

WEST LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
WEDNESDAY, NOVEMBER 19, 2025, 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 November 19, 2025, 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 Joe Goldman and David Ryan in attendance.

Commissioner Lisa Waltz-Morocco was not in attendance.

Also in attendance were Juliet Oh, Senior City Planner, Kenton Trinh, City Planner, and Parish Knox, Deputy City Attorney. Commission Office staff participation included Alma Sandoval, Commission Executive Assistant I, Yumi Kanegawa and Nathan Gallardo, Office Services Assistants.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Juliet Oh, Senior City Planner, did not have a report on behalf of Vincent Bertoni, Director of Planning.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Joe Goldman announced a planned absence for December 3, 2025.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commission President Sandifer announced that Item 6 would be taken out of order.

ITEM NO. 6

ZA-2024-3173-CUB-1A

CEQA: ENV-2024-3174-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 11-19-25

Continued from 11-05-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 318, 320, 322, & 324 East Sunset Avenue

PROPOSED PROJECT:

Class 2 Conditional Use Permit for the on-site consumption of a full-line of alcoholic beverages in an existing 4,648 square foot bakery, retail, restaurant and bar with outdoor dining.

IN ATTENDANCE:

Tim Fargo, Associate Zoning Administrator, representing the Planning Department; Laurette Healey, representing the Applicant Fran Camaj; and Appellants Peter Quies and Nicolai Luui.

MOTION:

Commission Vice President Marty Shelton moved to continue the matter to a date certain of December 17, 2025. Commissioner Joe Goldman seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

Before opening Item 5 Commission President Sandifer and Commissioner Ryan confirmed that they have listened to the audio from the previous meeting of 11-05-25.

ITEM NO. 5

APCW-2025-3846-SPPE-CLO

EIR: SCH No. 2019049020

Plan Area: Westchester – Playa Del Rey

Council District: 11 – Park

Last Day to Act: 11-23-25

Continued from 11-05-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 9860 South Sepulveda Boulevard (6211 – 6255 West Century Boulevard)

IN ATTENDANCE:

Caelan Rafferty representing the Planning Department; and Paul Garry, PSOMAS representing the Applicant, Kathline King.

MOTION:

Commission Vice President Marty Shelton moved to put forth the actions below with the following Project as stated on the record:

Construction of a new pedestrian bridge, two elevator access structures and stairways, and associated support structures spanning across South Sepulveda Boulevard on the north side of the intersection with West Century Boulevard.

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report (EIR), SCH No. 2019049020, certified on October 13, 2021; and pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, and as supported by the addendum dated December 2024, no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project;
2. **Approve**, pursuant to Section 12.32 H of the Los Angeles Municipal Code (LAMC), a Clarification of Q Conditions (CLQ) to modify the approved plot plan to add the proposed pedestrian bridge to the approved Exhibit A of Ordinance No. 177700, and to clarify that a proposed pedestrian bridge is a permitted accessory use per Q Condition No. 1;
3. **Approve**, Pursuant to the LAMC Section 13.14.G., a Project Exception for relief from the Westchester - Playa Del Rey Community Plan Implementation Overlay (CPIO), Century/Aviation Subarea:
 - a. Pursuant to Section II-1.B.4.a of the Community Plan Implementation Overlay (CPIO), to allow the pedestrian bridge elevator access structure to encroach up to five-feet, and the stairway to encroach up to four-feet into the Pedestrian Amenity Area;
 - b. Pursuant to the CPIO Section II-2.D.1, to allow a pedestrian bridge across a public right-of-way within the Century/Aviation Subarea boundary;
 - c. Pursuant to the CPIO Section II-2.D.2, to allow a pedestrian bridge over private property to be 12 feet in width in lieu of the 10 feet otherwise allowed;
 - d. Pursuant to the CPIO Section II-2.D.2, to allow transparency on the sides of the bridge of approximately 15 percent in lieu of the 50 percent otherwise required;
 - e. Pursuant to the CPIO Section II-2.F.1.a, to allow 28 percent transparency in lieu of the 75 percent transparency otherwise required for the first twenty linear feet of ground floor frontage along Sepulveda Boulevard where it intersects with Century Boulevard;
 - f. Pursuant to the CPIO Section II-2.F.2, to allow 26 percent transparency in lieu of the 50 percent transparency otherwise required for the ground floor street-facing façade along Sepulveda Boulevard; and
 - g. Pursuant to the CPIO Section II-2.F.3, to allow 18 percent transparency in lieu of the 30 percent transparency otherwise required above the ground floor facing Sepulveda Boulevard;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

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

Moved: Shelton
Second: Ryan
Ayes: Sandifer
Nays: Goldman

Absent: Waltz-Morocco

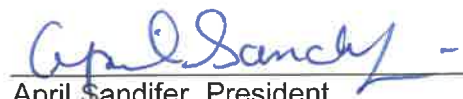
Vote: 3 – 1

MOTION PASSED

There being no further business before the Commission, President Sandifer adjourned the meeting at 5:14 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

DEC 17 2025

CITY PLANNING DEPARTMENT
COMMISSION OFFICE