COMMISSION MEETING AUDIO

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WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, OCTOBER 21, 2026, 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/WestAPC10-21-26) by Monday, October 19, 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

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

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 7.3, 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-2025-2220-SPPE-CU2-SPPC-CDP Council District: 11 – Park

CEQA: ENV-2025-2222-CE
Plan Area: Venice

Last Day to Act: 10-21-26
Continued From: 08-05-26; 09-02-26, 10-07-26

PUBLIC HEARING – Completed June 15, 2026

PROJECT SITE: 305 East Rose Avenue; 254 South Hampton Drive

PROPOSED PROJECT:
Change of use of an existing 5,765 square-foot two-story church to a 5,765 square-foot private club including a commercial kitchen, co-working space and a lounge, providing 161 seats and 20 bicycle parking spaces; the Project also includes new hardscape and minor façade improvements.

REQUESTED ACTIONS:
1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to State CEQA Guidelines Sections 15301, 15303 and 15331, and that there is no substantial evidence demonstrating that an exception to the 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 Specific Plan Exception to allow zero parking spaces in lieu of the required 77 spaces as otherwise required by Section 13D of the Venice Coastal Zone Specific Plan;
3. Pursuant to LAMC Chapter 1 Section 12.24 W.35, and Chapter 1A Section 13.B.2.2, a Class 2 Conditional Use Permit for the establishment of a private club within the RD1.5-1 Zone;
4. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Permit Compliance Review for a project within the Oakwood Subarea of the Venice Coastal Zone Specific Plan; and
5. Pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for a Development within the Single Permit Jurisdiction of the California Coastal Zone.

Applicant: 305 Rose Avenue, LLC
Representative: Kevin Scott, Brian Silveira & Associates

Staff: Sienna Kuo, Planning Assistant
sienna.kuo@lacity.org
(213) 978-1376

6. **PS-1464-1A**
CEQA: MND-97-348-ZC-GPA-HD-SPR and ENV-2023-6735-MND-REC1
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 5000, 5297, 5298 and 5300 South Beethoven Street

This West Los Angeles Area Planning Commission originally heard this case on August 5, 2026. Pursuant to City Charter Section 245, the City Council remanded the case back to the West Los Angeles Area Planning Commission for further review and consideration. (Council File No. 26-1226). The West Los Angeles Area Planning Commission shall receive new evidence, re-hear, and re-decide this case.
PROPOSED PROJECT:

A Private Street to provide legal frontage and street access for the parcels at 5000 South Beethoven Street in conjunction with the construction, use, and maintenance of a new private access bridge over Centinela Creek, connecting the parcels to the existing public roadway system via Beethoven Street.

APPEAL:

An appeal of the April 24, 2026, Advisory Agency's Determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in Mitigated Negative Declaration No. MND-97-0348-ZC-GPA-HD-SPR adopted on September 9, 1998; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum No. ENV-2023-6735-MND-REC1 dated October 2025, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the Project;
2. Approved, pursuant to Chapter 1 Article 8 of the Los Angeles Municipal Code, a Private Street approval to provide a legal frontage and street access for the parcels at 5000 South Beethoven Street in the Palms – Mar Vista – Del Rey Community Plan, as shown on the map stamp-dated December 9, 2025; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Ilan Israely, 5000 Beethoven LLC
Representative: Athena Novak, AHN and Associates

Appellant: Defend Ballona Wetlands
Representative: Marcia Hanscom and Robert J. van de Hoek

Staff: Kenton Trinh, City Planner
kenton.trinh@lacity.org
(213) 482-7092

The next regular meeting of the West Los Angeles Area Planning Commission will be held on **Wednesday, November 4, 2026 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) 978-1389 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.**

Don't 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.