Check Service Backroom Expedited
Fees \$890.00
Office Location Default

(Signature of the preparer) _____ Date _____

Preparer's Name: TANIA MORAN

City Payment Type

City Payment Type Id

Section 3: Project Information

Work Description APCW-2021-4850-CDP-SPE-SPP-ZAA-F
Pending planning application, after public hearing on 3/5/2025, commissioners asked to get the feedback from Fire department regarding the following:

1. 13-foot-tall entryway arbor – The proposed enclosure will be constructed using polycarbonate glazing on the sides and roof.
2. New cover installation – A cover will be added between the existing 8-foot property line concrete walls and the building wall, using lightweight concrete as the proposed material.
3. Front yard patio enclosure modification – Increasing the glass height by 1 foot.

Comments After conversation with Captain Drew Fortier, the fees needs to be generated in order to proceed with this review.



LOS ANGELES FIRE DEPARTMENT

Permit Application

Fire Development Services

To schedule an inspection or check status of a transaction/inspection, go to : <http://inspect.lafd.org>
For any questions, please call:(213) 482-6903

Transaction ID: H25-134107 **Project Address:** 2419 S OCEAN FRONT WALK CA Los Angeles 90291

Section 4: Fees Summary

	Review Permit Type	Revenue Code	Fee Code	Fees
Regular	Hydrants & Access Plan Review(Submitted on-03/06/2025)	388902	02	\$382.00
	Total			\$382.00
Expedite	Expedite Fees	3889 (Hydrant/Access)	09	\$508.00
	Grand Total			\$890.00



LOS ANGELES FIRE DEPARTMENT

Permit Application

Fire Development Services

To schedule an inspection or check status of a transaction/inspection, go to : <http://inspect.lafd.org>

For any questions, please call:(213) 482-6903

Transaction ID: H25-134107 Project Address: 2419 S OCEAN FRONT WALK CA Los Angeles 90291

Section 5: Permit Description

Hydrants & Access Plan Review

Advance Deposit	-	City Payment Id	-
City Payment Type	-	Comments	-
Expedite	Yes	Expedite Fee Exempt	-
Expedite Fees	\$508.00	Fees	\$382.00
Total Review Hours	1:00		

A standard 1D barcode representing the permit number H25-134107.

* 3 8 0 0 1 H 2 5 - 1 3 4 1 0 7 *

2419 OCEAN FRONT WALK
VENICE, CALIFORNIA 90291

SYMBOLS

CONSTRUCTION

- NEW WALL
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN
- ELEVATION DATUM POINT
- ALIGN WITH ESTABLISHED SURFACES
- SHEET NOTE
- REVISION REFERENCE
- LOCATION ON ROW WHERE SHOWN
- DIRECTION OF ELEVATION
- ROW ON ELEVATION SHEET WHERE SHOWN
- DETAIL NUMBER
- SHEET WHERE SHOWN
- AREA TO BE DETAILED

FIRE PROTECTION

- HARMED SMOKE DETECTOR
- W/BATTERY BACKUP
- BATTERY OPERATED CARBON MONOXIDE DETECTOR

MECHANICAL

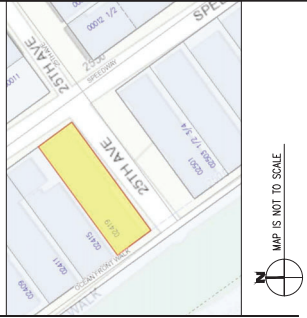
- ENERGY STAR COMPLIANT EXHAUST FAN W/ HUMIDITY CONTROL

ELECTRICAL

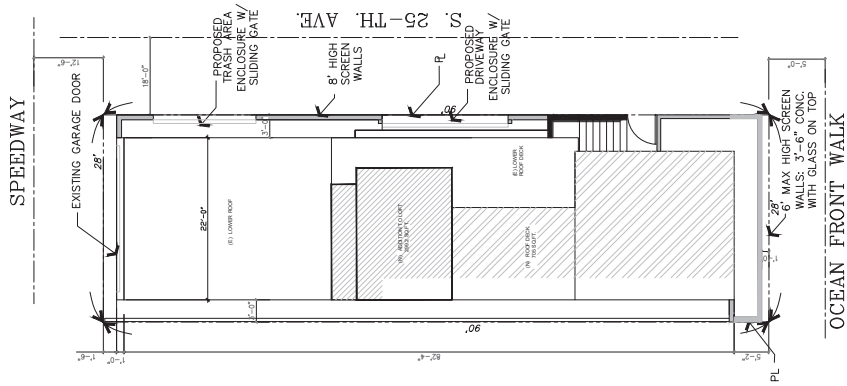
- CEILING FIXTURE
- PENDANT LIGHT FIXTURE
- FLUORESCENT DOWNLIGHT
- INCANDESCENT
- LOW VOLTAGE/HIGH DENSITY RECESSED LIGHT
- WALL MOUNTED LIGHT FIXTURE OR SCONCE
- TWO WAY SWITCH
- THREE WAY SWITCH
- TIME SWITCH
- DIMMER
- DOOR MOTION SWITCH
- DUPLEX RECEPTACLE OUTLET
- QUADRUPLUX RECEPTACLE OUTLET
- GROUND FAULT INTERRUPTED OUTLET
- FLOOR DUPLEX RECEPTACLE OUTLET
- BATHROOM FAN
- TELEPHONE/DATA
- THERMOSTAT
- TELEVISION OUTLET

[illegible]

VICINITY MAP



WINDOW AND DOOR SCHEDULE



Business & Finance
Approved Plans
By W. C. C. 1991 ISBN 0-01-0111-1
Translation of W. C. C. 1991
The approval of these plans and the specifications for the use of these plans have been approved by the Ministry of Finance and the Ministry of Education.



SCALE: 1/8" = 1'-0"

A - 0.00

CUMMINS
BUILDING

Owners :

