

# APPLICATIONS

## APPEAL APPLICATION Instructions and Checklist



### THIS SECTION FOR CITY PLANNING STAFF USE ONLY

**Base Fee:** No fee per LAMC Section 13B.9.G.1.f of Chapter 1A.

**Reviewed & Accepted by (DSC Planner):** Ruben Vasquez

**Receipt No.:** \_\_\_\_\_ **Date:** 4/9/2026

Determination authority notified       Receipt Number: \_\_\_\_\_

### PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals use form CP13-7840. For Building and Safety Appeals and Housing Department Appeals, use form CP13-7854.

### RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

### APPELLATE BODY

**Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.**

- Area Planning Commission (APC)       City Planning Commission (CPC)       City Council  
 Zoning Administrator (ZA)

### CASE INFORMATION

**Case Number:** APCW-2022-3943-SPE-CDP-MEL-HCA

**APN:** \_\_\_\_\_

**Project Address:** 237-239 East Montreal St. Playa Del Rey CA 90293

**Final Date to Appeal:** 4/10/26

### JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part?       **Entire**       **Part**

Are specific Conditions of Approval being appealed?

YES

NO

If Yes, list the Condition Number(s) here: See attached appeal letter detailing the reasons for appeal, specific issues, and impacts

On a separate sheet provide the following:

- Reason(s) for the appeal
- Specific points at issue
- How you are aggrieved by the decision

## APPELLANT

Check all that apply.

- Person, other than the Applicant, Owner or Operator claiming to be aggrieved
- Representative
- Property Owner
- Applicant
- Operator of the Use/Site

## APPELLANT INFORMATION

Appellant Name: Elise Slifkin-McClure

Company/Organization: \_\_\_\_\_

Mailing Address: 235 Montreal St

City: Playa Del Rey State: CA Zip Code: 90293

Telephone: 310-863-0794 E-mail: eslifkinmcclure@gmail.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

- Self
- Other: \_\_\_\_\_

Is the appeal being filed to support the original applicant's position?  YES  NO

## REPRESENTATIVE / AGENT INFORMATION

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: Elise Slifkin-McClure Date: 4/8/26  
*(See attached signature page for other signatures)*

Signatures of Appellants

Elise Slifkin-McClure 4/8/26

Elise Slifkin-McClure

Dan McClure 4/8/26

Dennis McClure

Patrick Kane Dossett 4/8/26

Patrick Kane Dossett

## GENERAL NOTES

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

*The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

## GENERAL APPEAL FILING REQUIREMENTS

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below.

## ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

**Online Application System (OAS):** The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.



QR Code to Online Appeal Filing

## IN PERSON APPEAL FILINGS

**Drop off at DSC:** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications.
- b. Alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

## CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa Street 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Boulevard, Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Avenue, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

## APPEAL DOCUMENTS

### 1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- Appeal Application
- Justification/Reason for Appeal
- Copy of Letter of Determination (LOD) for the decision being appealed

### 2. Electronic Copy

- Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

### 3. Appeal Fee

- Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable, or a fee

equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.

- Aggrieved Party. The fee charged shall be in accordance with LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.*

#### 4. Noticing Requirements (Applicant Appeals Only)

- Copy of Mailing Labels. All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions (CP13-2074) for applicable requirements.*

### SPECIFIC CASE TYPES

#### ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

#### DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 13B.2.5. (Director Determination) of Chapter 1A or LAMC Section 13B.2.3. (Class 3 Conditional Use) of Chapter 1A as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.
  - Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

#### WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I of Chapter 1 or LAMC Section 10.1.10. (Waiver and Appeals) of Chapter 1A as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

#### [VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 13B.7.3.G. of Chapter 1A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

## NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 13B.6.2.G. of Chapter 1A. Nuisance Abatement/Revocations cases are only appealable to the City Council.

### Appeal Fee

- Applicant (Owner/Operator)*. The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a) of Chapter 1 or LAMC Section 15.1.1.F.1.a. (Appeal Fees) of Chapter 1A as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) of Chapter 1 shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- Aggrieved Party*. The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b) of Chapter 1 or LAMC Section 15.1.1.F.1.b. (Appeal Fees) of Chapter 1A as applicable.

**Elise Slifkin-McClure and Dennis McClure**

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Playa Del Rey, CA 90293  
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310-863-0794

**Patrick Kane Dossett**

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Playa Del Rey, CA 90293  
kane@pnre.com  
214-505-1735

April 8, 2026

**APPEAL OF WEST LOS ANGELES AREA PLANNING COMMISSION DECISION**

Case No.: APCW-2022-3943-SPE-CDP-MEL-HCA  
CEQA No.: ENV-2022-3944-CE

Project Address: 237–239 East Montreal Street, Playa del Rey, CA

**I. INTRODUCTION**

This appeal challenges the January 21, 2026 approval of a Specific Plan Exception, Coastal Development Permit, and CEQA Categorical Exemption. The approvals are legally deficient and not supported by substantial evidence.

