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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



835 Haverford West LA APC Appeal Case Update - Case # DIR-2025-213-ADJ-1A

2 messages

Nick Leathers <nick@crestrealestate.com>

Wed, Oct 8, 2025 at 4:06 PM

To: Kenton Trinh <kenton.trinh@lacity.org>, Planning APC West LA <apcwestla@lacity.org>, alma.sandoval@lacity.org, Juliet Oh <juliet.oh@lacity.org>

Cc: Farhad Ashofteh <fa@farhadashofteh.com>, Tony Russo <tony@crestrealestate.com>, "Lisa St. John" <lstjohn@larealtypartners.com>, "Brent St. John" <gbrentstjohn@gmail.com>

Hi Kenton and Alma,

Hope you're both doing well.

I wanted to let you know we've been communicating with our client's neighbor at 833 Haverford, who is the appellant for the upcoming appeal hearing next week on October 15th.

We reached an agreement, and the neighbor has agreed to withdraw the appeal and support the Adjustment case based on specific conditions outlined in a signed agreement, which I've attached below.

Both parties fully agree with these terms, which have been documented and signed in a private term sheet/contract between the two owners.

Please let us know once you're in receipt. We'll still plan to attend the hearing next week to inform the Commissioners.

Thanks,
Nick



Nick Leathers

Executive Project Manager || Entitlements Division

C: (916) 838-5505 || Nick@CrestRealEstate.com

O: (310) 994-6657 || www.CrestRealEstate.com

11150 W. Olympic Blvd., Suite 700, Los Angeles, CA 90064



835 Haverford_833 Haverford Signed Agreement 20251007 fully executed.pdf
145K

Planning APC West LA <apcwestla@lacity.org>

Wed, Oct 8, 2025 at 4:19 PM

To: Nick Leathers <nick@crestrealestate.com>

Cc: Kenton Trinh <kenton.trinh@lacity.org>, alma.sandoval@lacity.org, Juliet Oh <juliet.oh@lacity.org>, Farhad Ashofteh <fa@farhadashofteh.com>, Tony Russo <tony@crestrealestate.com>, "Lisa St. John" <lstjohn@larealtypartners.com>, "Brent St. John" <gbrentstjohn@gmail.com>, Ari Briski <ari.briski@lacity.org>

Hello Mr. Leathers,

I am in receipt of your submission, and it will be disseminated to the Commissioners for their review.

Thank you,



Alma Sandoval
Management Aide/Commission Executive Assistant I
West Los Angeles Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1368 | Planning4LA.org

Note: Regular Day Off Alternating Fridays

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835 Haverford / 833 Haverford Term Sheet Between Neighbors

This Term Sheet reflects the mutual agreement between the owners of **835 Haverford Avenue** ("835 Haverford") and **833 Haverford Avenue** ("833 Haverford") regarding certain project related matters. The parties agree to the following terms:

1. Compliance and Windows

- The project at 835 Haverford must comply and remain in compliance with all applicable fire safety and construction requirements for the 2022 California Residential Building Code (including the requirements for compliance with the Very High Fire Hazard Severity Zone).
- All exterior glazing in doors and windows must be double-glazed.
- Windows on the second floor of 835 Haverford property facing the 833 Haverford property shall have opaque or translucent glazing to provide ongoing privacy for the neighboring property at all times.

2. Front Yard Tree

- The owner of 835 Haverford agrees to maintain (and not remove) the existing trees and the vegetation located on private property within the front yard setback, at the southerly portion of the yard between the home and the sidewalk. This condition does not exclude trimming or pruning of the tree as long as it's maintained.

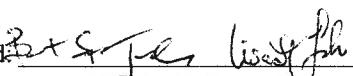
3. Attached Garage ADU Conversion

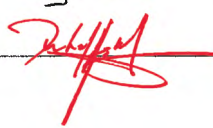
- The owner of 835 agrees not to convert the existing one-car attached garage into an Accessory Dwelling Unit (ADU) or any other living quarters/room intended for rental.

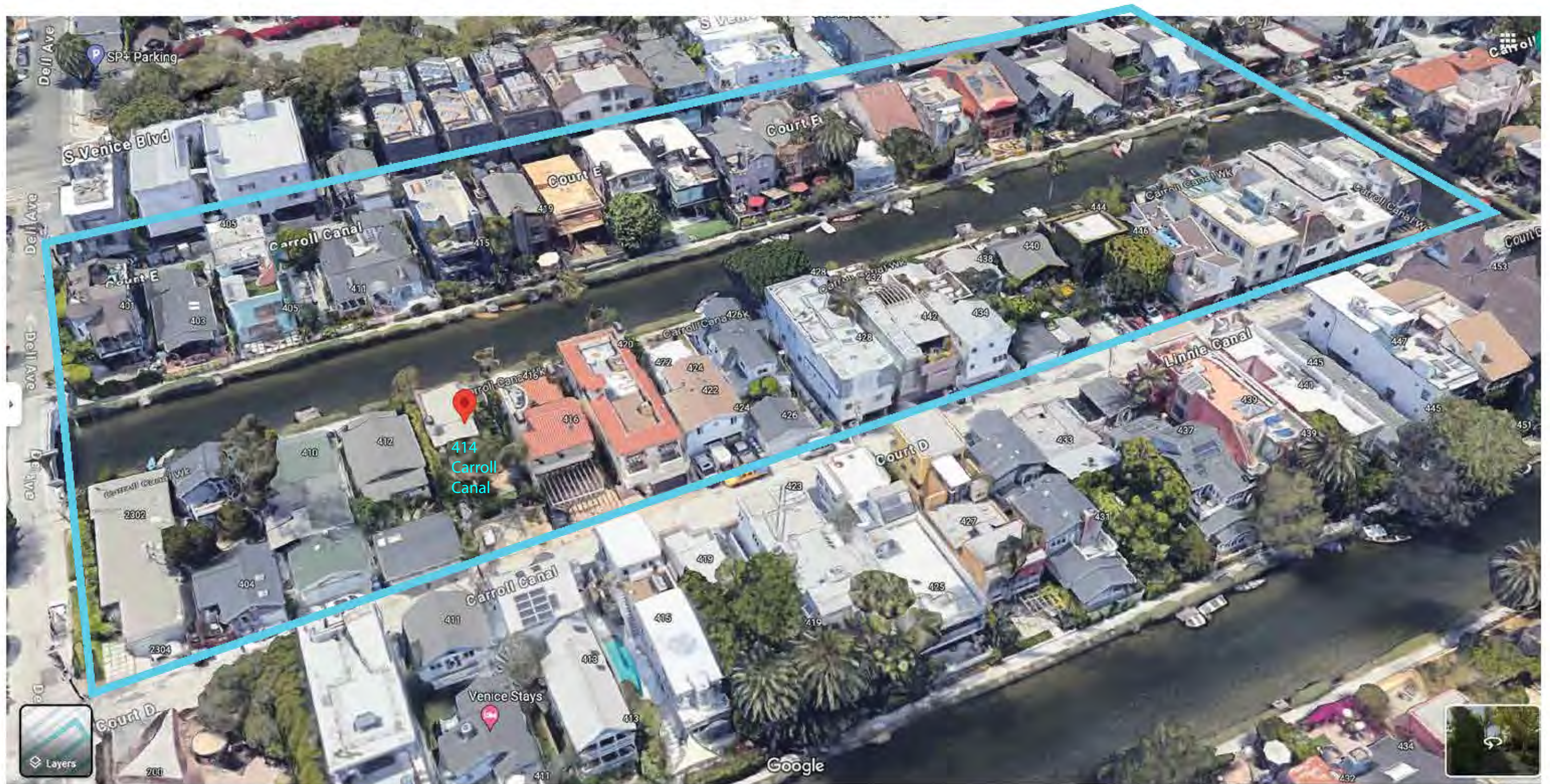
General

- The owner of 833 Haverford will withdraw his appeal to the West Los Angeles Area Planning Commission for Planning Case Number DIR-2025-213-ADJ-1A, and will not file any other administrative appeals associated with this case file and/or building permits related to this Project.

