

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MEETING MINUTES
WEDNESDAY, NOVEMBER 5, 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 regular meeting of November 5, 2025 was conducted in person at the Felicia Mahood Multipurpose Center and via Zoom webinar in a hybrid meeting format.

Commission Vice President Marty Shelton called the meeting to order at 4:30 p.m. with Commissioners Joe Goldman and Lisa Waltz-Morocco in attendance.

Commission President April Sandifer and Commissioner David Ryan were not in attendance.

Also in attendance were Juliet Oh, Senior City Planner, and Parish Knox, Deputy City Attorney. Commission Office staff participation included Alma Sandoval, Commission Executive Assistant I, Yumi Kanegawa, Office Services Assistant and Nora Morales, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, gave a report on behalf of Vincent Bertoni, Director of Planning.
- Parish Knox, Deputy City Attorney, gave a report.
- Commission Requests:
 - Commissioner Goldman announced a planned absence for December 3, 2025.
- No meeting minutes to adopt.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during 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

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 COMPLETED

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

IN ATTENDANCE:

Ira Brown, City Planner and Caelan Rafferty, Planning Assistant representing the Planning Department; and Isaac Lemus, representing the Applicant.

At approximately 5:45 p.m. Commission Vice President Shelton recessed the meeting. Commission Vice President Shelton reconvened the meeting at 5:55 p.m. with Commissioners Goldman and Waltz-Morocco in attendance.

MOTION:

Commissioner Waltz-Morocco moved to put forth the actions below in conjunction with the following Project, as stated on the record:

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.

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, Article 19, Section 15303, Class 3 (New Construction or Conversion of Small Structures), 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 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. Approve, 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. Approve, 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. Approve, 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;
6. Approve, 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;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

Commissioner Goldman seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 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)

IN ATTENDANCE:

Caelan Rafferty Planning Assistant and Juliet Oh, Senior City Planner representing the Planning Department; Paul Garry, representing the Applicant; and Trey Grogan, representing Council District 11 on behalf of Councilmember Park.

MOTION:

Commission Vice President Shelton moved to continue the matter to a date certain of November 19, 2025. Commissioner Goldman seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

At approximately 7:44 p.m. Commission Vice President Shelton recessed the meeting. Commission Vice President Shelton reconvened the meeting at 7:49 p.m. with Commissioners Goldman and Waltz-Morocco in attendance.

ITEM NO. 7

ZA-2024-3173-CUB-1A

CEQA: ENV-2024-3174-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 11-05-25

PUBLIC HEARING REQUIRED

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

IN ATTENDANCE:

Tim Fargo, Associate Zoning Administrator, representing the Planning Department; Laurette Healy, representing the applicant and appellants; Sean Silva, representing Council District 11 on behalf of Councilmember Park.

MOTION:

Commission Vice President Shelton moved to continue the matter to a date certain of November 19, 2025. Commissioner Goldman seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission Vice President Shelton adjourned the meeting at 9:05 p.m.


Alma Sandoval, Commission Executive Assistant I
South Valley Area Planning Commission


April Sandifer, President
South Valley Area Planning Commission
ADOPTED
CITY OF LOS ANGELES

MAY - 6 2026

CITY PLANNING DEPARTMENT
COMMISSION OFFICE