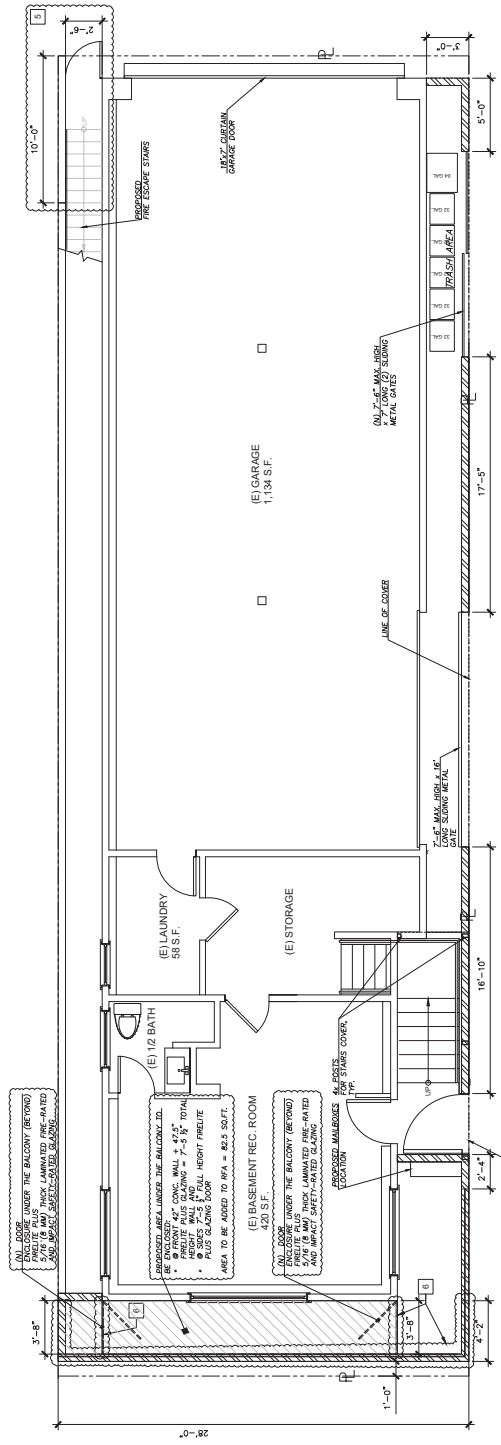
THE CUMMINS GIFT TRUST
9170 THRASHER AVE.
LOS ANGELES, CA 90069
310-562-4367

2419 S OCEAN FRONT WALK
VENICE, CALIFORNIA 90291

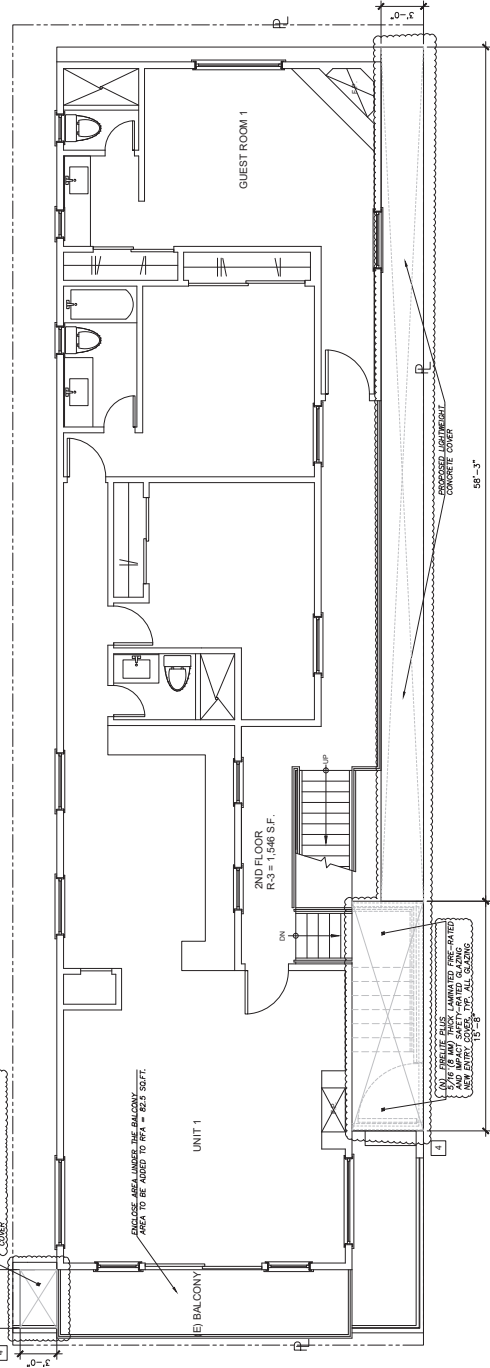
PRINTED	NONE
SCALE	4/12/2021
DATE	

COVER SHEET

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN

[illegible]

