

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MEETING MINUTES
WEDNESDAY, JANUARY 21, 2026 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 January 21, 2026 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 4:30 p.m. with Commission Vice President Marty Shelton and Commissioners David Ryan and Lisa Waltz-Morocco in attendance.

Commissioner Joe Goldman was not 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, Yumi Kanegawa, Administrative Clerk and Nathan Gallardo, Office Services Assistant.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Kiran Rishi, Senior City Planner, gave a report on behalf of Vince P. Bertoni, Director of Planning.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Requests:
 - Commission Vice President Shelton announced a planned absence for the meeting of March 18, 2026.
- 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-2022-3943-SPE-CDP-MEL-HCA

CEQA: ENV-2022-3944-CE

Plan Area: Westchester – Playa Del Rey

Council District: 11 – Park

Last Day to Act: 01-21-26

PUBLIC HEARING HELD

PROJECT SITE: 237 and 239 East Montreal Street

IN ATTENDANCE:

Kenton Trinh, City Planner, and Caelan Rafferty, Planning Assistant, representing the Planning Department; Gregory Shoop, representing the Applicant.

MOTION:

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

The construction of a new four-story, 2,452 square-foot single-family dwelling with an attached two-car garage, attached 742 square-foot Accessory Dwelling Unit (ADU), basement, patio, courtyard, roof deck, retaining walls, on-grade stairs, and elevated driveway. The project includes grading consisting of 383 cubic yards of cut, 35 cubic yards of fill, and 348 cubic yards of export.

1. Determine, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures), 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 Coastal Bluffs Specific Plan to allow:
 - a. A height of 15 feet within the area between the front lot line, adjacent to and parallel to the street, and an imaginary line located 38 feet toward the rear lot line there from, in lieu of the nine feet otherwise permitted by Section 5.A.3.a. of the Specific Plan; and
 - b. An overall height of 49 feet 11 inches in lieu of the 45 feet otherwise permitted by Section 5.A.3.d. of the Specific Plan;
3. Approve, pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the Proposed Project on a lot located in a Dual Permit Jurisdiction Area of the California Coastal Zone;
4. 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 construction of two new residential units in the Coastal Zone;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Sandifer adjourned the meeting at 6:03 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

JUL 01 2026

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**