Signed:

Owner, 835 Haverford:  Date: OCT 7/25

Owner, 833 Haverford:  Date: **October 7, 2025**

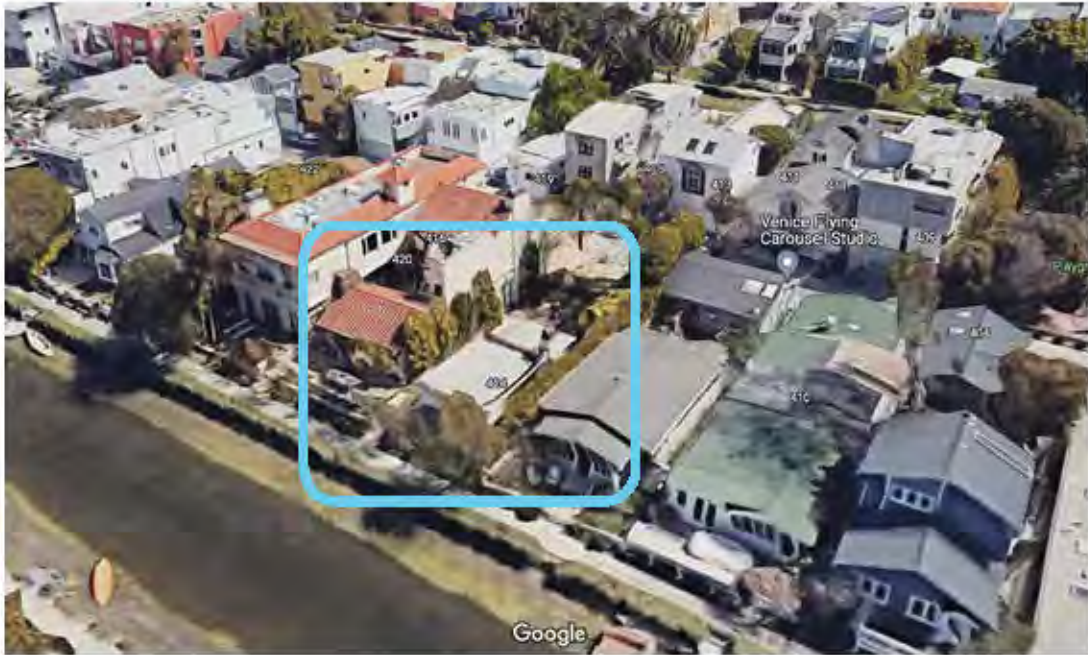
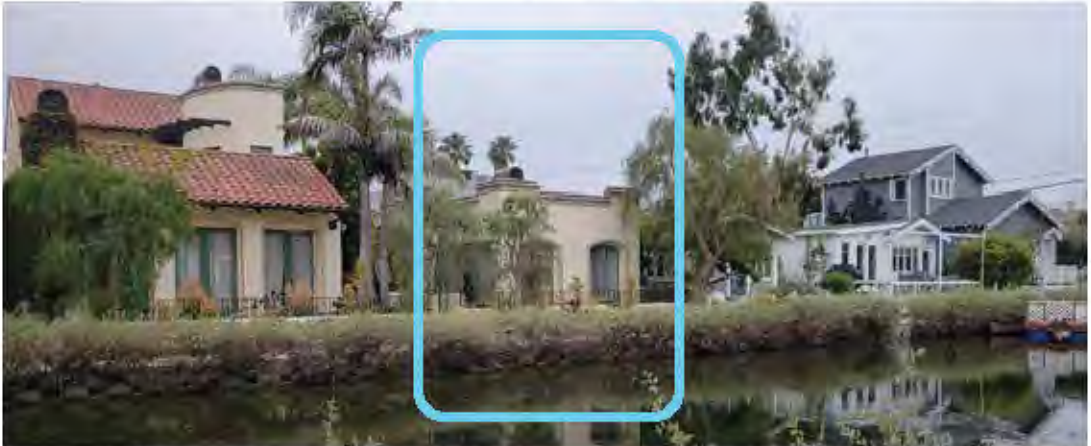
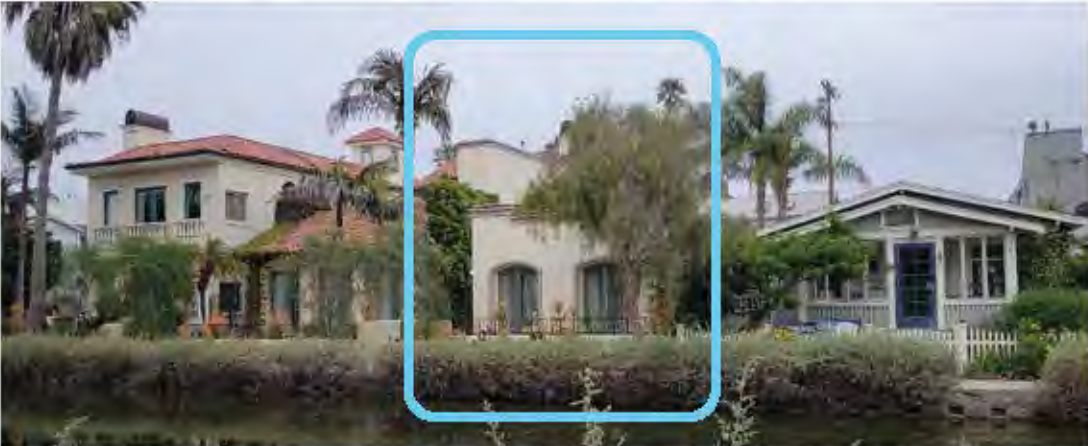


The 'SCALE, MASS and CHARACTER' of the Canals varies between one to three story buildings of every style, from original bungalows, to Spanish, to Tudor, to Modern. The proposed project is in keeping with the more modern two story homes, both stylistically and in terms of massing, due to it having a flat roof with a deck. With a varied parapet height, it keeps to two stories without a step up to three stories, and is well within the 30' max. height. It has a minimal roof access structure that sits at only 1'-6 1/2" (instead of 10') over the 30' max height. The proposed project creates a front yard of 15 feet deep, instead of the existing one at 4 feet, and provides 5 parking spots, 2 covered.

The front facade is highly glazed, with a deep balcony at the second level. Color, varied roof heights, and deep set windows are also used for visual interest.

Most homes are single family in this RW-1-0 zone, however the project returns the site to housing two units, as required by Venice Planning, since demo was undertaken without a CDP in 2001 with removal of one of the two units on site. The duplex includes a studio unit, to replace the one previously removed, and a 3 bedroom unit. The building square footage is well within the range of surrounding new buildings.