CUMMINS
BUILDING

Owners :
THE CUMMINS GIFT TRUST
9170 THRASHER AVE.
LOS ANGELES, CA 90069
310-562-4367

2419 S OCEAN FRONT WALK
VENICE, CALIFORNIA 90291

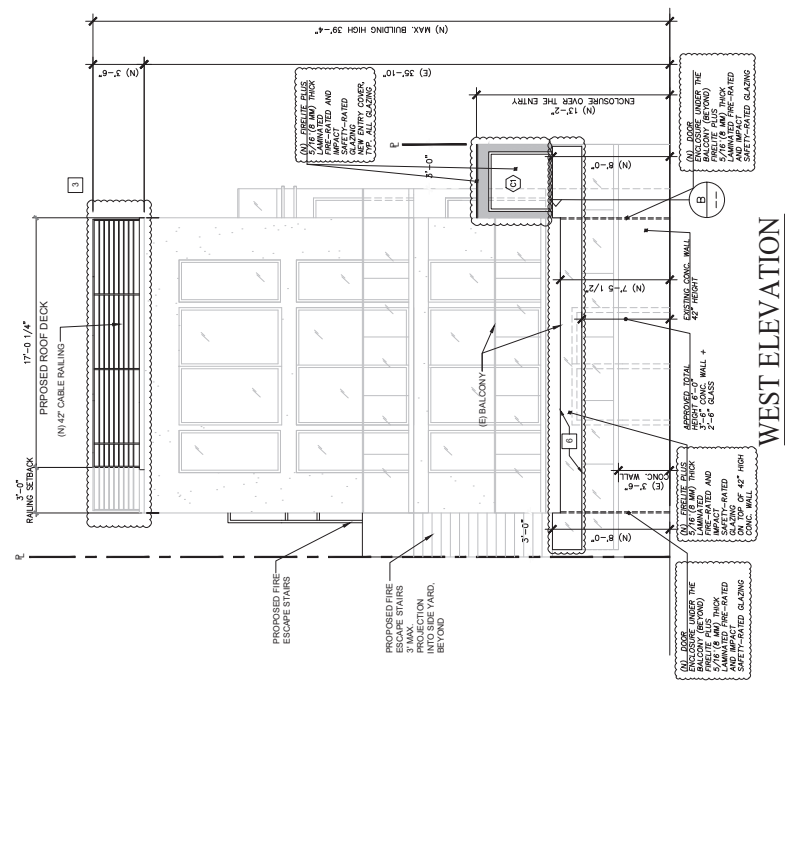
PRINTED
SCALE
DATE
TITLE

1ST & 2ND FLOOR PLANS

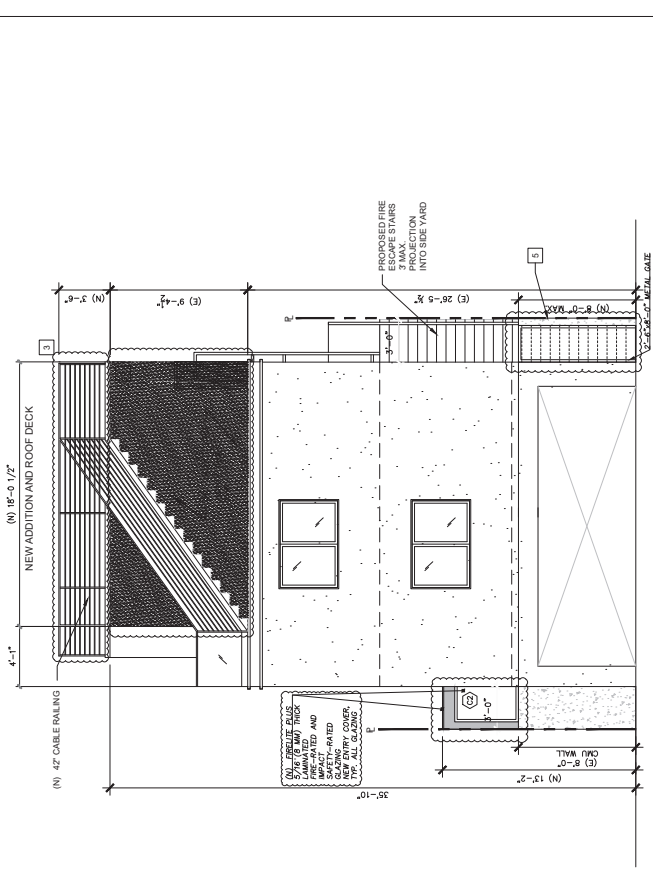
SHEET

A - 1.00

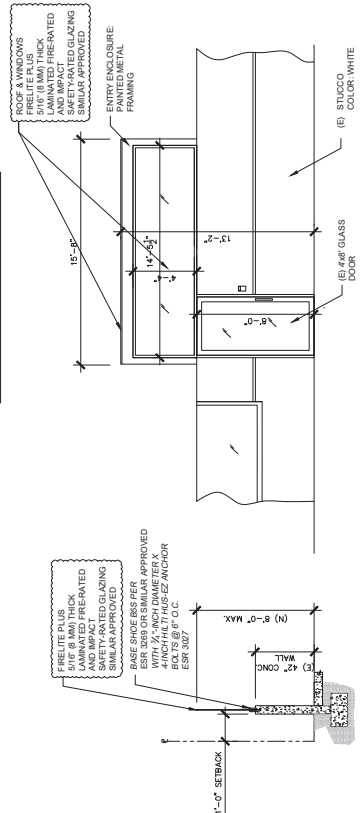




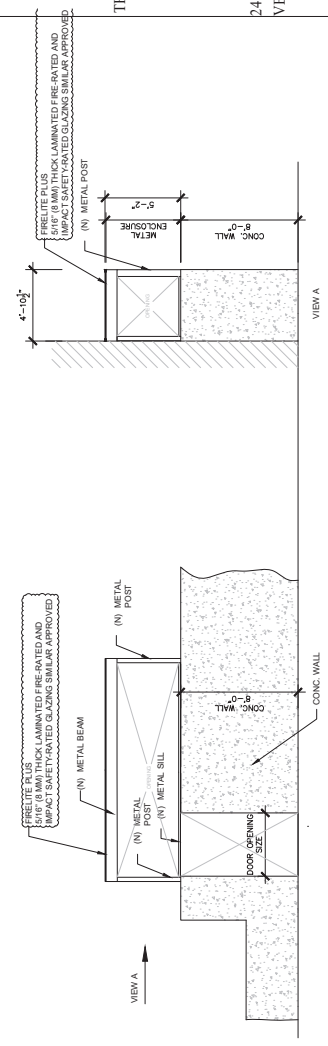
WEST ELEVATION



EAST ELEVATION



SECTION B
SCALE: 1/4"=1'-0"



DET. C "ENTRY COVER"
(PARTIAL SOUTH ELEVATION)


DET. C "ENTRY COVER"
(STRUCTURAL DETAIL)

SCALE: 1/4"=1'-0"




COMPSTAT
Pacific Area Profile
04/06/25 to 05/03/25



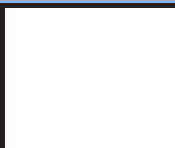


PACIFIC COMMAND STAFF

Rank:
Date of Rank:
Date Assigned Area:
LAPD Appointment Date:



**AREA
COMMANDING OFFICER:**
Michael E. Applegate
CAPT-III
March 13, 2023
March 13, 2022
April 13, 1998



**PATROL DIVISION
COMMANDING OFFICER:**
Celina Robles
CAPT-I
September 24, 2023
November 7, 2024
May 1, 2006

CRIME STATISTICS for week ending 05/03/25											
PERSON CRIMES			04/06/25 TO 05/03/25		03/09/25 TO 04/05/25		02/09/25 TO 03/08/25		YTD 2025 NIBRS & SRS		YTD 2023 NIBRS & SRS
			1	5	1	5	0	4	3	2	3
HOMICIDE											
RAPE			3	5	1	5	0	4	21	18	28
ROBBERY			14	27	27	27	23	23	87	102	95
AGGRAVATED ASSAULTS			36	38	38	38	35	35	149	221	195
TOTAL PERSON CRIMES			54	71	71	71	62	62	260	343	321
PROPERTY CRIMES			04/06/25 TO 05/03/25		03/09/25 TO 04/05/25		02/09/25 TO 03/08/25		YTD 2025 NIBRS & SRS		YTD 2023 NIBRS & SRS
			52	67	67	67	81	98	296	397	379
BURGLARY / BREAKING & ENTERING			61	100	100	100	98	98	414	554	570
MOTOR VEHICLE THEFT			62	98	98	98	127	127	480	611	949
TFMV											
LARCENY THEFT OFFENSES			180	234	234	234	231	231	892	966	902
TOTAL PROPERTY CRIMES			355	499	499	499	537	537	2,082	2,528	2,800
TOTAL PERSONS & PROPERTY CRIMES			409	570	570	570	599	599	2,342	2,871	3,121

N.C. = Not Calculable

PERSON CRIMES			
HOMICIDE OFFENSES		RAPE	AGGRAVATED ASSAULT
09A - Murder and Nonnegligent Manslaughter 09B - Negligent Manslaughter		11A - Forcible Rape 11B - Forcible Sodomy 11C - Sexual Assault with an Object	13A - Aggravated Assault 120 - Robbery
PROPERTY CRIMES			
BURGLARY/BREAKING & ENTERING OFFENSES		MOTOR VEHICLE THEFT OFFENSES	TFMV
220 - Burglary/Breaking & Entering		240 - Motor Vehicle Theft	23F - Theft from Motor Vehicle 23G - Theft of Motor Vehicle Parts/Accessories
			23A - Pocket-Picking 23B - Purse-Snatching 23C - Shoplifting 23D - Theft from Building 23E - Theft from Coin Operating Machine or Device 23H - All Other Larceny

Statistics are based on the date the crime or arrest occurred.
Arrest statistics include arrests made by outside agencies.
In 2023, crime statistics were compiled using the Summary Reporting System (SRS) standard, which adheres to the "Hierarchy Rule," meaning that only the most serious offense per victim is counted in both single and multiple-offense incidents. For 2024, the crime statistics represent a blend of SRS and the National Incident Based Reporting System (NIBRS) standard. The NIBRS data reporting counts each type of offense once per incident, regardless of the number of victims or offenses attributed to each victim. Due to limitations with the RMS, MVT and crimes reported online continue to be reported under SRS.

Note: NOT ALL NIBRS Crime Categories Included in the report.

SUPPLEMENTAL INFORMATION – ZAD

Requested Zoning Administrator Determination

2419 South Ocean Front Walk

In order for an over-in-height fence/wall request to be approved, all of the legally mandated Findings in Section 12.24-X,7 of the Municipal Code must be made in the affirmative. The following states such Findings in bold type with the applicable justification set forth immediately thereafter.

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

ZIMAS Parcel Profile Report shows the address of the subject site as 2419 S. Ocean Front Walk with RD1.5-1-O Zone Classification. The subject site is adjacent to Ocean Front Walk to the west, 25th Avenue to south, and Speedway Avenue to the east. The subject site is located approximately 650 feet from the Venice Beach shoreline within the boundaries of dual jurisdiction of the Coastal Commission and Los Angeles City. *(See Supplemental Information – CPD, for Coastal Development Permit justification)*

The Proposed Project is to construct an 8-foot masonry block wall colored and textured to match the building along 25th Street in three (3) segments approximately 15'-5", 16', and 25'-7" in length. Secondly, to construct a 40-inch wall with transparent material above for a total height of 8-feet along Ocean Front Walk.

The subject site is adjacent to Venice Beach. "Venice Beach is the busiest facility operated by the Department of Recreation and Parks. This iconic site attracts visitors from all over the world and it is estimated that approximately 28,000 to 30,000 people visit the Venice Beach Boardwalk and adjacent Recreation and Parks property on a daily basis. The Boardwalk, also known as Ocean Front Walk, is the second most-visited destination in Southern California, with an average of over ten (10) million visitors per year. It is known as one of the region's most popular tourist attractions. The Venice Beach Boardwalk stretches over two (2) miles and hosts hundreds of street vendors and performers along with numerous privately owned restaurants and food venues." ^{1/}

The subject site is also adjacent to the Venice Beach pedestrian path use used by cyclists, roller-skaters, skateboarders, pedestrians, and the newly introduced scooters (Read *Bird scooters are ruining Venice* ^{2/}), Properties fronting the path are immediately adjacent to a constant stream pedestrian traffic. Furthermore, the subject site is east of the Shoreline Recreational Area, 1990 Waterfront Restoration Plan, and 1995 Venice Beach Ocean Front Refurbishment Plan. These plans for relocation and expansion of existing recreational facilities and

^{1/} <https://www.laparks.org/venice> City of Los Angeles website.

