

# COMMISSION MEETING AUDIO

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**WEST LOS ANGELES AREA PLANNING COMMISSION  
\*CORRECTED\* REGULAR MEETING AGENDA  
WEDNESDAY, MAY 7, 2025 AFTER 4:30 P.M.  
FELICIA MAHOOD MULTIPURPOSE CENTER  
11338 SANTA MONICA BOULEVARD  
LOS ANGELES, CA 90025**

Meeting presentations will be made available here (<https://tinyurl.com/WestAPC5-7-25>) by Monday, May 5, 2025.  
Compliant Day of Submissions will be added to this drive.

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - August 7, 2024; August 21, 2024; February 19, 2025 and March 5, 2025

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

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

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

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

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

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

5. **[APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV](#)**

Council District: 11 – Park

**PUBLIC HEARING** – Completed February 18, 2025

**PROJECT SITE:** \*52 1-4 East Market Street

**PROPOSED PROJECT:**

The Project consists of a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two (2) guest rooms, the conversion of two (2) existing dwelling units to artist-in-residences, the change of use of a portion of the ground floor into a restaurant, and the construction of a colonnade (arcade) within the public right-of-way, resulting in a lot developed with a two-story, 3,511 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 555 square foot restaurant providing 267 square feet of indoor Service Floor area and 283 square feet of outdoor Service Floor area within the public right-of-way; and a colonnade (arcade) within the public right-of-way, maintaining three (3) parking spaces on-site.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15301 (Class 1) and 15303 (Class 3), an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Chapter 1A Section 13B.4.5 of the LAMC, a Project Exception from the Venice Coastal Zone Specific Plan to permit a front-yard setback of zero feet in lieu of five feet;
3. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
4. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the California Coastal Zone;
5. Pursuant to LAMC Section Chapter 1 12.24 W.1, a Class 2 Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 555 square foot restaurant, providing 10 indoor seats and 28 outdoor seats, with hours of operation from 7:00 a.m. to 12:00 a.m., daily;
6. Pursuant to LAMC Chapter 1 Section 12.37 I, a Waiver of Dedication and Improvement to waive the requirement to dedicate a 2.5 foot wide strip of land along Market Street; and
7. Pursuant to LAMC Chapter 1A Section 13B.5.3, a Zone Variance to remove the requirement for an on-site loading space, as otherwise required by LAMC Section 12.21 C.6.

**Applicant:** 60 Market JV LLC  
Representative: Brian Silveira, Brian Silveira & Associates

**Staff:** Luis Lopez, Planning Assistant  
[luis.c.lopez@lacity.org](mailto:luis.c.lopez@lacity.org)  
(213) 978-1359

**PUBLIC HEARING** – Completed February 18, 2025

**PROJECT SITE:** \*60 1-4 East Market Street

**PROPOSED PROJECT:**

The Project consists of a 919 square foot addition to an existing two-story, 2,612 square foot duplex with two (2) guest rooms, the conversion of two (2) existing dwelling units to artist-in-residences, the change of use of a portion of the ground floor into a restaurant, and the construction of a colonnade (arcade) within the public right-of-way, resulting in a lot developed with a two-story, 3,531 square foot mixed use structure with a roof deck comprised of two (2) guest rooms, two (2) artist-in-residences (joint living and work quarters), and a 560 square foot restaurant providing 272 square feet of indoor Service Floor area and 288 square feet of outdoor Service Floor area within the public right-of-way; and a colonnade (arcade) within the public right-of-way, maintaining three (3) parking spaces on-site.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15301 (Class 1) and 15303 (Class 3), an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Chapter 1A Section 13B.4.5 of the Los Angeles Municipal Code (LAMC), a Project Exception from the Venice Coastal Zone Specific Plan to permit a front-yard setback of zero feet in lieu of five feet;
3. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
4. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for a project located within the Single Permit Jurisdiction of the California Coastal Zone;
5. Pursuant to LAMC Chapter 1 Section 12.24 W.1, a Class 2 Conditional Use to permit the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed 560 square foot restaurant, providing 10 indoor seats and 28 outdoor seats, with hours of operation from 7:00 a.m. to 12:00 a.m., daily;
6. Pursuant to LAMC Chapter 1 Section 12.37 I, a Waiver of Dedication and Improvement to waive the requirement to dedicate a 2.5 foot wide strip of land along Market Street; and
7. Pursuant to LAMC Chapter 1A Section 13B.5.3, a Zone Variance to remove the requirement for an on-site loading space, as otherwise required by LAMC Section 12.21 C.6.

**Applicant:** 60 Market JV LLC  
Representative: Brian Silveira, Brian Silveira & Associates

**Staff:** Luis Lopez, Planning Assistant  
[luis.c.lopez@lacity.org](mailto:luis.c.lopez@lacity.org)  
(213) 978-1359

The next regular meeting of the West Los Angeles Area Planning Commission  
will be held on **Wednesday, May 21, 2025 at 4:30 p.m.**

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

### **Notice to Paid Representatives:**

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

### **Reasonable Accommodations Consistent with Federal and State Law**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1368 or by email at [apcwestla@lacity.org](mailto:apcwestla@lacity.org).

### **Telecommunication Relay Services**

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

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

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions,

<https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

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

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