CURRENT CONTEXT
FOR PROPOSED 414 CARROLL CANAL PROJECT

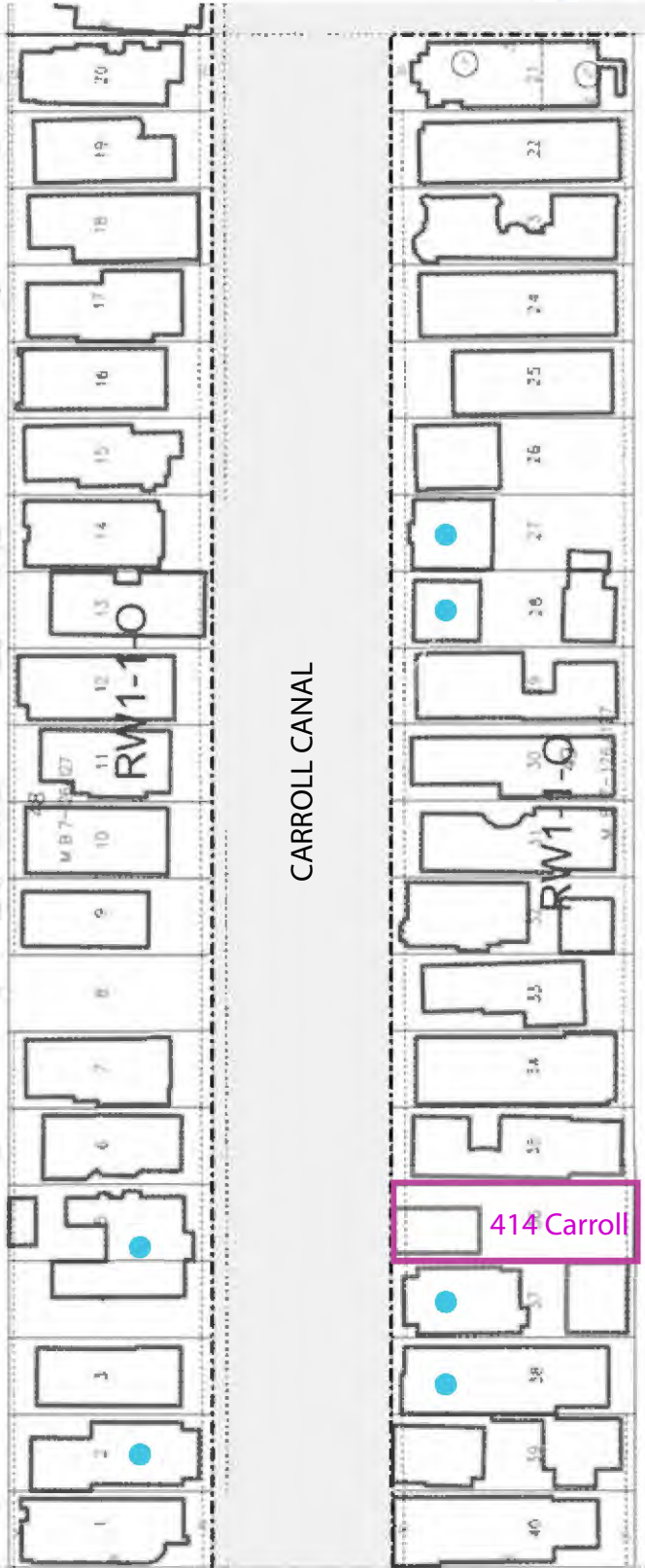


NEIGHBORHOOD CONTEXT
FOR 414 CARROLL CANAL PROJECT

Lot #	construction/ remodel	zone/ use	unit #	height (ft)	no. stories	setbacks (front, side, rear)	facade: stepback balcony projection recessed entry	roof access structure	roof deck
20	1980	RW1-1-0	1	30	3	11,3,5	y y n y	N	N
19	1990	RW1-1-0	1	30	3	15,3,10	y y y y	N	Y
18	1922	RW1-1-0	1	17	1	5,3,8	n n y n	Y	Y
17	1979	RW1-1-0	1	30	2	12,3,7	y y y y	N	N
16	2000	RW1-1-0	1	30	2	17.5,3,5	n y y n	N	N
15	1979	RW1-1-0	1	27	3	12,3,5	y n n y	N	Y
14	1978	RW1-1-0	1	30	2	19,3,5	n n y y	N	N
13	1925	RW1-1-0	1		1	3,3,16.5	n n n n	N	N
12	1978	RW1-1-0	1	30	2	15,3,5	y y n ?	Y	Y
11	1987	RW1-1-0	1	30	2	16,3,12	n n y n	N	Y
10	2010	RW1-1-0	1	30	3	16,3,5	y n n n	Y	Y
9	2012	RW1-1-0	1	27	3	24,3,5	y y y n	N	N
8	DEMO	RW1-1-0							
7	1983	RW1-1-0	1	30	2	15	n n y n	N	N
6	1988	RW1-1-0	1	30	3	12	y y n n	N	Y
5 +	1919	RW1-1-0	1	14	1	7,3,0	n n y n	N	N
						10,15,16			
3	1991	RW1-1-0	1	16	3	12,3,10	y n n n	N	Y
2	1923	RW1-1-0	1	30	1	4,3,8	n n y y	N	N
1	1982	RW1-1-0	1	14	3	10,3,5	y y y y	N	Y

square footage

1909
2596
1061
1583
1951
1661
1482
1390
1896
1952
2669
1880
2092
2702
1530
2611
640
2176



Survey LA
designation

square footage

3719
2598
2097
3084
2025
1248
672
528
2316
2985
2887
1728
1754
3073
1607
(2195)
822
1128
1451
1227

Lot #	construction/ remodel	zone/ use	unit #	height (ft)	no. stories	setbacks (front, side, rear)	facade: stepback balcony projection recessed entry	roof access structure	roof deck
21	2003	RW1-1-0	1	30	3	8,3,13	y y n n	Y	Y
22	1980	RW1-1-0	1	27	2	15,3,5	n y n y	Y	Y
23	1985	RW1-1-0	1	30	2	15,3,5	n y y y	Y	Y
24	1989	RW1-1-0	1	30	3	15,3,5	y y y ?	Y	Y
25	1978	RW1-1-0	1	28	2	28,3,7	y y n y	Y	Y
26	1925	RW1-1-0	1	27	2	13,3,51	y y n ?	N	N
27	1928	RW1-1-0	1	18	1	12,3,54	n n y y	N	N
28	1926	RW1-1-0	1	18	1	13,3,5	n n y y	N	N
29	1954	RW1-1-0	1	30	2	15,3,5	y y y y	N	Y
30	2013	RW1-1-0	?	30	2	13,3,5	n n y ?	N	N
31	1991	RW1-1-0	2	30	3	15,3,5	y y n n	N	N
32	1955	RW1-1-0	1	27	2	10,3,5	y n y y	N	N
33	1956	RW1-1-0	2	27	2	15,3,20	y y y n	N	N
34	+1927	RW1-1-0	1	30	2	15,3,5	n y y y	N	N
35	1995	RW1-1-0	1	30	2	15,3,24	n y y y	N	N
36	2002	RW1-1-0	1	14	1	4,3,60	n n n n	N	N
37	1921	RW1-1-0	1	16	1	9,3,3	y y y y	N	N
38	1923	RW1-1-0	1	16	1	9,3,10	y y y y	N	N
39	1926	RW1-1-0	2	30	1	3,3,4	y y y y	N	N
40	1955	RW1-1-0	1	14	1	3,3,14	n n y n	N	N

NEIGHBORHOOD CONTEXT - COMPARISON TABLE
FOR 414 CARROLL CANAL PROJECT



414 CARROLL CANAL (1965)



414 CARROLL CANAL WITH NEIGHBORS (2003 - CURRENT)



3 PROPERTIES DEVELOPED TOGETHER, IN SAME STYLE



MATCHING WINDOWS OF 3 ADJACENT PROPERTIES

414 E Carroll Ct Bldg-Addition Apartment Counter Plan Check	Permit Application #: 01014 - 10000 - 06497 City of Los Angeles - Department of Building and Safety PLOT PLAN ATTACHMENT	Plan Check #: APC Initiating Office: METRO Printed on: 11/15/01 11:15:38
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1010722201022773 / 6406007

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

30.00'

75.00'

DO NOT S.F.R.
ONE STORY TO
BE REMOVED

PROPOSED
COVERED PATIO

15'-0"

9'-0"

EXIST. S.F.R.
ONE STORY

15'-0"

9'-0"

30.00'

NEW FRENCH
DRAIN, SEE
DETAIL BELOW

CARROLL CANAL

COUNCIL DISTRICT: 6

PLOT PLAN ATTACHMENT

From: Melissa Jones
Sent: Monday, December 20, 2021 7:43 PM
To: simons@roadrunner.com
Cc: Lambert Giessinger
Subject: Re: 414 Carroll Canal, Venice

Hi Dan,

Thank you for following up. As we discussed, neither of these properties are currently designated and were not identified in our historic resource survey, SurveyIA. Based on MLS photos available online, the 1922 building at 414 Carroll appears to be substantially altered and would not be considered an historical resource for CEQA purposes. The properties are flagged for historic review in ZIMAS, however, it is the canal that is designated as an Historic-Cultural Monument.

