

COMMISSION MEETING AUDIO

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**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, OCTOBER 15, 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/WestAPC10-15-25>) by Monday, October 13, 2025. Compliant Day of Submissions will be added to this drive.

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

- Recognition of former Commissioner Esther Margulies
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - June 4, 2025, June 18, 2025, July 2, 2025 and September 17, 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. 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. [DIR-2025-213-ADJ-1A](#)
CEQA: ENV-2025-214-CE
Plan Area: Brentwood - Pacific Palisades

Council District: 11 – Park
Last Day to Act: 10-18-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 835 North Haverford Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a new 2,122 square-foot, 20-foot-three-inch-tall, two-story single-family dwelling with an attached one-car garage.

APPEAL:

An appeal of the July 18, 2025, Director of Planning Determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (Class 3), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Chapter 1A Section 13B.5.2 of the Los Angeles Municipal Code (LAMC), an Adjustment to allow westerly and easterly side yard setbacks of three feet in lieu of the four feet otherwise required for a 20-foot-three-inch-tall building in the R2 Zone by LAMC Section 12.08 C.2; and
3. Adopted the Conditions of Approval and Findings.

Applicant: George Brent and Lisa Helen St. John
Representative: Nick Leathers, Crest Real Estate

Appellant: Farhard Ashofteh, Farhad Ashofteh, Inc.

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

6. [APCW-2023-2315-SPE-SPP-CDP-MEL-HCA](#)
CEQA: ENV-2023-2316-CE
Plan Area: Venice

Council District: 11 – Park
Last Day to Act: 10-31-25

PUBLIC HEARING – Completed August 4, 2025

PROJECT SITE: 414 East Carroll Canal

PROPOSED PROJECT:

The Project consists of the demolition of an existing one-story, 576 square foot single-family dwelling and the after-the-fact demolition of a one-story, 391 square foot single-family dwelling, and the construction of a new two-story, 2,195 square-foot duplex, including a 1,834 square foot unit and a 361 square foot unit, with a roof deck and a two-car garage, providing five (5) parking spaces on-site. In addition, the Project includes a front yard permeable deck.

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 Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Venice Coastal Zone Specific Plan to permit a partial over-in-height deck (landing, stairs and wall) in the front yard with a height of 36 1/2 inches in lieu of 18 inches, as otherwise permitted by Section 10.E.3.b of the Specific Plan;
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for a project within the Venice Coastal Zone Specific Plan;
4. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the proposed project on a lot located within the Dual Permit Jurisdiction of the Coastal Zone; and
5. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Administrative Procedures, a Mello Act Compliance Review for the demolition of two (2) Residential Units and the development of two (2) Residential Units in the Coastal Zone.

Applicant: Dan Simon
Representative: Susan Beningfield, Susan Beningfield Design

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

The next regular meeting of the West Los Angeles Area Planning Commission
will be held on **Wednesday, November 5, 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) 978-1368 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.