

WEST LOS ANGELES AREA PLANNING COMMISSION  
**OFFICIAL** MEETING MINUTES  
WEDNESDAY, DECEMBER 17, 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](https://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, FILTER BY “**WEST LOS AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The West Los Angeles Area Planning Commission regular meeting of December 17, 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 4:31 p.m. with Vice President Marty Shelton, Commissioners Joe Goldman, David Ryan and Lisa Waltz-Morocco in attendance.

Also in attendance were Juliet Oh, Senior City Planner and Parissh Knox, Deputy City Attorney. Commission Office Staff participation included Alma Sandoval, Commission Executive Assistant I, Diego Vasquez, Administrative Clerk, and Yumi Kanegawa, Office Services Assistant.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Juliet Oh, Senior City Planner, gave a report on behalf of Vince P. Bertoni, Director of Planning.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Requests:
  - Commissioner Joe Goldman announced a planned absence for the meetings of February 4, 2026 and February 18, 2026.
  - Commissioner David Ryan announced a planned absence for the meeting of February 18, 2026.
- Meeting Minutes:

Commission Vice President Shelton moved to approve the Meeting Minutes of November 19, 2025. Commissioner Waltz-Morocco seconded the motion and the vote proceeded as follows:

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

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL PRESENTATION**

No speakers addressed the Commission during Neighborhood Council presentations.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATIONS**

There were no requests for reconsiderations.

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**ITEM NO. 5**

**ZA-2024-3173-CUB-1A**

CEQA: ENV-2024-3174-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 12-17-25

Continued from: 11-05-25; 11-19-25

**PUBLIC HEARING HELD**

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

**IN ATTENDANCE:**

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

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At approximately 6:10 p.m. Commission President Sandifer recessed the meeting. Commission President Sandifer reconvened the meeting at 6:25 p.m. with Commission Vice President Shelton and Commissioners Goldman, Ryan and Waltz-Morocco in attendance.

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**MOTION:**

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

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.

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(4) and 15270, as a Project that is disapproved;
2. Deny the appeal and sustain the Zoning Administrator's determination dated July 15, 2025;
3. Deny, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 4,648 square-foot bakery, 405 square-foot retail space, and a 901 square-foot restaurant with 794 square-foot patio and hours of operation from 7:00 a.m. – 10:00 p.m. on Sunday through Thursday and 7:00 a.m. - 11:00 p.m. on Friday and Saturday; and
4. Adopt the Findings.

Commissioner Waltz-Morocco seconded the motion and the vote proceeded as follows:

Moved: Shelton

Second: Waltz-Morocco

Ayes: Goldman  
Nays: Ryan, Sandifer

**Vote: 3 – 2**

**MOTION PASSED**

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There being no further business before the Commission, Commission President Sandifer adjourned the meeting at 7:29 p.m.

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

**ADOPTED**  
CITY OF LOS ANGELES

**MAY - 6 2026**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**