Thank you.

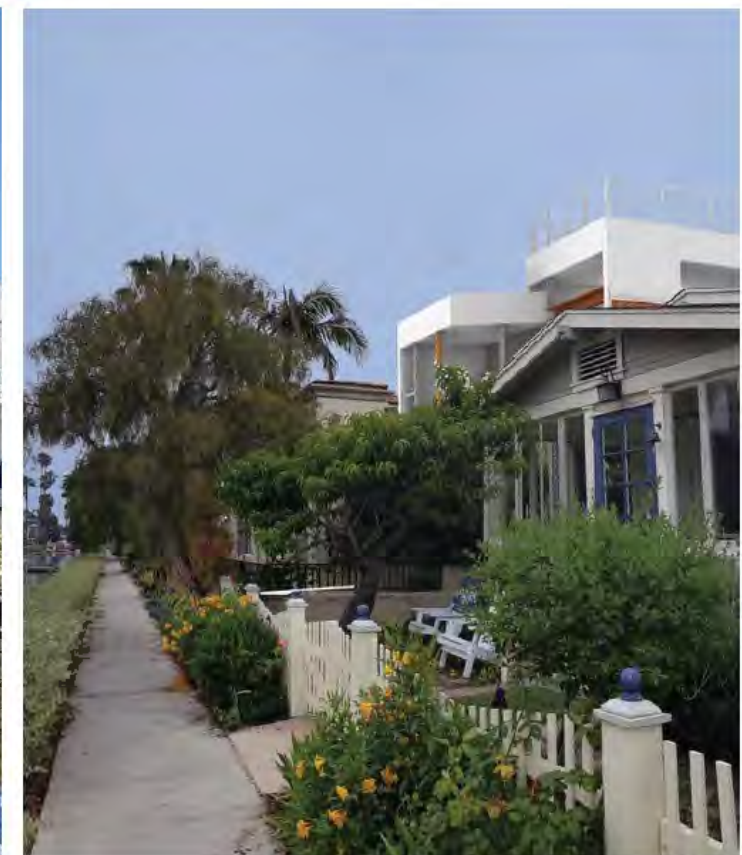
Best regards,
Melissa



 **Melissa Jones**
Pronouns: She, Her, Hers
City Planning Associate
Los Angeles City Planning
Office of Historic Resources
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
T: (213) 847-3679 | Planning4LA.org

HISTORIC CONTEXT

FOR PROPOSED 414 CARROLL CANAL HOME



VENICE NEIGHBORHOOD CONTEXT
FOR PROPOSED 414 CARROLL CANAL PROJECT

OPEN SPACE REQUIREMENT:

(per 12.08 C.5)
There shall be usable open space, such as patio, garden, deck or recreational area, in the amount of ten percent of the lot area for each story of a main building on the lot. Such open space shall be in addition to the areas which are included in required yards and may be not less than 100 square feet in size. For multi-storied buildings, such open space need not be evenly distributed between all floors of the main building, but in no event may more than two-thirds of the total usable open space required be located above the first story of the main building. (Amended by Ord. No. 150,336, Eff. 12/31/77.)
l.com

OPEN SPACE ANALYSIS TABLE

SEE DIAG ON A0-0

LOT AREA	2,849.9 SF
10% OF LOT AREA	284.9 SF
REQ'D OPEN SPACE	570 SF
MIN. REQ'D 1ST FLR	190 SF
OPEN SPACE ON:	
FIRST FLOOR	305 SF
SECOND FLOOR	163 SF
ROOF DECK	863 SF
TOTAL OPEN SPACE	1,313 SF

KEY

- 450 sf min. permeable front yard, PER VSP
- open space (in addition to req'd yards)

DATES ISSUED:

REVISIONS:

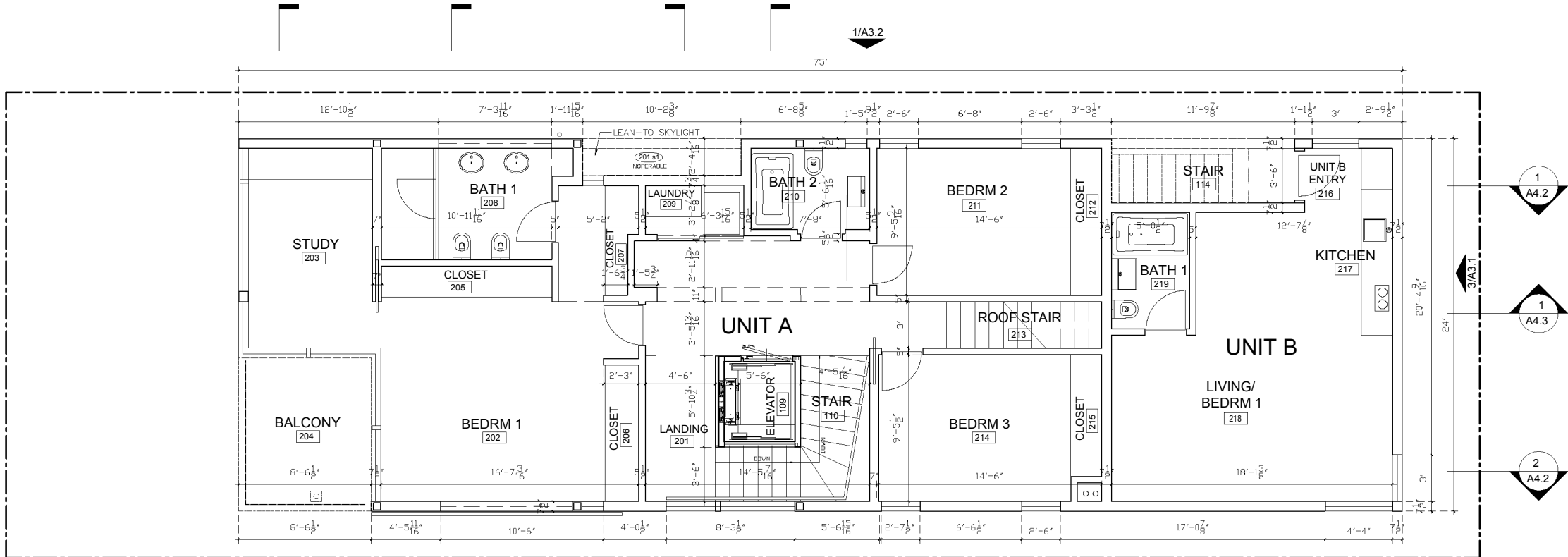
CARROLL
HOUSE

414 Carroll Canal
Venice, CA 90291

PRELIMINARY
PROPOSED PLANS

SCALE: 1/4" = 1'