^{2/} <https://www.latimes.com/opinion/op-ed/la-oe-jackson-bird-scooter-20180515-story.html>).

addition of new ones along Ocean Front Walk and the adjoining beach area will intensify public use surrounding the subject site and increase the constant stream of pedestrian traffic.

Additionally, less than two years ago, Los Angeles Department of Transportation installed a stop light at 25th Street and Pacific Avenue that funnels pedestrian pass the subject site. Compounding pedestrian traffic are tour buses directing dozens of travelers to cross at the stop light.

A 3½ foot in height wall along the frontage of Ocean Front Walks and 25th Street will not provide similar benefits as the proposed wall. A wall at 3½ foot in height will not discourage:

- Sitting on the wall
- Accessing the stairway of the residential units
- Sleeping at night on landings for the units
- Urinating on the building and in the stairways
- Smoking and eating on private property
- Leaving litter on private property
- Changing clothes in the stairways
- Abandoning scooters on the property and in the driveway

The intent of wall/fence height regulations are to promote orderly, attractive and harmonious development. In addition, the regulation are to prevent discordant sights and minimize potential traffic hazards that distract motorists. However, such regulations are written on a citywide basis and cannot take into account individual unique characteristics of a specific property as well as consider dynamic changes in the economy and the use of land.

Through the 2000 Charter Reform, the Zoning Administrator Determination process was created to replace Yard Variances (YV) and eliminate having to establish special circumstance, hardship, and parity with properties in similar zone classification. A Zoning Administrator's Determination is permission to depart from literal enforcement of a zoning ordinance and allow the property to be used in a manner otherwise not permitted, if the spirit of the ordinance is observed and substantial justice is done without detrimental impacts to the community.

It is noted, Los Angeles Municipal Code Section 12.24-X,8 (Fences within 1,000 Feet of Public Beach) recognizes that being proximate to a public beach is "affected by the problems of lack of privacy, dogs being released upon the property by persons utilizing the public beaches, or refuse being strewn upon the property by persons utilizing the public beaches."

As evidenced by many approved and unpermitted over-in-height walls/fences in the beach area (*refer to case history and photographs*), they **perform a function or provide a service that is essential or beneficial to the community, city or region** in that they reduce trespassing, lower crime, and increase privacy for

residents. Thus, substantial justice is done by approving the request. Further, an approval will not pose detrimental impacts to the community in that proposed wall maintains visual consistency with similar over-in-height walls and fences currently existing in the surrounding neighborhood.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

Zoning regulations limit fence and wall height on residentially zoned properties to provide visual consistency in neighborhoods and to limit bulk and mass at properties' periphery. Such regulations, however, are written on a Citywide basis and cannot take into account the unique characteristics that a specific parcel and surrounding area may have.

In this instance, the property is located near a major thoroughfare (i.e., Speedway Avenue and 25th Street) and adjacent to two major publicly accessible areas (i.e., Ocean Front Walk and beach). The area is highly populated and frequently traveled by both vehicles and pedestrians alike. As such, the wall will provide a physical barrier intended to provide privacy and security.

Typically, walls and fences, when in character with their surroundings, are not detrimental to the public welfare or adversely affect adjacent properties. In this instance, the design, location, and height of the wall is aesthetically pleasing and similar to other structure in the beach area.

In conclusion, the 8-foot in height is **compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.** (*Additionally, refer to Justification Nos. 4 and 5*)

3. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.** (*Also, refer to Supplemental Information – CDP, Justification No. 2*)

The **Venice Community Plan Map** designates the property for Low Medium II Residential land use with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The Venice Community Plan includes Chapter V Urban Design to address neighborhoods with distinctive and varied characteristics. The purpose of the chapter is to lay out general design policies and standards for multiple-family residential, commercial, and industrial developments and the public space. The intent is to promote a stable and aesthetically pleasant environment.

Text within the Community Plan regarding walls states, “[u]se of articulations, recesses, surface perforations, or porticoes to break up long, flat building facades and free standing walls.” (pg. V-2). Additionally, “[r]equiring decorative, masonry walls to enclose trash.” (pg. V-4)

The proposed wall implements the Community Plan guideline by enclosing the trash area along the third segment of the wall. Furthermore, the wall is designed to match the texture and materials of the primary structure and will use graffiti resistant paint.

The **California Coastal Commission certified the Venice Local Coastal Land Use Plan** on June 14, 2001, which is an applicable plan governing development in the area. The necessary implementing ordinances have not been adopted. However, the City is preparing the Venice Local Coastal Land Use Plan. Prior to its adoption the guidelines contained in the certified Plan are advisory. (*Refer to Supplemental Information – CDP, Justification Nos. 1-5*)

The subject site is within the **Venice Coastal Zone Specific Plan**, Subarea North Venice/Venice Canals, which is another applicable plan governing development in the area. Residential Land Use and Development Standards, Policy I,A.7 for Multi-Family Residential – Low Medium II density is silent on walls and fences. There is no language related to wall structures except on Walk Streets. It is noted that Section 12 contains language regarding buildings and structures in the Public Right-of-Way on Walk Streets. Appendix A-Walk Streets does not list this segment of 25th Avenue as a Walk Street.

In conclusion, **the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.** The Los Angeles Municipal Code, Section 12.22-C,22(f) (Projections Into Yards) specifically addresses the proposed over-in-height wall. A decision-maker's affirmative Findings for a Zoning Administrator's Determination establishes conformance with policies of the Venice Community Plan, Venice LUP, and standards in the Specific Plan.

4. The environmental effects and appropriateness of materials, design and location of any proposed fence or wall.

Typically, walls and fences, when in character with their surroundings, are not detrimental to the environment or injurious to adjacent properties. The proposed wall provides privacy, security, and public safety for residents while having an aesthetic design consistent with the existing multiple family dwelling. The materials and design of the proposed wall reflects the newly remodeled building. Furthermore, submitted photographs of other over-in-height walls and fences evidence the proposed wall is within character of the surrounding area.

5. The detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.

The site adjoins a dwelling to the north, Speedway Avenue to the east, 25th Street to the south, Ocean Front Walk to the west. Thus, the property to the north is the only adjoining property enjoyed by occupants. In regards to the northern property, the proposed wall is not anticipated to have any impact on solar access, ventilation, or privacy.

In this instance, the design, location, and height of the wall will not cause shade/shadow impacts, create visibility problems, or reduce access to light and air for adjoining public or private properties. Additionally, the proposed structure does not appear to interfere with meter readings, mail delivery, trash pickup, or access to telephone poles or City lights, and would not create a traffic hazard.

The proposed wall along 25th Avenue will be erected 2 feet within the public right-of-way. It is anticipated a Revocable Permit will be issued as evidenced by similar approvals in the immediate area. (*See Supplemental Case Information, attached*)

6. The security to the subject property which the fence or wall would provide.

The proposed wall is not only intended to reduce nuisance activities and invasion of privacy but also to reduce crime. There were twenty-eight (28) burglaries within one-half mile of the subject site from February 6, 2019 to August 9, 2019 (180 days) of which 22 percent were on Ocean Front Walk.^{3/} Additionally, on May 11, 2019, an intruder accessed the bedroom of the dwelling while the applicant was home and robbed her.

The proposed over-in-height wall will create "Defensible Space".^{4/} Basically, the wall/pedestrian gate/vehicle gate will define public from private space creating a physical area reducing access to the property. In sociology terms, it creates "Territorial Reinforcement". Lastly, the proposed wall will not conceal potential criminals.

^{3/} (<https://www.crimemapping.com/>).

