

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, JUNE 18, 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’s June 18, 2025, meeting 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 4:45 p.m. with Commissioners Esther Margulies and Lisa Waltz-Morocco in attendance.

Commission Vice President Marty Shelton was not in attendance.

Also in attendance were Juliet Oh, Senior City Planner, and Kimberly Huangfu, Deputy City Attorney. Commission Office staff participation included Alma Sandoval, Commission Executive Assistant I, and Yumi Kanegawa, Office Trainee and Nathan Gallardo, Office Trainee.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, did not have a report on behalf of Vincent Bertoni, Director of Planning.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commission Requests:
Commission President April Sandifer announced a planned absence for July 16, 2025
- Meeting Minutes
Adoption of the meeting minutes date of May 7, 2025 were moved to a date certain of.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

At approximately 5:00 p.m. the commission recessed for approximately 10 minutes to address audio technical issues.

At approximately 5:12 p.m. the commission reconvened.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

APCW-2024-5236-SPPE-SPPC-CDP-CUB-WDI-ZV-ADJ

Council District t: 11 – Park

CEQA: ENV-2024-5237-CE

Plan Area: Venice

PUBLIC HEARING HELD

PROJECT SITE: 52 1-4 East Market Street

IN ATTENDANCE:

Ira Brown, Senior City Planner and Luis Lopez, Planning Assistant representing the Planning Department; Jesi Harris, representing the applicant, 60 Market JV LLC

MOTION:

Commissioner Lisa Waltz-Morocco moved to put forth the actions below with the following project as stated on the record:

The project consists of a 908 square foot addition to an existing two-story, 2,603 square foot duplex with two guest rooms, the conversion of two 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 guest rooms, two 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 parking spaces on-site.

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to 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. Approve, 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. Approve, 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. Approve, 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. Approve, 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 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. Approve, 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;
 7. Approve, 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;
 8. Approve, pursuant to LAMC Chapter 1 Section 12.28, an Adjustment to allow a passageway width of five feet 10 inches in lieu of 10 feet, as otherwise required by LAMC Section 12.21 C.2(b);
 9. Adopt the Conditions of Approval; and
 10. Adopt the Findings

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

The vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 6

APCW-2024-5238-SPPE-SPPC-CDP-CUB-WDI-ZV-ADJ

Council District t: 11 – Park

CEQA: ENV-2024-5239-CE

Plan Area: Venice

PUBLIC HEARING HELD

PROJECT SITE: 60 1-4 East Market Street

IN ATTENDANCE:

Ira Brown, Senior City Planner and Luis Lopez, Planning Assistant representing the Planning Department; Jesi Harris, representing the applicant, 60 Market JV LLC

MOTION:

Commissioner Lisa Waltz-Morocco moved to put forth the actions below in conjunction with the following project as stated on the record:

The project consists of a 919 square foot addition to an existing two-story, 2,612 square foot duplex with two guest rooms, the conversion of two 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 guest rooms, two 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 parking spaces on-site.

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to 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. Approve, 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. Approve, 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. Approve, 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. Approve, 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;
7. Approve, 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;
8. Approve, pursuant to LAMC Chapter 1 Section 12.28, an Adjustment to allow a passageway width of five feet 10 inches in lieu of 10 feet, as otherwise required by LAMC Section 12.21 C.2(b);
9. Adopt the Conditions of Approval; and
10. Adopt the Findings

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

The vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission President Sandifer adjourned the meeting at 6:48 p.m.



Commission President April Sandifer
West Los Angeles Area Planning Commission



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

ADOPTED

CITY OF LOS ANGELES

OCT 15 2025

CITY PLANNING DEPARTMENT
COMMISSION OFFICE