

WEST LOS ANGELES AREA PLANNING COMMISSION
***CORRECTED* REGULAR MEETING AGENDA**
WEDNESDAY, NOVEMBER 05, 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/WestAPC11-5-25>) by Monday, November 3, 2025.
Compliant Day of Submissions will be added to this drive.

April Sandifer, President
Marty Shelton, Vice President
Joe Goldmann, Commissioner
Lisa Waltz Morocco, Commissioner
David Ryan, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Alma Sandoval, Commission Executive Assistant I
apcwestla@lacity.org
(213) 978 -1389

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/86486171861> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 864 8617 1861 AND PASSCODE 480712. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the West Los Angeles Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org/commissioners>.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to apcwestla@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions**, limited to two (2) pages, are received within 48 hours of the meeting. All submissions should be made electronically to apcwestla@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case.

If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1389 or by email at apcwestla@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

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.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "West Los Angeles Area Planning Commission."

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcwestla@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

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

3. GENERAL PUBLIC COMMENT

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

4. RECONSIDERATIONS

- MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 7.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

- 5. APCW-2023-4039-SPE-CDP-ZAD-ZAA-MEL-HCA**
CEQA: ENV-2023-4040-CE
Plan Area: Westchester – Playa Del Rey

Council District: 11 – Park
Last Day to Act: 11-05-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 7027 South Vista Del Mar Lane and 7022 South Vista Del Mar Lane

PROPOSED PROJECT:

Construction of two new single-family dwellings on a steeply sloping vacant lot pursuant to Senate Bill (SB) 9, as follows: The top portion of the lot fronting 7027 South Vista Del Mar Lane to the east will consist of a new four-story, 3,979 square-foot single-family dwelling with basement, and attached two-car garage and the bottom portion of the lot fronting 7022 South Vista Del Mar to the west will consist of a two-story, 796 square-foot single-family dwelling with a basement one-car garage, roof deck, and swimming pool/spa. The Project includes the construction of one 10-foot-high retaining wall and one 10-foot-high retaining wall with additional three-foot six-inch stairway railing in the middle portion of the lot connecting the two dwellings. The Project requires grading consisting of 3,328 cubic yards of cut, one cubic yard of fill, and a haul route request for 4,158 cubic yards of export inclusive of a 25 percent bulking factor. The Project also includes an application for the vacating of the public right-of-way along Vista Del Mar Lane for the 509 square-foot area in the gap between the outer edge of the existing sidewalk and the front property line.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15303, Class 3 (New Construction or Conversion of Small Structures) an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Sections 15300.2 applies;
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Coastal Bluffs Specific Plan to allow:
 - a. A zero-foot front yard setback in lieu of the five feet otherwise required by Section 5.B. of the Specific Plan; and
 - b. A height of 12.53 feet in lieu of the nine feet otherwise permitted by Section 5.A.3.a. of the Specific Plan;
3. Pursuant to the LAMC Section 12.20.2, a Coastal Development Permit to allow the Proposed Project on a lot in the Dual Permit Jurisdiction Area of the California Coastal Zone;
4. Pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to allow an increase of three feet six inches (3'-6") to the maximum retaining wall height to include a stairway railing in lieu of a maximum retaining wall height of 10 feet permitted by LAMC Section 12.21 C.8;
5. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow an encroachment plane origin height of 24 feet in lieu of the 20 feet otherwise required by the LAMC Section 12.08 C.5(a) in the R1 Zone; and
6. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the development of two new Residential Units in the Coastal Zone.

Applicant: Balvinder Purewal
Representative: Isaac Lemus, Crest Real Estate

Staff: Caelan Rafferty, Planning Assistant
caelan.rafferty@lacity.org
(213) 978-1197

6. [APCW-2025-3846-SPPE-CLQ](#)
EIR: SCH No. 2019049020
Plan Area: Westchester – Playa Del Rey

Council District: 11 – Park
Last Day to Act: 11-23-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 9860 South Sepulveda Boulevard (6211 – 6255 West Century Boulevard)

PROPOSED PROJECT:

Construction of a new pedestrian bridge, two elevator access structures and stairways, and associated support structures spanning across South Sepulveda Boulevard on the north side of the intersection with West Century Boulevard.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report (EIR), SCH No. 2019049020, certified on October 13, 2021; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the addendum dated December 2024, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project;
2. Pursuant to Section 12.32 H of the Los Angeles Municipal Code (LAMC), a Clarification of Q Conditions (CLQ) to modify the approved plot plan to add the proposed pedestrian bridge to the approved Exhibit A of Ordinance No. 177700, and to clarify that a proposed pedestrian bridge is a permitted accessory use per Q Condition No. 1;
3. Pursuant to the LAMC Section 13.14.G., a Project Exception for relief from the Westchester - Playa Del Rey Community Plan Implementation Overlay (CPIO), Century/Aviation Subarea:
 - a. Pursuant to Section II-1.B.4.a of the Community Plan Implementation Overlay (CPIO), to allow the pedestrian bridge elevator access structure to encroach up to five-feet, and the stairway to encroach up to four-feet into the Pedestrian Amenity Area;
 - b. Pursuant to the CPIO Section II-2.D.1, to allow a pedestrian bridge across a public right-of-way within the Century/Aviation Subarea boundary;
 - c. Pursuant to the CPIO Section II-2.D.2, to allow a pedestrian bridge over private property to be 12 feet in width in lieu of the 10 feet otherwise allowed;
 - d. Pursuant to the CPIO Section II-2.D.2, to allow transparency on the sides of the bridge of approximately 15 percent in lieu of the 50 percent otherwise required;
 - e. Pursuant to the CPIO Section II-2.F.1.a, to allow 28 percent transparency in lieu of the 75 percent transparency otherwise required for the first twenty linear feet of ground floor frontage along Sepulveda Boulevard where it intersects with Century Boulevard;
 - f. Pursuant to the CPIO Section II-2.F.2, to allow 26 percent transparency in lieu of the 50 percent transparency otherwise required for the ground floor street-facing façade along Sepulveda Boulevard; and
 - g. Pursuant to the CPIO Section II-2.F.3, to allow 18 percent transparency in lieu of the 30 percent transparency otherwise required above the ground floor facing Sepulveda Boulevard.

Applicant: Kathline King, Los Angeles World Airports
Representative: Paul Garry, PSOMAS

Staff: Caelan Rafferty, Planning Assistant
caelan.rafferty@lacity.org
(213) 978-1197

7. [**ZA-2024-3173-CUB-1A**](#)
CEQA: ENV-2024-3174-CE

Council District: 11 – Park
Last Day to Act: 11-05-25

Plan Area: Venice

PUBLIC HEARING REQUIRED

PROJECT SITE: 318, 320, 322, & 324 East Sunset Avenue

PROPOSED PROJECT:

Class 2 Conditional Use Permit for the on-site consumption of a full-line of alcoholic beverages in an existing 4,648 square foot bakery, retail, restaurant and bar with outdoor dining.

APPEAL:

An appeal of the July 15, 2025, Zoning Administrator's Determination which:

1. Found that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(4) and 15270, as a Project that is disapproved**;
2. Denied, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,648 square-foot bakery, 405 square-foot retail space, and a 901 square-foot restaurant with 794 square-foot patio and hours of operation from 7:00 a.m. – 10:00* p.m. on Sunday through Thursday and 7:00 a.m. - 11:00 p.m. on Friday and Saturday; and
3. Adopted the Findings.

**Pursuant to Public Resources Code Section 21080(b)(5), the California Environmental Quality Act (CEQA) does not apply to "projects which a public agency rejects or disapproves."

**If the West Los Angeles Area Planning Commission elects to grant the appeal, either in whole or in part, and to overturn the Zoning Administrators' determination, the Commission may also consider a Categorical Exemption from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and may make a determination that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2, applies.

Applicant: Fran Camaj
Representative: Laurette Healy

Appellants: 1. Peter Quies
2. Nicolai Luui

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

Tim Fargo, Associate Zoning Administrator

The next regular meeting of the West Los Angeles Area Planning Commission
will be held on **Wednesday, November 19, 2025 at 4:30 p.m.**

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

Notice to Paid Representatives:

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

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1300 or by email at apcwestla@lacity.org.

Telecommunication Relay Services

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.