^{4/} A planning tool discussed in *Creating Defensible Space*, by Oscar Newman, Institute for Community Design Analysis, April 1996. In 1997, City Planning used concepts in this document to draft Design-Out-Crime and recently Los Angeles Police Department updated its "Crime Prevention Through Environmental Design" strategies using similar planning tools.

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JOINT DETERMINATION
DIRECTOR OF PLANNING & ZONING ADMINISTRATOR

April 1, 2020

Applicant/Owner

Juliette Cummins
2419 Ocean Front Walk LLC
1348 Morningside Way
Los Angeles, CA 90291

Representatives

R. Nicolas Brown
Seat at the Table
P.O. Box 800429
Valencia, CA 91380

Val Levin
Coastal Water Development Inc.
11606 Chenault Street
Los Angeles, CA 90049

Case No.: DIR-2019-2528-CDP
ZA-2019-5246-F

Related Cases: ADM-2019-3102-VSO

CEQA: ENV-2019-2529-CE

Location: 2419 South Ocean Front Walk

Community Plan Area: Venice

Specific Plan: Venice Coastal Zone – North
Venice

Council District: 11 – Bonin

Neighborhood Council: Venice

Land Use Designation: Low Medium II Residential

Zone: RD1.5-1-O

Legal Description: Lot 7, Block 18, Short Line
Beach Subdivision No. 2 Tract

Last Day to File an Appeal: April 16, 2020

DETERMINE that, based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects, or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

DETERMINATION – DIRECTOR OF PLANNING

Pursuant to the Los Angeles Municipal Code Section 12.20.2, as the designee of the Director of Planning, I hereby:

APPROVE a Coastal Development Permit authorizing the construction, use, and maintenance of three over-in-height, 8-foot tall, concrete walls in the required side yard; and

DENY the request to allow an 8-foot tall wall in the required front yard; and

DENY the request to encroach two feet into the public right-of-way along 25th Avenue, on a lot located in the Dual Permit Jurisdiction area of the California Coastal Zone.

DETERMINATION – ZONING ADMINISTRATOR

Pursuant to Los Angeles Municipal Code Sections 12.24 X.7, I hereby:

APPROVE a Zoning Administrator's determination to allow the construction, use, and maintenance of an over-in-height fence with a maximum height of 8 feet in the side yard, in lieu of 6 feet otherwise permitted under Section 12.22 C.20(f); and

DENY a Zoning Administrator's determination to allow the construction, use, and maintenance of an over-in-height fence with a maximum height of 8 feet in the front yard in lieu of 3 feet 6 inches otherwise permitted under Section 12.22 C.20(f).

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Fence.** Approved herein is a Zoning Administrator's determination to allow for the construction, use, and maintenance of concrete walls, located in the required side yard. No portion of the building or fence/wall shall encroach or project into the public right-of-way. Height shall be measured from the centerline of Speedway.
4. **Front Yard Projections.** Fences and walls in the required front yard shall be limited to 3 feet 6 inches. Fences or walls exceeding 3 feet 6 inches shall be set back one foot from the front property line and shall be limited to a maximum height of 6 feet.
5. No deviations from the Venice Coastal Zone Specific Plan have been requested or approved herein. All applicable provisions of the Venice Coastal Zone Specific Plan shall be complied with, as further noted in ADM-2019-3102-VSO.
6. **Dual Permit Jurisdiction Area.** The project is located within the Dual Permit Jurisdiction area of the California Coastal Zone. The applicant shall file an application for a second (or "dual") coastal development permit with the Coastal Commission and shall submit proof of a valid ("dual") permit issued by the Coastal Commission.
7. Outdoor lighting shall be designed and installed with shielding so that light does not overflow onto adjacent residential properties.
8. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
9. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
10. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Fire Department. Said Department's approval shall be included in the plans submitted to the Development Services Center.
11. Prior to the commencement of site excavation and construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a telephone number, and shall be posted on the site in a manner, which is readily visible to any interested party.
12. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run

with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

Administrative Conditions

13. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
14. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
15. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
16. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
17. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
18. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and/or the Department of Building and Safety.
19. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

BACKGROUND

The subject site consists of a corner lot, located at 2419 South Ocean Front Walk. The site is relatively flat, rectangular, residential lot with a width of 28 feet and depth of approximately 90 feet, with a total lot area of 2,520 square feet. The property fronts Ocean Front Walk to the southwest, and abuts Speedway (alleyway) to the rear. The property is located within the Los Angeles Coastal Transportation Corridor Specific Plan, Venice Coastal Zone Specific Plan (North Venice Subarea), a Methane zone, a Liquefaction Zone, and a Tsunami Inundation Zone. The subject property is 5.86 kilometers from the Santa Monica Fault Zone and is within the Dual Permit Jurisdiction area of the California Coastal Zone. The neighborhood and properties immediately surrounding the property are developed with two- to three-story single and multi-family dwellings in the RD1.5-1-O zone. The lot to the northwest is improved with a single-family dwelling, as is the lot across 25th Avenue.

The site is currently improved with a three-story, multi-family dwelling containing four (4) residential units and six (6) parking spaces. The project requests a Coastal Development Permit for the construction, use, and maintenance of three concrete walls to be located two-feet into the public right-of-way along 25th Avenue, and a Zoning Administrator's determination to allow an over-in-height fence located in the required front and side yards.

Ocean Front Walk is a Local Standard Street with a dedicated right-of-way width of 60 feet and a roadway width of 36 feet. Ocean Front Walk serves as a 10-foot pedestrian walkway.

25th Avenue is a Local Standard Street, with a dedicated right-of-way width of 60 feet and a roadway width of 36 feet. The actual right-of-way width is approximately 36 feet according to ZIMAS. 25th Avenue is improved with a roadway, concrete curb, and sidewalk. A fire hydrant is located by the corner by Speedway.

Speedway is a Local Standard Street, with a dedicated right-of-way width of 60 feet and a roadway width of 36 feet. Speedway functions as an alleyway, with an actual right-of-way width of approximately 25 feet.

Previous zoning related actions on the site include:

DIR-2015-1245-VSO – On April 3, 2015, a Venice Sign Off was issued for the water damage repair, window replacement, and masonry improvements.

Certificate of Occupancy WLA84256W/71 – A Certificate of Occupancy dated November 21, 1972 states the following: Two story, Type V, 22' x 82'6", two-family dwelling with two guest rooms and attached garage, 6 parking spaces required and provided, R-1 occupancy. This certificate supersedes and corrects the certificate issued 7-21-71.

Surrounding Properties (within a 500-foot radius):

ZA-1998-977-F – On February 18, 1999, the Zoning Administrator approved an over-in-height fence in the front yard, locating at 2416 S. Pacific Avenue.

ZA-1991-538-F – On September 18, 1991, the Zoning Administrator approved the construction, use, and maintenance of an over-in-height fence setback 1-foot from the front property line (Ocean Front Walk), varying in height from 6 to 7 feet, in lieu of the 3.5 feet otherwise permitted within the required front and side yard setbacks, on a lot zoned RD1.5-1-O, located at 2601 S. Ocean Front Walk.

ZA-2086-1046-F – On January 16, 1987, the Zoning Administrator approved an over-in-height fence in the front yard, locating at 2603 S. Ocean Front Walk.

Public Hearing

A Hearing Officer (Juliet Oh) held an initial public hearing on June 17, 2019 at 12:00 p.m. at the West Los Angeles Municipal Building. The applicant and the applicant's representatives attended the hearing. The applicant's representative, Nicholas Brown, provided a brief overview of the project and requested actions, but also stated the applicant would be seeking an additional entitlement and requested the hearing be continued to another date.