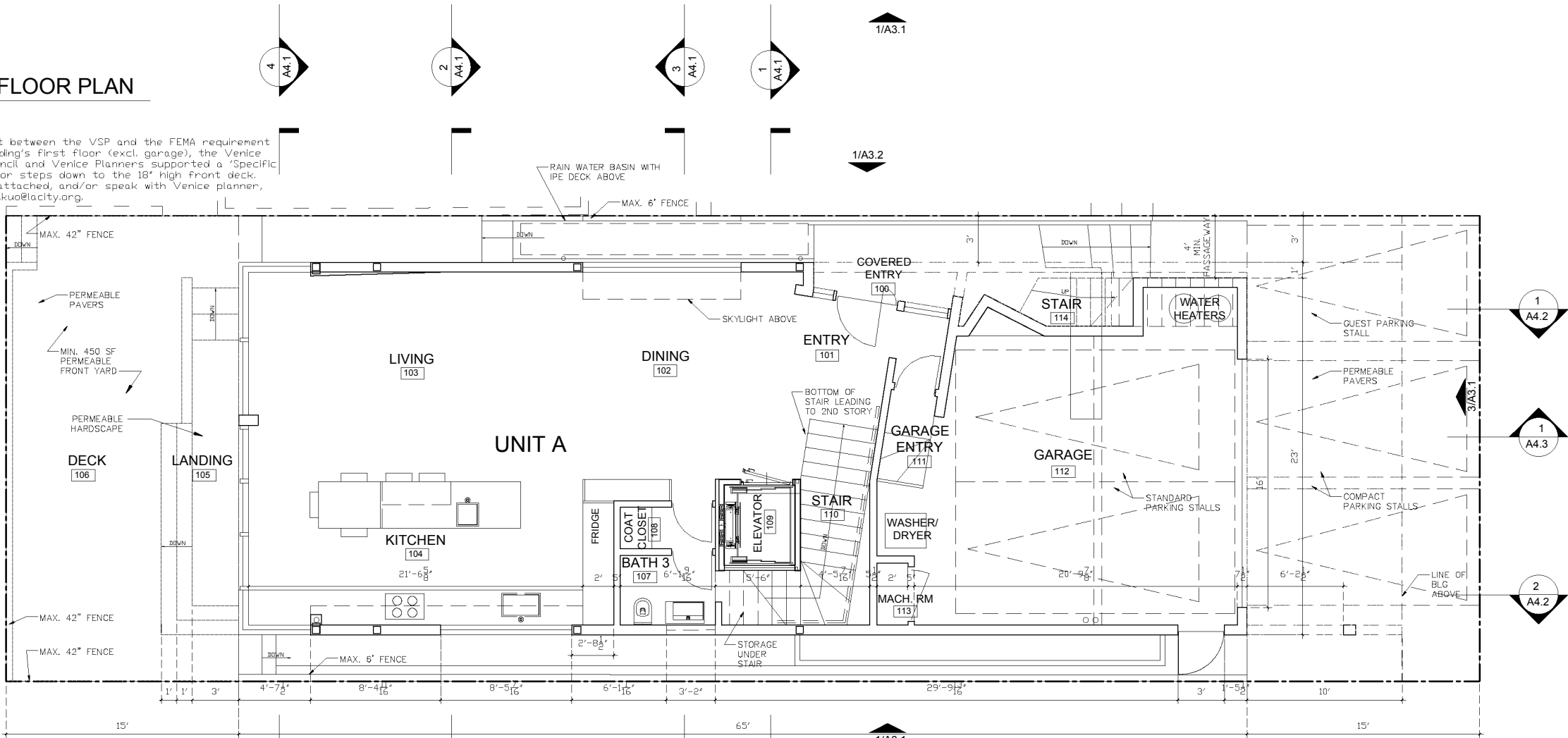
A2.1



SECOND FLOOR PLAN

IMPORTANT NOTE:

Due to a conflict between the VSP and the FEMA requirement to raise the building's first floor (excl. garage), the Venice Neighborhood Council and Venice Planners supported a 'Specific Plan Exception' for steps down to the 18" high front deck. See VNC letter attached, and/or speak with Venice planner, Sienna, at siennakuo@lacity.org.



FIRST FLOOR PLAN

**SUSAN
BENINGFIELD
DESIGN**

2405 Cloy Ave, Venice, CA 90291
t. 213.268.9667
susanbeningfield@hotmail.com

PROJECT ENGINEER:
TBD

PROJECT ENGINEER:
TBD

☐ 450 sf min. permeable
front yard, PER VSP

☐ open space
(in addition to req'd yards)

REVISIONS:

