WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MEETING MINUTES
WEDNESDAY, AUGUST 5, 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 August 5, 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 4:31 p.m. with Commission Vice President Marty Shelton and Commissioners Joe Goldman, David Ryan, and Lisa Waltz-Morocco 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, and 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
  Commissioner Waltz-Morocco moved to approve the Meeting Minutes of May 20, 2026. 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. 2

NEIGHBORHOOD COUNCIL PRESENTATION

Ravi Sankaran, President of Del Rey Neighborhood Council 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.

Before proceeding to open Item No. 5, Commission President Sandifer announced that Item No. 6 would be taken out of order and heard first.

ITEM NO. 6

APCW-2025-2220-SPPE-CU2-SPPC-CDP Council District: 11 – Park
CEQA: ENV-2025-2222-CE Last Day to Act: 08-20-26
Plan Area: Venice

PUBLIC HEARING – Completed June 15, 2026

PROJECT SITE: 305 East Rose Avenue and 254 South Hampton Drive

IN ATTENDANCE:
Ira Brown, City Planner and Sienna Kuo, Planning Assistant, representing the Planning Department; and Brian Silveira, representing the Applicant.

MOTION:
Commissioner Waltz-Morocco moved to continue the matter to a date certain of September 2, 2026. Commissioner Goldman seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 5

PS-1464-1A Council District: 11 – Park
CEQA: ENV-2023-6735-MND-REC1 Last Day to Act: 08-05-26
Plan Area: Palms – Mar Vista – Playa Del Rey Continued From: 07-01-26

PUBLIC HEARING HELD

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

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

Before proceeding to open Item No. 5, Commission Chair Sandifer confirmed, on the record, that Commissioner Waltz-Morocco listened to the audio for the previous meeting of July 1, 2026. Therefore, Commissioner Waltz-Morocco was able to participate for the item.

At approximately 6:11 p.m. Commission President Sandifer recessed the meeting. Commission President Sandifer reconvened the meeting at 6:21 p.m. with Commission Vice President Shelton and Commissioners Goldman, Ryan, and Waltz-Morocco in attendance.

At approximately 6:28 p.m. Commission President Sandifer recessed the meeting. Commission President Sandifer reconvened the meeting at 6:45 p.m. with Commission Vice President Shelton and Commissioners Goldman, Ryan, and Waltz-Morocco in attendance.

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

A Private Street to provide legal frontage and street access for the parcels at 5000 South Beethoven Street in conjunction with the construction, use, and maintenance of a new private access bridge over Centinela Creek, connecting the parcels to the existing public roadway system via Beethoven Street.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration No. MND-97-0348-ZC-GPA-HD-SPR adopted on September 9, 1998; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum No. ENV-2023-6735-MND-REC1 dated October 2025, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Grant the appeal in part; Deny the appeal in part; and sustain the Advisory Agency's Determination dated April 24, 2026;
3. Approve, pursuant to Chapter 1 Article 8 of the Los Angeles Municipal Code, a Private Street approval to provide a legal frontage and street access for the parcels at 5000 South Beethoven Street in the Palms – Mar Vista – Del Rey Community Plan, as shown on the map stamp-dated December 9, 2025;
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:	Waltz-Morocco
Second:	Ryan
Ayes:	Sandifer
Nays:	Goldman, Shelton

Vote: 3 – 2

MOTION PASSED

There being no further business before the Commission, Commission President Sandifer adjourned the meeting at 7:33 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