Two members of the community attended and provided the following comments:

Frances Myung Fagin (Venice resident)

- Is opposed to the proposed construction of walls within the public right-of-way.
- Access through the sidewalk is currently obstructed by ongoing construction work on the property.
- Unsafe conditions due to improper maintenance of the property/construction site: unsecured scaffolding, trash and construction debris on the sidewalk and in the roadway, construction has been ongoing for too long.
- Should not be permitted to obstruct access for pedestrians: the elderly, disabled (legal requirements for ADA access), and children.
- Vehicles are stored on the street, rather than within private garage.

C. Christine Nicht

- Property owner uses the right-of-way as a dumping ground, should be used as pedestrian walkways
- 25th Avenue provides direct pedestrian access from the Canals to Ocean Front Walk, the wall would impact access, current conditions force pedestrians to walk in the roadway.
- It is unclear how much the new walls will encroach into the sidewalk, seems like they are designed to be planters.
- Property and adjacent right-of-way are poorly maintained.

Juliette Cummins (Owner)

- There is a revolving gate (pre-existing) on the property that will be maintained.
- New handicapped parking will be provided.

No action was taken at the initial hearing. Those persons in attendance were advised a new public hearing would be held to account for a new entitlement to be added to the requested actions and that new notice would be sent to the required parties.

A second public hearing was held by a Hearing Officer (Ira Brown) on October 21, 2019 at 10:00 a.m. in the West Los Angeles Municipal Building, Second Floor Hearing Room, located at 1645 Corinth Avenue Los Angeles, CA 90025. The applicant and the applicant's representatives attended the hearing.

The applicant's representatives provided a brief project description and a justification for the proposed project. The applicant's representative indicated that a new traffic signal was installed at the intersection of 25th Avenue and Pacific Avenue that resulted in an increase in pedestrian travel along 25th Avenue to access the beach. This increase pedestrian travel resulted in an increase in nuisance activity around and on the subject property including loitering on the front yard wall and the exterior stairwell. The proposed over-in-height wall is intended to provide a barrier between subject property and this nuisance activity and increased personal safety. In

addition, the applicant's representatives provided a revised set of plans, which would extend the proposed wall the entire length of the side yard. The revised plans would require the relocation of the existing fire hydrant, which the applicant is currently pursuing with the Fire Department. The applicant provided specific dates and times of nuisance and crime activity that has occurred on or near the subject site.

No other members of the public attended the second hearing. The case was taken under advisement for one week to allow for additional comments to be submitted.

Correspondence

Comments in opposition to the project were received from Charles and France Fagin, Flora Wiegmann, Jonathan Tillman, Kenneth Hsu, Daniel F. Brookman, Hiland Hall, Chris Jacobson, Nancy Lamb, Nanci and Joe Ward, and C. Christine Nichols. The comments collectively expressed the following concerns:

- Project has taken 5+ years and has been a nuisance to neighbors
- Construction impacts and safety issues
- Safety concerns about scaffolding of existing structure
- Currently, sidewalk is poorly maintained
- Fire hydrant access and relocation concerns
- ADA access is obstructed
- Project may attract graffiti
- Project would obstruct views
- Project limits sidewalk access and diminishes public access to beach
- Incompatible with existing development and character of the neighborhood

FINDINGS

Coastal Development Permit

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

1. The development is conditioned to conformity with Chapter 3 of the California Coastal Act of 1976.

The proposed improvements are inconsistent with Chapter 3 of the Coastal Act because, as proposed, the encroachment onto the public right-of-way and proposed 8-foot wall in the required front yard will likely have adverse impacts on public access, recreation, and public views, since the property is located immediately adjacent to Ocean Front Walk and a public recreational area. The project is anticipated to interfere with access to the shoreline, effectively reducing the amount of space dedicated for access to the shoreline. In order to conform to Chapter 3 of the California Coastal Act, the project's conditions of approval shall limit the construction of the wall to only the subject property, thereby denying the request to encroach onto the public right-of-way.

The subject site consists of a corner lot, located at 2419 South Ocean Front Walk. The site is relatively flat, rectangular, residential lot with a width of 28 feet and depth of approximately 90 feet, with a total lot area of 2,520 square feet. The property fronts Ocean Front Walk to the southwest, and abuts Speedway (alleyway) to the rear. The property is located within the Los Angeles Coastal Transportation Corridor Specific Plan, Venice Coastal Zone Specific Plan (North Venice Subarea), a Methane zone, a Liquefaction Zone, and a Tsunami Inundation Zone. The subject property is 5.86 kilometers from the Santa Monica Fault Zone and is within the Dual Permit Jurisdiction area of the California Coastal Zone. The neighborhood and properties immediately surrounding the property are developed with two- to three-story single and multi-family dwellings in the RD1.5-1-O zone. The lot to the northwest is improved with a single-family dwelling, as is the lot across 25th Avenue.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provision are as follows:

Section 30244 requires reasonable mitigation measures to reduce potential impacts on archeological or paleontological resources. No excavation or grading is proposed. All grading activities are subject to review by the Department of Building and Safety and will comply with the requirements of the grading division. The subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are discovered during excavation or grading activities, the project is subject to compliance with Federal, State and Local regulations already in place.

Section 30250 states that new development shall be located in areas able to accommodate it, areas with adequate public services, and in areas where such development will not have significant adverse impacts on coastal resources. The proposed development is located in the Dual Permit Jurisdiction area of the California Coastal Zone, immediately adjacent to the Pacific shoreline. The project seeks to construct a wall that encroaches two feet into the right-of-way and privatize approximately 180 square feet of sidewalk that would otherwise be a coastal resource with respect to access. There is a reasonable possibility that the project would result in significant adverse impacts on public

infrastructure proximate to the coast, particularly on the right-of-way improvements such as sidewalks and fire hydrants. At present, 25th Avenue is considered substandard for its Local Limited Street classification; the subject project proposed reducing the right-of-way and therefore could further limit access for emergency vehicles. Therefore, the project could have a significant adverse impact on coastal resources because the over-in-height wall, as proposed, obstructs a right-of-way immediately adjacent to the Pacific shoreline.

Section 30251 states the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. The project proposes an 8-foot concrete wall that encroaches two feet into the public right-of-way along 25th Avenue. In Venice, streets like 25th Avenue that similarly run to the Pacific Ocean are characterized by tall modular single- and multi-family buildings situated on narrow lots. Many of these streets are considered Walk Streets, or pedestrian-only walkways. While development along the right-of-way is consistent with the character of Walk Streets in Venice, the proposed property does not front a Walk Street. Since the project is located by a coastal recreational area, the proposed 8-foot wall in the front yard would cause unnecessary obstruction of public views to and along the ocean if permitted to be located in the public right-of-way. Therefore, the project has been conditioned to a maximum wall height of 3 feet 6 inches in the front yard, provided that any portion of fences or walls exceeding 3 feet 6 inches shall be set back one foot from the front property line and shall be limited to a maximum height of 6 feet.

Section 30252 states that new development should maintain and enhance public access to the coast. The project proposes the construction of three, 8-foot tall, concrete walls - encroaching two feet into the public right-of-way, with access gates in between. The entire project reduces the pedestrian sidewalk by approximately 180 square feet. The project is a beachside property; the adjacent sidewalk provides direct access to the beach. Due to its proximity to the coast, the project if approved would decrease the total amount of a pedestrian walkway, specifically on walkways that provide direct access to the beach. The project would reserve such sidewalk space, which would otherwise be used for public access, for private use. According to the applicant, the project proposes to encroach onto the public right-of-way as a way of addressing loitering and other public nuisances. With respect to public recreational access, the Coastal Act and LCP require public recreational access to and along California's coastline to be protected and enhanced by calling for public recreational access opportunities be maximized. The proposed encroachment is inconsistent with this requirement, as it results in the private occupation of a public access way to a public recreation area. In addition, the proposed encroachment is inconsistent with the City's Mobility Plan, as it decreases the right-of-way along 25th Avenue needed to meet its designated width as a Local Standard Street. Upon review, BOE staff determined this portion of 25th Avenue to be a Local Limited Street, which requires a 50-foot full right-of-way, a 10-foot sidewalk, and 30-foot roadway. Currently, the right-of-way width is approximately 36 feet wide with obstructions on the side of the road opposite of the subject property; the sidewalk is approximately 6 feet wide on the side adjacent to the subject project, and the roadway is 17 feet wide. Since the actual right-of-way width at 25th Avenue is substandard and already falls short of its required dimension, a project proposing encroachments that obstruct pedestrian access to public recreation areas would be inconsistent with the goals of the Mobility Plan. Furthermore, the project, as proposed, would require the relocation of the existing fire hydrant at the corner of Speedway and 25th Avenue. Therefore, the proposed encroachment (wall) is inconsistent with the public

access and recreation requirements of the Venice Local Coastal program and California Coastal Act.