414 Carroll Canal
Venice, CA 90291

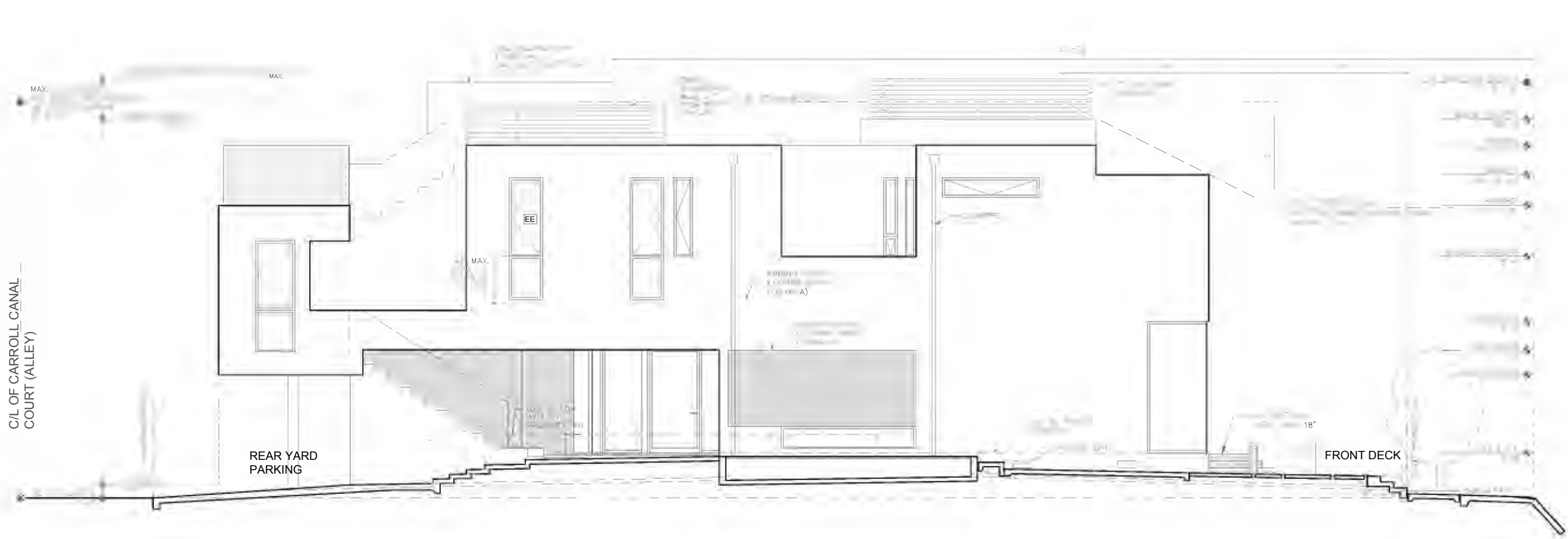
PROPOSED ROOF
PLAN

A2.2





A3.1



1 EAST ELEVATION

SUSAN
BENINGFIELD
DESIGN

1100 Carroll Court
Vancouver, BC V6A 1A1
Tel: 604.255.8888
susanbeningfield@shaw.ca

PROJECT ENGINEER
TBA

DATES ISSUED
REVISIONS

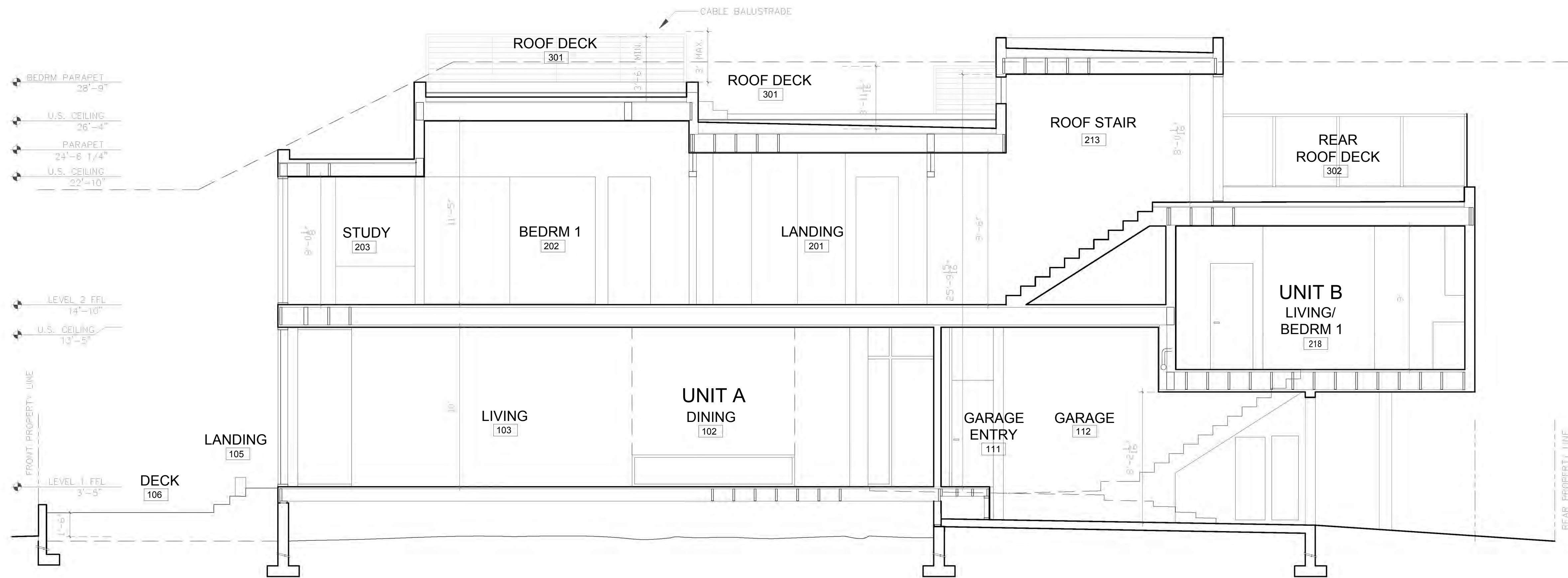
CARROLL
HOUSE

1100 Carroll Court
Vancouver, BC V6A 1A1

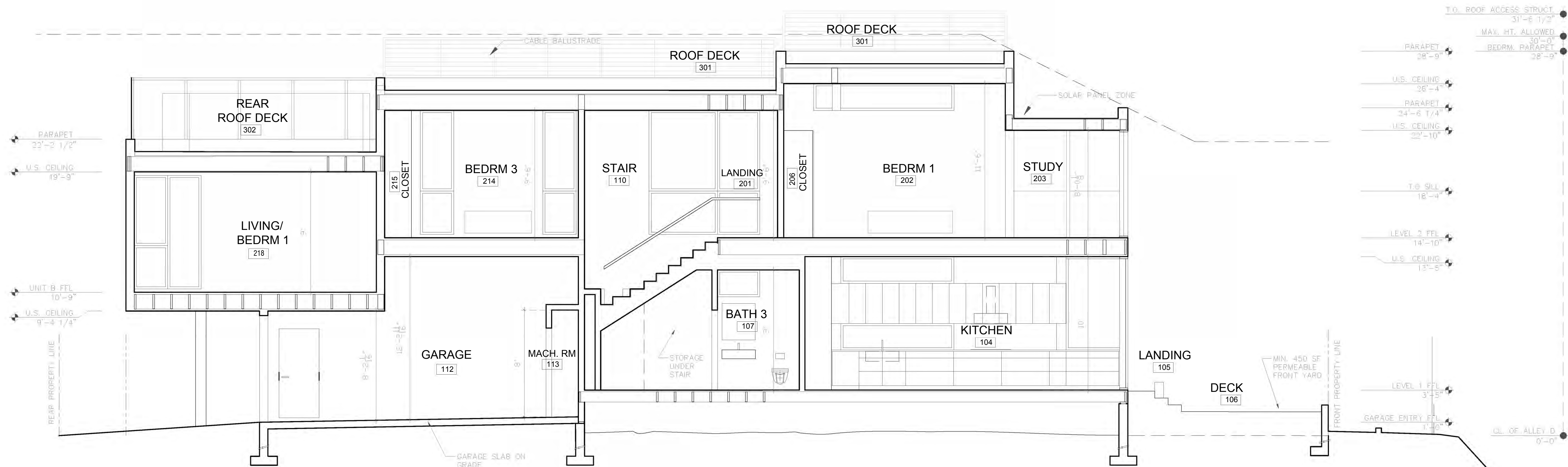
PROPOSED
ELEVATIONS &
STORMWATER FORMS

SCALE: 1/4" = 1'-0"

A3.2



1 SECTION 1



2 SECTION 2

SUSAN
BENINGFIELD
DESIGN

2405 Cloy Ave, Venice, CA 90291
t. 213.268.9667
susanbeningfield@hotmail.com

PROJECT ENGINEER:
TBD

DATES ISSUED:

REVISIONS:

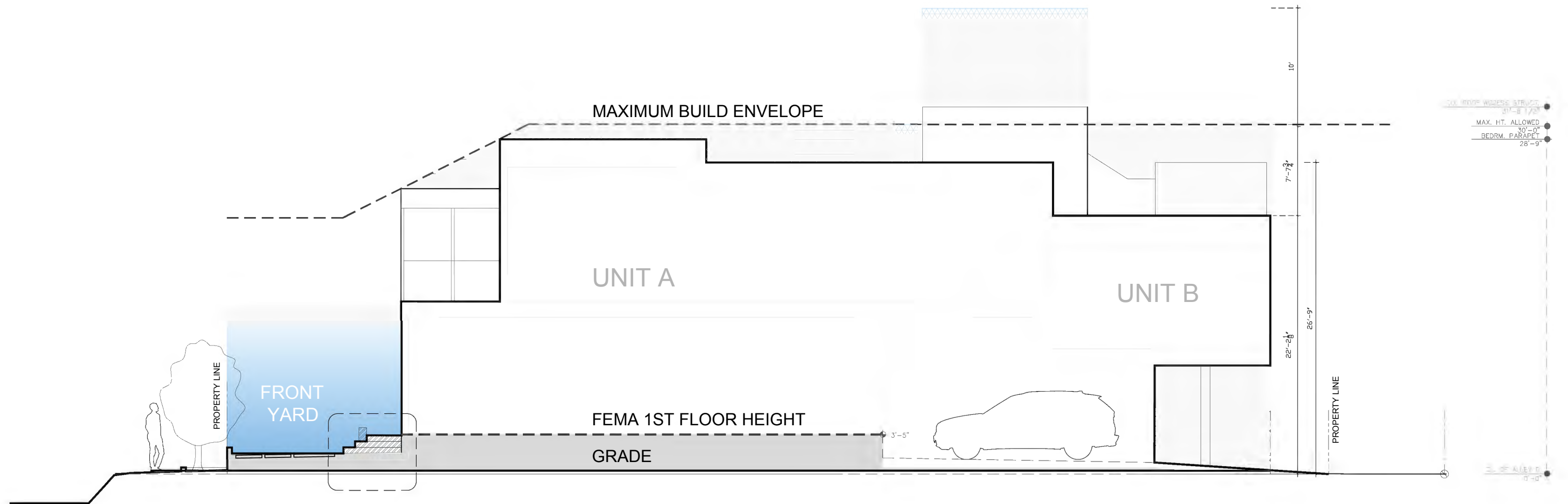
CARROLL
HOUSE

414 Carroll Canal
Venice, CA 90291

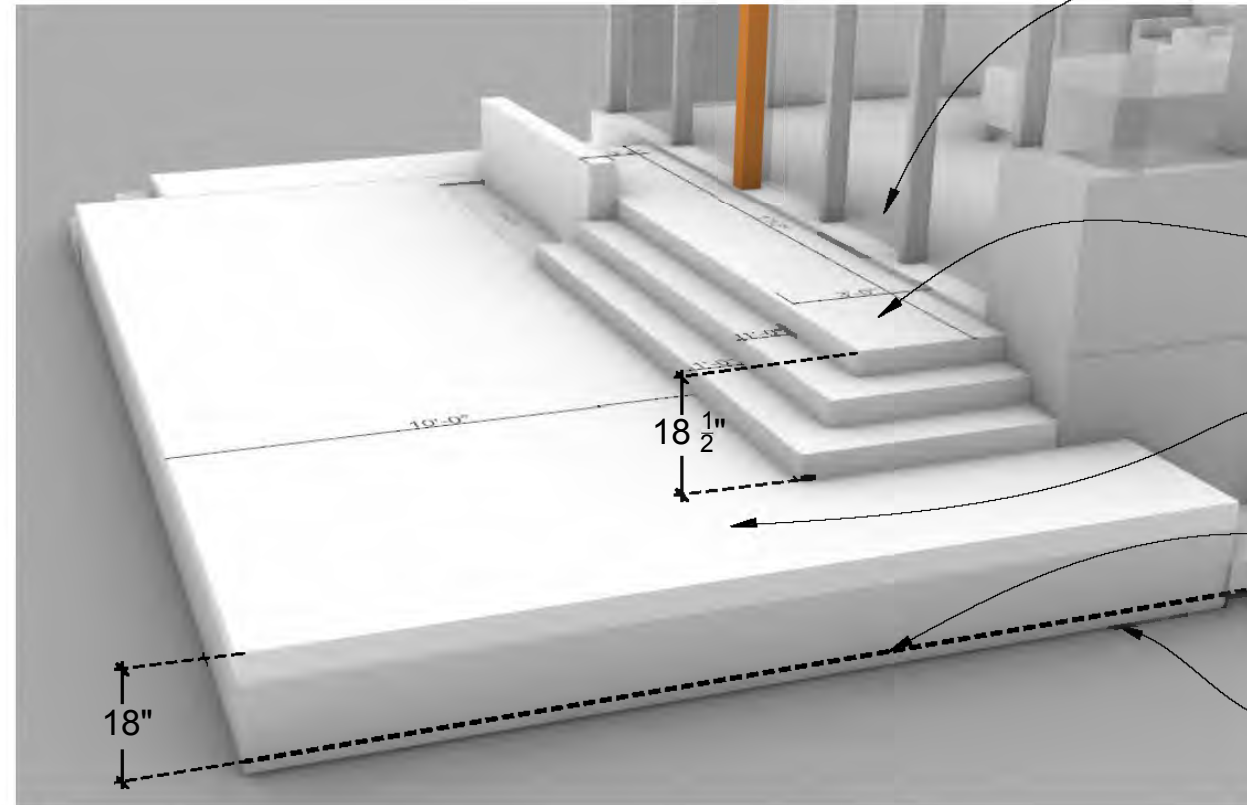
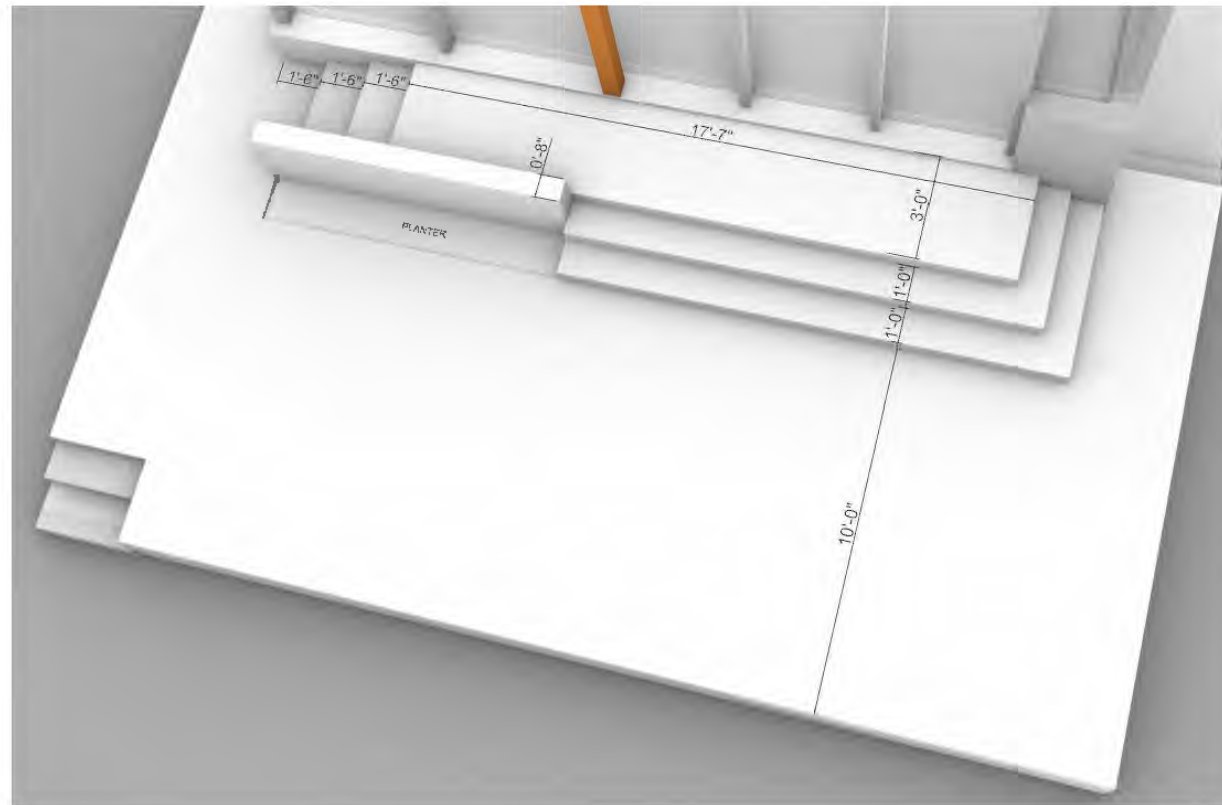
PROPOSED
SECTIONS

SCALE: 1/4" = 1'

