

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, MAY 21, 2025, REGULAR MEETING
FELICIA MAHOOD MULTIPURPOSE CENTER
11338 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT,**” “**COMMISSIONS, BOARDS & HEARINGS,**” filter by “**WEST LOS ANGELES AREA PLANNING COMMISSION,**” LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The West Los Angeles Area Planning Commission regular meeting of May 21, 2025, was conducted in person at the Felicia Mahood Multipurpose Center and via telephone and Zoom Webinar in a hybrid meeting format.

Commission President April Sandifer called the meeting to order at 4:30 p.m. with Commission Vice President Marty Shelton and Commissioners Esther Margulies in attendance.

Commissioner Lisa Waltz-Morocco was not in attendance.

Also in attendance were Juliet Oh, Senior City Planner, Ira Brown, City Planner, and Parish Knox, Deputy City Attorney. Commission Office staff participation included Alma Sandoval, Commission Executive Assistant I, Yumi Kanegawa and Nathan Gallardo, Office Trainees.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, had no report
- Parish Knox, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Esther Margulies announced a planned absence for August 6, 2025 and Commission Vice Present Marty Shelton announced a planned absence for June 18, 2025.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

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

CEQA: ENV-2021-4851-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 05-21-25

Continued from 03-05-25

PUBLIC HEARING – Completed November 18, 2024

PROJECT SITE: 2419 South Ocean Front Walk

IN ATTENDANCE:

Ira Brown, City Planner representing the Planning Department; N. Nicolas Brown, Seat at the Table, LLC, representing the Applicant; and Juliette Cummins, Applicant.

MOTION:

Commissioner Esther Margulies moved to continue the matter to a date certain of July 2, 2025. Commission President April Sandifer seconded the motion and the vote proceeded as follows:

Moved: Margulies
Second: Sandifer
Ayes: Shelton
Absent: Waltz-Morocco

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

DIR-2024-4409-DRB-SPPC-COA-1A

CEQA: ENV-2021-4410-CE

Plan Area: Westwood

Council District: 5 – Yaroslavsky

Last Day to Act: 05-29-25

PUBLIC HEARING REQUIRED

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

IN ATTENDANCE:

Jackson Olson, Planning Assistant representing the Planning Department; Sara Houghton, Three6ixty, representing the Applicant, Kristen Roberts, applicant; and Steven D. Sann, Appellant.

MOTION:

Commission President Sandifer moved to put forth the actions below with the following project as stated on the record:

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

1. Determine, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15301 Class 1 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Grant the appeal in part, deny the appeal in part, and sustain the Planning Director's Determination dated January 23, 2025;
3. Approve, pursuant to Sections 13B.4.3 and 13B.8.5 of Chapter 1A of the Los Angeles Municipal Code, a Project Compliance (Design Review Board), and Certificate of Appropriateness;
4. Adopt the Modified Conditions of Approval; and
5. Adopt the Findings

Commissioner Margulies seconded the motion and the vote proceeded as follows:

Moved: Sandifer
Second: Margulies
Ayes: Shelton
Absent: Waltz-Morocco

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission, President Sandifer adjourned the meeting at 6:17 p.m.



Alma Sandoval, Commission Executive Assistant I
West Los Angeles Area Planning Commission



April Sandifer, President
West Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 17 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**