

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MEETING MINUTES
WEDNESDAY, OCTOBER 15, 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 October 15, 2025 was conducted in person at the Felicia Mahood Multipurpose Center and via 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, Commissioners Lisa Waltz-Morocco and David Ryan in attendance.

Commissioner Joe Goldman was not in attendance.

Commissioner Joe Goldman joined the meeting at 4:34 p.m.

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 and Nathan Gallardo, Office Services Assistants.

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, had no report.
- There were no Commission requests.
- Meeting Minutes
Commission Vice President Shelton moved to approve the Meeting Minutes of June 4, 2025, June 18, 2025, July 2, 2025 and September 17, 2025 Commissioner Waltz-Morocco seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

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

DIR-2025-213-ADJ-1A

CEQA: ENV-2025-214-CE

Plan Area: Westchester – Playa Del Rey

Council District: 11 – Park

Last Day to Act: 10-18-25

PUBLIC HEARING COMPLETED

PROJECT SITE: 835 North Haverford Avenue

IN ATTENDANCE:

Juliet Oh, Senior City Planner and Kenton Trinh, City Planner representing the Planning Department; Nick Leathers, representing the Applicant; and Farhard Ashofteh, Appellant

MOTION:

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

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

1. Determine, 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. Deny the appeal and sustain the Planning Director's Determination dated July 18, 2025;
3. Approve, 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
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Waltz-Morocco

Second: Shelton
Ayes: Goldman, Ryan, Sandifer

Vote: 5 – 0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Ira Brown, City Planner and Sienna Kuo, Planning Assistant representing the Planning Department; and Susan Beningfield, representing the Applicant.

MOTION:

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

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.

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, 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. Approve, 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. Approve, pursuant to the LAMC Section 11.5.7 C, a Project Permit Compliance for a project within the Venice Coastal Zone Specific Plan;
4. Approve, 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;
5. Approve, 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 Residential Units and the development of two Residential Units in the Coastal Zone;
6. Adopt the Conditions of Approval; and
7. Adopt the Findings.

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

Moved: Waltz-Morocco

Second: Shelton
Ayes: Goldman, Ryan, Sandifer

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Sandifer adjourned the meeting at 5:58 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**