**II. GROUNDS FOR APPEAL**

**1. Improper Specific Plan Exception**

The project exceeds development standards under the Coastal Bluffs Specific Plan, including height (49 ft 11 in vs. 45 ft permitted) and front yard height (15 ft vs. 9 ft permitted). These deviations violate Specific Plan Section 5.A.3. The administrative record demonstrates a compliant project is feasible and that the need for deviations is driven by design choices, not site constraints. A Specific Plan Exception cannot be granted where hardship is self-created or reasonable alternatives exist.

**2. CEQA Violation – Improper Use of Categorical Exemption**

The City relied on a Class 3 categorical exemption. However, unusual circumstances exist including a steep hillside site, approximately 383 cubic yards of grading, a large multi-story structure, and proximity to adjacent homes. Under CEQA Guidelines §15300.2 and the fair argument standard, environmental review is required where substantial evidence supports a reasonable possibility of significant impacts including slope instability, soil disturbance, and structural risk.

**3. Inconsistency with Coastal Bluffs Specific Plan**

The project exceeds height limits, requires multiple deviations, and introduces excessive massing on a constrained hillside site, undermining the Specific Plan's purpose of limiting development intensity and maintaining neighborhood compatibility.

**4. Incompatibility with Neighborhood Scale (Policy)**

The project introduces excessive bulk and vertical massing on a constrained hillside lot.

**5. Incompatibility with Neighborhood Scale (Legal)**

The approval lacks substantial evidence and is driven by design choices rather than site constraints.

#### 6. Site-Specific Impacts to Adjacent Properties

The proposed project raises substantial concerns regarding site-specific impacts to immediately adjacent properties.

The property at 235 Montreal Street is a two-story residence constructed in 1965, partially supported on structural footings and stilts. The home has remained stable under existing conditions, including following prior geologic evaluation and implementation of recommended measures. However, the scale of the proposed grading and construction introduces new and materially different conditions, including potential impacts related to slope stability, soil disturbance, vibration, and load changes, which may adversely affect the structural integrity of the residence.

The property at 243 Montreal Street, immediately adjacent on the opposite side of the project site, is similarly situated and directly exposed to the effects of the proposed development. The owner's professional consultants have determined that the proposed project is likely to have a materially adverse economic impact on the property, including impacts to marketability and value, due in part to the project's deviations from applicable development standards.

In addition, nearby properties have experienced structural degradation associated with similar hillside grading activities. Given the extent of the proposed grading, these conditions raise a reasonable possibility of significant impacts to adjacent structures.

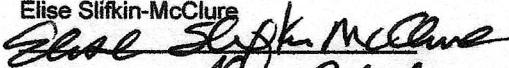
**Under CEQA, these site-specific conditions constitute substantial evidence supporting a fair argument that the project may result in significant environmental effects related to geotechnical stability and structural integrity. As such, reliance on a categorical exemption is improper, and further environmental review is required.**

#### III. CONCLUSION

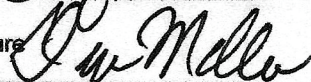
The approval should be reversed or remanded for full environmental review.

Respectfully submitted,

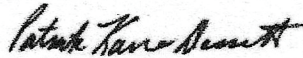
Elise Stifkin-McClure



Dennis McClure



Patrick Kane Dossett



Support for Appeal -- Neighbors within immediate Vicinity of 237 Montreal Street

We support the appeal based on concerns regarding Specific Plan violations, CEQA issues, neighborhood incompatibility, and potential structural and environmental impacts.

Name: Erise Sufkhar Address: 235 MONTREAL ST. PLAZA DEL REY, CA 90293  
Signature: [Signature] Date: 4/17/26

Name: Deanis Melu Address: 235 MONTREAL ST. PLAZA DEL REY, CA 90293  
Signature: [Signature] Date: 4/17/26

Name: PATRICK KANE DART Address: 243 MONTREAL ST. PLAZA DEL REY, CA 90293  
Signature: [Signature] Date: 4/17/26

Name: B. MURFORD GILVIN Address: 229 MONTREAL ST PDR CA 90293  
Signature: [Signature] Date: 4/17/26

Name: William E. Scott Address: 229 MONTREAL ST. PDR CA 90293  
Signature: [Signature] Date: 4/17/26

Name: Patricia Kennedy Address: 222 Montreal St. PDR, CA 90293  
Signature: [Signature] Date: 4-17-26

Name: PARLA HANWICK Address: 218 Montreal St PDR, CA 90293  
Signature: [Signature] Date: 4/17/26

Name: WALTER PACHECO Address: 218 Montreal St PDR, CA 90293  
Signature: [Signature] Date: 4/2/26

Name: Jeffrey Otto Address: 116 Montreal St PDR CA 90293  
Signature: [Signature] Date: 4/8/26

Name: Bonnie A. Carter Address: 214 Montreal St PDR CA 90293  
Signature: [Signature] Date: 4/8/26

Name: MARVIN MORRIS Address: 301 MONTREAL ST. PDR CA, 90293  
Signature: [Signature] Date: 4/17/26

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_