WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MEETING MINUTES
WEDNESDAY, JULY 1, 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 July 1, 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, Commissioners Joe Goldman, and David Ryan in attendance.

Commissioner Lisa Waltz-Morocco was not in attendance.

Also in attendance were, Juliet Oh, Senior City Planner, Ryan Borho and Parissh Knox, Deputy City Attorneys. Commission Office Staff participation included, Alma Sandoval Commission Executive Assistant I, Yumi Kanegawa and Nathan Gallardo, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, gave a report on behalf of Vincent P. Bertoni, Director of Planning.
- Ryan Borho, Deputy City Attorney, had no report.
- There were no commission requests:
- Meeting Minutes
  Commission Vice President Shelton moved to approve the Meeting Minutes of January 21, 2026, and May 6, 2026. Commissioner Ryan seconded the motion and the vote proceeded as follows:

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

  Vote: 4 – 0

  MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One zoom speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

DIR-2024-1588-CDP-1A Council District: 11 – Park
CEQA: ENV-2024-1589-CE Last Day to Act: 07-08-26
Plan Area: Westchester – Playa Del Rey Continued from: 05-06-26

PUBLIC HEARING HELD

PROJECT SITE: 13374 West Jefferson Boulevard

IN ATTENDANCE:
Caelan Rafferty, Planning Assistant, representing the Planning Department; Marcia Hanscom, representing the Appellant; James Chuang, representing the Applicant.

At approximately 4:55 p.m. Commission President Sandifer recessed the meeting . Commission President Sandifer reconvened the meeting at 5:02 p.m. with Commission Vice President Shelton and Commissioners Goldman and Ryan in attendance.

MOTION:
Commission Vice President Shelton moved to put forth the actions below in conjunction with the following Project, with Modifications and Amendments, as stated on the record:

The plugging and abandonment of the natural gas well Vidor 15 (API: 0403714071) at the Playa Del Rey Natural Gas Storage Facility, located within an upland area of the Ballona Wetlands Ecological Reserve. Required work would include use of a workover rig to remove piping and the wellhead, setting cement plugs, cutting the top portion of the well casing, sealing the well, and placing identifying information. Mechanical Integrity Testing (MIT) may also be required depending on guidance from CalGEM.

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 (Existing Facilities), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Grant the appeal in part; Deny the appeal in part; and sustain the Director of Planning's Determination dated October 24, 2025;
3. Approve, pursuant to Chapter 1A Section 13B.9.1 of the Los Angeles Municipal Code, a Coastal Development Permit for the Proposed Project, located in the Dual Permit Jurisdiction Area of the Coastal Zone;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

PS-1464-1A Council District: 11 – Park
CEQA: ENV-2023-6735-MND-REC1 Last Day to Act: 07-08-26
Plan Area: Palms – Mar Vista – Playa Del Rey

PUBLIC HEARING REQUIRED

PROJECT SITE: 5000, 5927, 5298 and 5300 South Beethoven Street

IN ATTENDANCE:
Kenton Trinh, City Planner representing the Planning Department; Marcia Hanscom, representing the Appellant; Athena Novak, representing the Applicant.

At approximately 5:57 p.m. Commission President Sandifer recessed the meeting. Commission President Sandifer reconvened the meeting at 6:02 p.m. with Commission Vice President Shelton and Commissioners Goldman and Ryan in attendance.

At approximately 6:44 p.m. Commission President Sandifer recessed the meeting. Commission President Sandifer reconvened the meeting at 6:50 p.m. with Commission Vice President Shelton and Commissioners Goldman and Ryan in attendance.

At approximately 8:18 p.m. Commission President Sandifer recessed the meeting. Commission President Sandifer reconvened the meeting at 8:19 p.m. with Commission Vice President Shelton and Commissioners Goldman and Ryan in attendance.

MOTION:
Commission Vice President Shelton moved to continue the matter to a date certain of August 5, 2026. Commissioner Goldman seconded the motion and the vote proceeded as follows:

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

Vote: **4 – 0**

MOTION PASSED

There being no further business before the Commission, Commission President Sandifer adjourned the meeting at 8:25 p.m.

MARTY SHELTON FOR

~~April Sandifer,~~ President
West Los Angeles Area Planning Commission

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

ADOPTED
CITY OF LOS ANGELES
OCT 07 2026
CITY PLANNING DEPARTMENT
COMMISSION OFFICE