Section 30253 requires new development to minimize risks to life and property in areas of high geologic, flood, and fire hazard, minimize impacts along bluffs and cliffs, and protect special communities and neighborhoods that are popular visitor destination points for recreational uses. The project site is not located within a Flood Zone or Special Grading Area. The property is located in a Liquefaction Zone, Tsunami Inundation Zone, and Methane Zone. The site is also within 5.84 kilometers from the Santa Monica Fault. As such, the project is subject to compliance with Zoning, Building, and Fire Safety Code requirements that will minimize risks to life and property in the above-mentioned hazard areas.

The proposed improvements are inconsistent with Chapter 3 of the Coastal Act because, the encroachment onto the public right-of-way will adversely impact public access, recreation, and public views, since the property is located immediately adjacent to the Pacific shoreline. The project is anticipated to interfere with access to the shoreline, effectively reducing the amount of space dedicated for access to the shoreline. In order to conform to Chapter 3 of the California Coastal Act, the project's conditions of approval limit the construction of the wall to the subject property. The request to encroach onto the public right-of-way is denied.

2. The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.

Coastal Act Section 30604(a) states that prior to the certification of a Local Coastal Program ("LCP"), a coastal development permit may only be issued if a finding can be made that the proposed development is in conformance with Chapter 3 of the Coastal Act. The Venice Local Coastal Land Use Plan ("LUP") was certified by the California Coastal Commission on June 14, 2001; however, the necessary implementation ordinances were not adopted. The City is in the initial stages of preparing the LCP; prior to its adoption the guidelines contained in the certified LUP are advisory.

The proposed encroachments (wall) on 25th Avenue are inconsistent with the following policies of the LUP:

Policy 1.D.3 states that the scale of development shall comply with height limits, setbacks, and standards for building massing in order to protect public views of highly scenic coastal areas and vista points, including but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets, and pedestrian-oriented special communities.

Policy V.A.2 states that streets and highways shall be designed and improved to adequately accommodate development and to enhance public access to the shoreline. The project is anticipated to reduce public access to the shoreline.

Policy V.A.3 states that new infrastructure should be installed while minimizing impact to the environment. The project would require relocation of an existing fire hydrant on a street with direct access to the beach.

Policy V.A.5 states that streetscape improvements shall be maintained and enhanced to encourage pedestrian activity and contribute to a high quality of life and visual image for

residents and visitors. The project decreases the amount of pedestrian walkway by constructing large concrete walls with no transparent elements. No trees or vegetation are proposed.

As such, the project has been conditioned to maximum wall height of 3 feet 6 inches in the front yard, provided that any portion of fences or walls exceeding 3 feet 6 inches shall be set back one foot from the front property line and shall be limited to a maximum height of 6 feet. The conditioned 6-foot walls in the front yard are consistent with the existing walls for residential properties along Ocean Front Walk and conforms to the requirements of the Venice Coastal Zone Specific Plan and Policy I.D.3 of the Venice Land Use Plan.

As conditioned, the project will not prejudice the ability of the City to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.**

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the Coastal Zone prior to the certification of a Local Coastal Program.

As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources." In addition to the Regional Interpretative Guidelines, the policies of Venice Local Coastal Program Land Use Plan (the Land Use Plan was certified by the Coastal Commission on June 14, 2001) have been reviewed and considered.

The project proposes the construction of several 8-foot concrete walls. Although the project includes a request for the walls to encroach in the public right-of-way, the determination herein modifies such request. The project is conditioned to allow a wall up to 6 feet in the height within the front yard (with a one-foot setback), and walls up to 8 feet in height within the required side yard. No encroachments are permitted in the public right-of-way. The Regional Interpretative Guidelines have been reviewed alongside the proposed project.

4. **The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.**

The project is located within the Dual Permit Jurisdiction of the California Coastal Zone does not conflict with prior decisions of the Coastal Commission. The Coastal Commission recently approved the following projects in the Venice Coastal Zone:

- In August 2019, the Commission approved a Coastal Development Permit authorizing

the demolition of a two-story single-family dwelling and the construction of a new three-story 3,631 square-foot single-family dwelling with an attached two-car garage and a roof deck, in the Dual Permit Jurisdiction, located at 237 Linnie Canal (Application No. 5-19-0233).

- In June 2019, the Commission approved a Coastal Development Permit for the remodel of and addition to an existing single family residence, demolition of an existing detached garage, and construction of a new detached 688 square-foot Accessory Dwelling Unit above a 555 square-foot three-car garage, located at 17 Jib Street (Application No. 5-19-0129).
- In March 2019, the Commission approved a Coastal Development Permit authorizing the demolition of a two-story, multi-unit residential structure and the construction of a new three-story, 4,584 square foot mixed-use structure with a retail space, accessory dwelling unit, single-family residence, and an attached five-car garage with a roof deck, in the Dual Permit Jurisdiction, located at 3011 Ocean Front Walk (Application No. 5-18-0212 & A-5-VEN-18-0017).
- In March 2019, the Commission found Substantial Issue with a Coastal Development Permit issued by the City of Los Angeles; an appeal was filed with the California Coastal Commission. As proposed, the project consists of an after-the-fact conversion of two existing guest rooms to two dwelling units, within a 3-unit apartment building in the Dual Permit Jurisdiction, located at 10 East Anchorage Street (Application No. A-5-VEN-19-0006).

As such, this decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the California Coastal Act of 1976.

5. **The development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

Section 30210 of the Coastal Act states the following in regards to public access:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The project is conditioned to allow a wall up to 6 feet in the height within the front yard

(with a one-foot setback), and walls up to 8 feet in height within the required side yard. No encroachments are permitted in the public right-of-way. The proposed encroachment onto the public right-of-way will likely have adverse impacts on public access, recreation facilities, and public views, since the property is located immediately adjacent to the Pacific shoreline. The project is anticipated to interfere with access to the shoreline, effectively reducing the amount of space dedicated for access to the shoreline. In order to conform to Chapter 3 of the California Coastal Act, the project's conditions of approval shall limit the construction of the wall to only the subject property, thereby denying the request to encroach onto the public right-of-way.

6. An appropriate environmental clearance under the California Environmental Quality Act has been granted.

A Categorical Exemption, ENV-2019-2529-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act and the City CEQA Guidelines. The project involves the construction, use, and maintenance of over-in-height concrete walls, located in the required front and side yards. The Categorical Exemption prepared for the proposed project is appropriate, pursuant to CEQA Guidelines, Section 15301 (Class 1).

The Class 1 categorical exemption allows additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet provided that A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and B) the area in which the project is located is not environmentally sensitive. The additions proposed herein amount to less than 10,000 square feet and the project is located in a developed residential neighborhood that maintains access to all public services and facilities. The project is not located within an environmentally sensitive area.

