

WEST LOS ANGELES AREA PLANNING COMMISSION  
**OFFICIAL** MINUTES  
WEDNESDAY, JULY 2, 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](http://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 regular meeting of July 2, 2025, 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 4:30 p.m. with Commission Vice President Marty Shelton and Commissioners Esther Margulies and David Ryan in attendance.

Commissioner Lisa Waltz-Morocco was not in attendance.

Also in attendance were Juliet Oh, Senior City Planner, Ira Brown, City Planner, and Parish Knox, Deputy City Attorney. Commission Office staff participation included Alma Sandoval, Commission Executive Assistant I, Yumi Kanegawa and Nathan Gallardo, Office Trainees.

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**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.
- Pariss Knox, Deputy City Attorney, had no report.
- Commission Requests:
  - Commission President announced a planned absence for July 16, 2025.
  - Commissioner Margulies inquired if there were any updates on the Mello Act and the West Los Angeles Area Community Plan and the Coastal Venice Plan under development.
- Meeting Minutes  
Commissioner Shelton moved to approve the Meeting Minutes of May 7, 2025, Commissioner Margulies seconded the motion and the vote proceeded as follows:

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

**Vote: 4 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

One speaker addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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**ITEM NO. 5**

**APCW-2021-4850-CDP-SPE-SPP-ZAA-F**

CEQA: ENV-2021-4851-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 05-21-25

Continued from 03-05-25

**PUBLIC HEARING** – Completed November 18, 2024

**PROJECT SITE:** 2419 South Ocean Front Walk

**IN ATTENDANCE:**

Ira Brown, City Planner representing the Planning Department; N. Nicolas Brown, Seat at the Table, LLC, representing the Applicant; and Juliette Cummins, Applicant.

**MOTION:**

Commissioner Esther Margulies moved to put forth the actions below with the following project as stated on the record:

A 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor.

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, Section 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. Approve, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to allow a maximum height of 35 feet 10 inches for a Flat Roof, in lieu of 30 feet, as otherwise required by Section 10.F.3 of the Venice Coastal Zone Specific Plan;

3. Deny, pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception to allow a front yard fence providing a maximum height of seven feet, in lieu of six feet, as otherwise required by Section 10.F.4 of the Venice Coastal Zone Specific Plan;
4. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for a Project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
5. Approve, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a Project located in the Dual Permit Jurisdiction of the Coastal Zone;
6. Approve, pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination regarding fences to allow:
  - a. A rear yard fence/gate providing a maximum height of eight feet, in lieu of six feet, as otherwise required by the LAMC Section 12.22 C.20(f); and
  - b. A northerly side yard fence providing a maximum height of eight feet, in lieu of six feet, as otherwise required by the LAMC Section 12.22 C.20(f);
7. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustments to allow a side yard setbacks of three feet, in lieu of five feet as otherwise required by the LAMC Section 12.09.1 B.2;
8. Deny, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustments to allow:
  - a. An enclosure over a portion of the southerly side yard, in lieu of a side yard open to the sky, as otherwise required by the LAMC Section 12.21 C.1(g); and
  - b. A southerly side yard fence entryway arbor providing a maximum height of 13 feet, in lieu of six feet, as otherwise required by the LAMC Section 12.22 C.20(f);
9. Dismiss, a roof deck guardrail at the perimeter wall, in lieu of a five-foot setback, as otherwise required by the LAMC Section 12.21.1 B.3(a);
10. Adopt the Conditions of Approval; and
11. Adopt the Modified Findings.

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

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

**Vote: 4 – 0**

**MOTION PASSED**

There being no further business before the Commission, President Sandifer adjourned the meeting at 5:41 p.m.

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

  
April Sandifer, President  
West Los Angeles Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**OCT 15 2025**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**