A4.3



1 FEMA FLOOR HEIGHT & BUILDING VOLUME



FEMA 1ST FLOOR HEIGHT
9' ABOVE SEA LEVEL;
3'-5" ABOVE ALLEY
CENTERLINE

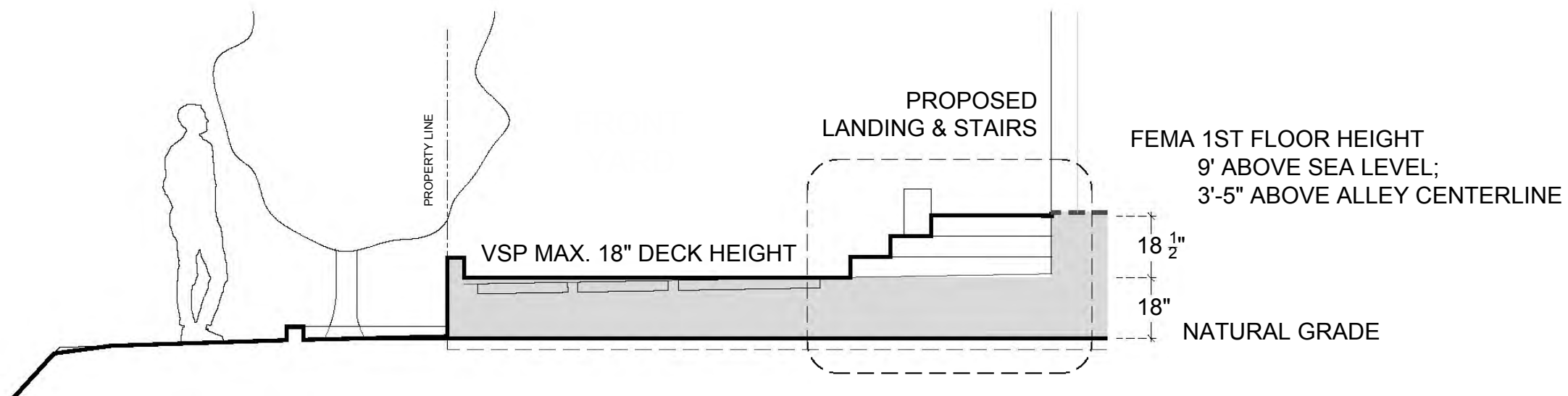
LANDING AT 18 1/2"
ABOVE DECK

DECK AT 18" ABOVE GRADE,
PER VSP

NATURAL GRADE

HEIGHT OF ALLEY
CENTERLINE

2 3D MODEL OF FRONT YARD - SHOWING STEPS & LANDING FOR EXCEPTION REQUEST



1 SECTION OF FRONT DECK, WITH STAIRS & LANDING

Proposed solution for height difference between VSP front yard deck height & FEMA first floor level:

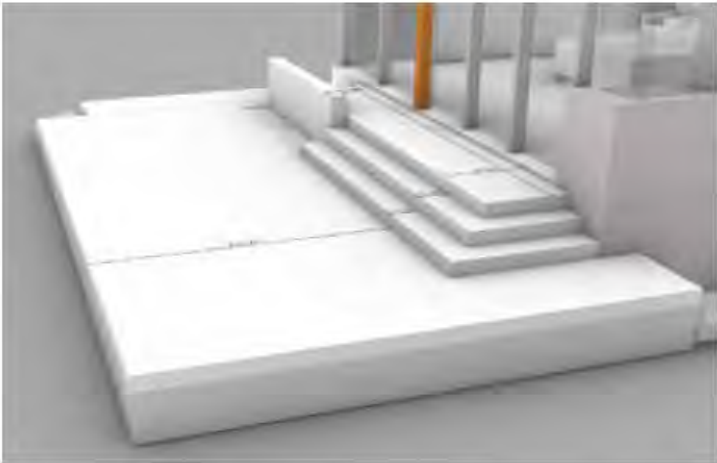
- create a modest, LADBS code-compliant landing and steps from the first floor opening doors, down to the 18" front yard deck.
- intention of visual openness of VSP's 18" front yard/ deck requirement is maintained
- 78% of front yard to be at 18"
- landing comprises 50 sf of 450 sf front yard (+48 sf for stairs and 8" wall)
- building is set back at 15' at entry
- minimal height difference to overcome with 3 risers
- no obstructions are created
- proposal maintains open access between canal frontage and yard, like all other homes
- furnished deck area would be at 18" deck level, no higher.

Hardship:

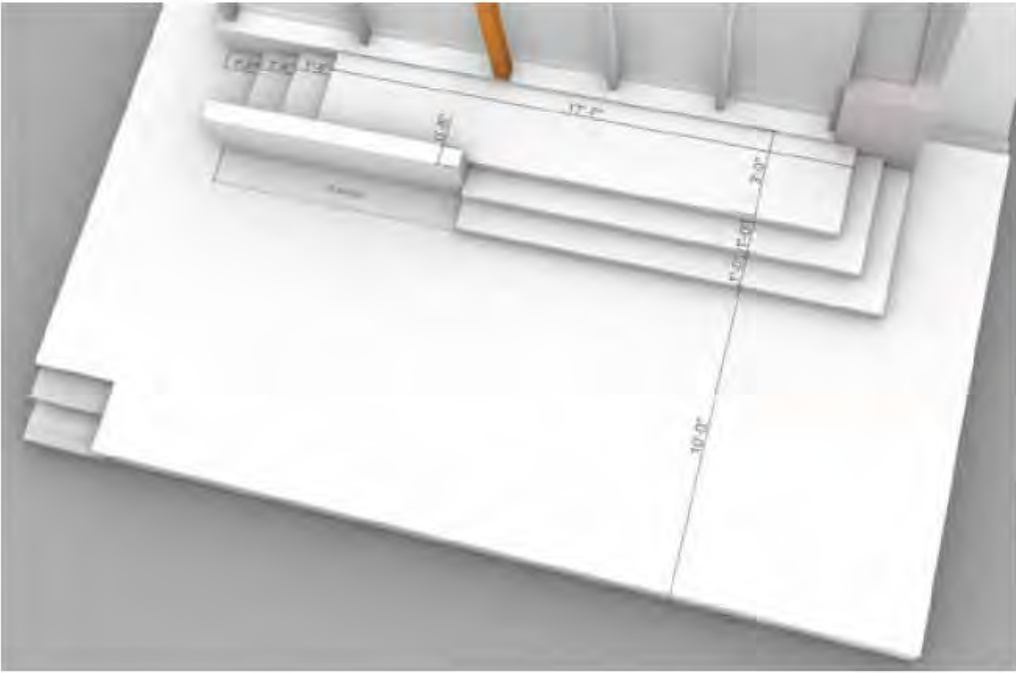
- 18" difference in height to overcome between FEMA required first floor level and VSP 18" maximum front yard deck height, therefore one can't get down directly at 15' setback.
- would have to push back the first floor & lose at least 5' depth of interior space for direct yard access for full compliance. The loss of 5' depth, fitting required parking & a duplex into the 2 story building would create a serious hardship.
- not possible to have equal freedom of logical direct access to the front yard, as has been available to Canal neighbors.
- a landing and stair must comply with LADBS code for safety and function.

Neighbors' conditions:

- front decks of three adjacent homes exceed 18" elevation
- the footprints of four adjacent homes are in advance of the 15' setback of the proposed building, so neighbors aren't affected.
- no visual/ physical obstructions/ hazards are created by the proposed deck for the neighbors.
- no eyesore to the public is created, as steps are set back substantially from the property boundary
- for the direct neighbors no lines of site are affected



DIAGRAMS SHOWING
PROPOSED LANDING & STAIR BETWEEN
INTERIOR @ 3'-5" ABOVE GRADE &
18" HIGH, FRONT YARD DECK



412 410 404
FRONT ELEVATIONS (412-404 Carroll Canal)



412 (3 1/2 steps - 36") 410 (5 steps - 31") 404 (6 steps - 42")
FRONT STEPS TO RAISED FRONT DECKS/HOMES



AERIAL VIEW SHOWING LINE OF 15' FRONT SETBACK

DECK HEIGHT CONTEXT FOR PROPOSED 414 CARROLL CANAL EXCEPTION REQUEST

DAY OF HEARING SUBMISSIONS