Furthermore, the Exceptions outlined in Public Resources Code Section 15300.2 do not apply to the project:

- a) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned RD1.5-1-O and designated for Low Medium II Residential use, as permitted by previous zoning actions. The proposed improvements will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, air quality, etc.) and will not result in significant cumulative impacts.
- b) Significant Effect. A categorical exemption cannot be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project involves the construction, use, and maintenance of over-in-height concrete walls, located in the required front and side yards. The project consists of work typical of a residentially zoned area developed. No unusual circumstances are present or foreseeable.
- c) Scenic Highways. The project site is not located on or near a designated state scenic highway.
- d) Hazardous Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.
- e) Historical Resources. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be

eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. The site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The City does not treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource.

The project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.

Zoning Administrator's Determination (Over-in-Height Fence)

In order for an over-in-height fence request to be approved, all of the mandated findings in LAMC Section 12.24 X.7 must be made in the affirmative.

7. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The subject site consists of a corner lot, located at 2419 South Ocean Front Walk. The site is relatively flat, rectangular, residential lot with a width of 28 feet and depth of approximately 90 feet, with a total lot area of 2,520 square feet. The property fronts Ocean Front Walk to the southwest, and abuts Speedway (alleyway) to the rear. The property is located within the Los Angeles Coastal Transportation Corridor Specific Plan, Venice Coastal Zone Specific Plan (North Venice Subarea), a Methane zone, a Liquefaction Zone, and a Tsunami Inundation Zone. The subject property is 5.86 kilometers from the Santa Monica Fault Zone and is within the Dual Permit Jurisdiction area of the California Coastal Zone. The neighborhood and properties immediately surrounding the property are developed with two- to three-story single and multi-family dwellings in the RD1.5-1-O zone. The lot to the northwest is improved with a single-family dwelling, as is the lot across 25th Avenue.

The site is currently improved with a three-story, multi-family dwelling containing four (4) residential units and six (6) parking spaces. The project requests a Zoning Administrator's determination to allow an over-in-height fence located in the required front and side yards and encroaching 2 feet into the public right-of-way. The grant herein modifies such request. The modified project is conditioned to allow a wall up to 6 feet in the height within the front yard (with a one-foot setback), and walls up to 8 feet in height within the required side yard. No encroachments shall be permitted in the public right-of-way. Therefore, the project, as conditioned, maintains coastal access along the public realm and protects a recreational area used by the community.

8. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The applicant's request, as filed, is for a Zoning Administrator's determination to construction, use, and maintenance of three over-in-height, 8-foot tall, concrete walls, located in the required front and side yards and encroaching two feet into the public-right-of-way along 25th Avenue, whereas the fence height would otherwise be limited to 3 feet 6 inches in the front yard and 6 feet in the side yard. The approval herein allows for the

construction of an over-in-height fence on the subject property, thereby denying the request to encroach into the public right-of-way.

The subject property is not located on a Venice Walk Street. The applicant submitted photos and building permits indicating other over-in-height fences along Ocean Front Walk, some of which range from 4 to 6 feet in height. The applicant also provided revocable permits showing a pattern of encroachment for corner lot properties located on Walk Streets with frontages along Ocean Front Walk. Many of the permits and photos submitted were of lots located on Venice Walk Streets, where private homeowners are able to apply for revocable permits to construct improvements in the right-of-way. Because the property is not located on a Walk Street, an encroachment into the right-of-way is unpermitted. The grant of an 8-foot over-in-height fence is sufficient to provide privacy and peaceful enjoyment of property. As conditioned, the proposed fence would be akin to adjacent properties that have similar fences/walls in the front and side yards.

9. **The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Venice Community Plan designates the subject property for Low Medium II Residential with corresponding zones of RW1, RD2 and RD1.5 and Height District No. 1. The project has been conditioned to maximum wall height of 3 feet 6 inches in the front yard, provided that any portion of fences or walls exceeding 3 feet 6 inches shall be set back one foot from the front property line and shall be limited to a maximum height of 6 feet. The conditioned 6-foot walls in the front yard are consistent with the existing walls for residential properties along Ocean Front Walk and conforms to the requirements of the Venice Coastal Zone Specific Plan and Policy I.D.3 of the Venice Land Use Plan.

The grant of this request for an over-in-height fence, as further conditioned, will not adversely affect any element of the General Plan. The matter under review is not dealt with directly in any adopted General Plan element. Therefore, the grant as conditioned is found to be in conformity with the public necessity, convenience, general welfare and good zoning practice and is in substantial conformance with the objectives of the General Plan.

10. **Consideration has been given to the environmental effects and appropriateness of the materials, design and location, including any detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property.**

The project is conditioned to protect public view sheds to the coast and maintain access to the beach. The prevailing characteristics of the neighborhood support the use of over-in-height fences and hedges along Venice beach as a means of providing privacy and security for residents. There are also no anticipated effects upon light, air and ventilation as the adjoining homes are setback similarly to the subject residence.

The grant approved herein, as conditioned, reflects a desire to maintain the character of the area while still allowing the applicant to maintain a fence within the front yard. According to the applicant, the request for addition height is to provide a sense of security to the owners and tenants by discouraging unauthorized use or trespassing on private property. The current owner has experienced intrusions onto her property. The granted additional height will not be materially detrimental to the public welfare and surrounding properties because the grant allows the property to be akin to neighboring properties with over-in-height fences. The fence will run along 25th Avenue to create continuity with the streetscape. As such, the proposed fence will be compatible in terms of height, materials,

and location to those that currently existing in the neighborhood and will not adversely affect the public health, welfare, and safety.

ADDITIONAL MANDATORY FINDING(S)

11. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172, 081, have been reviewed and it has been determined that this project is located in Zone X, areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year-flood.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, (310) 231-2901, or through the Department of City Planning website at <http://planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this authorization is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or not complied with, then this authorization shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The joint determination in this matter will become effective after **15 days**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. This joint determination is comprised of decisions for multiple case numbers. **An appeal must be filed for each case number associated with the determination.** Any appeal must be filed on the prescribed forms, accompanied by the required

fee, a copy of the Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>. Public offices are located at:

**Metro - Fig Plaza
Public Counter**
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

**Van Nuys - Valley
Public Counter**
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
(818) 374-5050

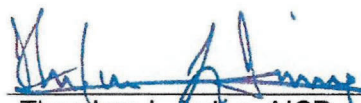
**West Los Angeles
Public Counter**
1828 Sawtelle Blvd., 2nd Floor
Los Angeles, CA 90025
(310) 231-2901

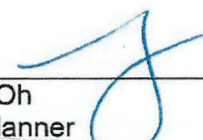
Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code. Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

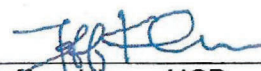
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

VINCENT P. BERTONI, AICP
Director of Planning


Faisal Roble
Principal City Planner


Theodore L. Irving, AICP
Associate Zoning Administrator


Juliet Oh
City Planner


Jeffrey Khau, AICP
City Planning Associate
jeff.khau@lacity.org



May 21, 2025

RE: APCW-2021-4850-CDP-SPE-SPP-ZAA-F

I, the applicant's representative, will present a formal request for continuance to July 2, 2025. This request is made with the utmost commitment to addressing all directives by the APC made during the March 5, 2025, hearing.

We believe this extension will enable us to fully comply with the APC's requirements outlined in your instructions. To illustrate our efforts, please find the timeline of our actions taken thus far:

March 5, 2025:	APC Hearing
March 13, 2025:	Submitted plans for Fire Department review, with subsequent approval granted on May 6, 2025.
March 14, 2025:	Initiated the review process with the Department of Building and Safety Case Management; this review was conducted on May 21, 2025.
May 13, 2025:	Submitted comprehensive crime data to the Planning Department Commission Office.

We appreciate your consideration of this request and reiterate our commitment to meeting the APC's expectations.

R. Nicolas Brown
Representative