

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, JUNE 4, 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 4, 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 4:31 p.m. with Commission Vice President Marty Shelton and Commissioners Esther Margulies and Lisa Waltz-Morocco in attendance.

Also in attendance were Kiran Rishi, Senior City Planner, and Parissh Knox, Deputy City Attorney. Commission Office staff participation included Alma Sandoval, Commission Executive Assistant I, Brian Walker, Administrative Clerk and Yumi Kanegawa, Office Trainee.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Kiran Rishi, Senior City Planner, gave a report on behalf of Vincent Bertoni, Director of Planning.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Requests:
Commissioner President Lisa Waltz-Morocco announced a planned absence for July 2, 2025
Commission President April Sandifer announced a planned absence for August 6, 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

ZA-2024-8034-ADJ-1A

CEQA: ENV-2024-8035-CE

Plan Area: Westwood

Council District: 5 – Yaroslavsky

PUBLIC HEARING HELD

PROJECT SITE: 471 South Loring Avenue

IN ATTENDANCE:

Jack Chiang, Associate Zoning Administrator representing the Planning Department; David Weintraub, representing the Applicant, Michael & Hilla Nourmand; and Ellis Raskin, representing the Appellant, Coalition for Saving Dalehurst.

MOTION:

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

A major remodel and addition to an existing 3,765 square-foot, two-story single-family dwelling, including a 943 square-foot addition, a 2,691 square foot basement, and swimming pool, resulting in a two-story, 4,708 square-foot, two-story single-family dwelling that is 31 feet 9 inches in height, with Adjustments to allow for a six-foot northerly side yard, 5'-7 1/4" southerly side yard, and minor protrusions projecting over the 45-degree Encroachment Plane in the R1 Zone.

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15301 (Class 1), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Zoning Administrator's Determination dated March 6, 2025;
3. Approve, pursuant to Section 12.28 of Chapter 1 and Section 13B.5.2. of Chapter 1A of the Los Angeles Municipal Code (LAMC), and Zoning Administrator's Adjustment to permit the construction of an addition and renovation of an existing single-family dwelling with reduced side yards and minor protrusions projecting over the Encroachment Plane in the R1-1 Zone as otherwise not permitted pursuant to the LAMC of Sections 12.08 C. 2(b) and 12.08 C.5(a);
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

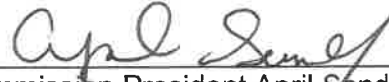
Commission Vice President Marty Shelton seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission President Sandifer adjourned the meeting at 6:22 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