

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, AUGUST 28, 2025 AFTER 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CA 91401**

Monique Lawshe, President
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Martina Diaz, Commissioner
Phyllis Klein, Commissioner
Karen Mack, Commissioner
Brian Rosenstein, Commissioner
Jacob Saitman, Commissioner
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1299

***MEETING CANCELED*
DUE TO LOSS OF QUORUM**

***Items previously noticed for this date are continued to the next regular meeting date.**

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m.** on **Thursday, September 11, 2025** at:

**LOS ANGELES CITY HALL
COUNCIL CHAMBERS, ROOM 340
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA 90012**

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail cpc@lacity.org

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

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Meeting presentations will be made available here (<https://tinyurl.com/CPC8-28-25>) by Monday, August 25, 2025. Compliant Day of Hearing Submissions will be added to this drive.

RACIAL EQUITY VALUE STATEMENT:

Equitable planning demands that race does not determine whether or not one thrives in Los Angeles. The Los Angeles City Planning Commission prioritizes a planning process that centers the needs of those most harmed by systemic racism. Our goal is the creation of affordable, prosperous, resilient and healthy communities where all Angelenos experience the feeling that they belong.

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POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/82719789056> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 827 1978 9056 AND PASSCODE 115516. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to cpc@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to cpc@lacity.org and 15 hard copies must be submitted at the in-person meeting. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email cpc@lacity.org to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

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.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "City Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to cpc@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – January 23, 2025; April 24, 2025

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to cpc@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

- a. **MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.

- b. MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. CONSENT CALENDAR (5a)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. CPC-2023-1263-ZC-ZAA-HCA

CEQA: ENV-2023-1264-HES

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee

Last Day to Act: 10-14-25

PUBLIC HEARING – Completed July 29, 2025

PROJECT SITE: 10777 North Winnetka Avenue

PROPOSED PROJECT:

A Zone Change from A1-1 to A2-1 for the subdivision of one 11.38-acre parcel into five lots ranging in size from 2.0 to 3.25 acres each. The Project retains the existing home and all existing accessory structures on proposed Parcel 2. The Project also includes a Zoning Administrator's Adjustment to allow an existing accessory structure to remain in place, 42.8 feet from the new front lot line of proposed Parcel 2 in lieu of 55 feet from the front lot line (LAMC 12.21 C.5(b)). No new construction is proposed.

REQUESTED ACTIONS:

1. Determine based on the whole of the administrative record and the independent judgment of the decision maker the Proposed Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-672-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and ENV-2020-6762-EIR-ADD2 adopted on January 13, 2025 (Addendum), and the impacts of the Proposed Project are within the scope of the EIR and the Addendum; and Adopt the Mitigation Monitoring Program (MMP) for the Proposed Project;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from A1-1 to (T) A2-1 across the entire subject site; and
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the existing accessory building on the proposed Parcel 2 to be located within 42.8 feet of the front lot line in lieu of 55 feet pursuant to LAMC Section 12.21 C.5(b).

Applicant: Stephanie Vitacco and Chuck Stevens
Representative: Chris Nassiri, Iacobellis & Associates, Inc.

Staff: Correy Kitchens, City Planning Associate
correy.kitchens@lacity.org
(818) 374-5034

PUBLIC HEARING REQUIRED

PROJECT SITE: 16600 – 16002 West Vanowen Street; 16601 West Archwood Street

PROPOSED PROJECT:

Construction, use and maintenance of a new two-story, 33 feet in height, 56,366 square foot public charter school with a maximum enrollment of 564 students (Grades 6-12) on two vacant, adjoining lots totaling approximately 108,938 square feet (2.5 acres). As proposed, the project includes 27 classrooms, administrative office space, a 1,753 square foot Multipurpose Room (MPR), 16,738 square foot gymnasium, and a 14,363 square foot play yard area. The Applicant is proposing to provide 91 automobile parking spaces, 111 bicycle parking spaces (108 short-term and three long-term), 400 square feet of loading space, 25,253 square feet of landscaping, and 47,473 square feet of hardscape. The Project proposes to retain an eight-foot concrete wall along the south and west property lines, install an eight-foot wrought iron fence along the north and east property lines (except for two eight-foot vehicle gates at the ingress/egress points), and construct an eight-foot pedestrian gate at the northwestern portion of the property. One 16-foot-high net is proposed along the northeastern property line to shield any oncoming traffic from play area activity. The proposed project would include the removal of 20 mature, significant trees and no grading. The Project proposes a total of 39 replacement trees (including 23 parking lot shade trees).

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-575-MND ("Mitigated Negative Declaration"), and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Chapter 1 Section 12.24 U.24 of the Los Angeles Municipal Code (LAMC), and pursuant to Chapter 1A, Section 13B.2.3, a Class 3 Conditional Use Permit (CUP) to allow the construction, use, and maintenance of a new public charter school (Grades 6-12) with a maximum enrollment of 564 students in the R1-1-RIO zone with a deviation pursuant to LAMC Chapter 1A Section 13B.2.3.D to allow a maximum building height of 33 feet in lieu of 28 feet otherwise allowed pursuant to LAMC 12.21.1;
3. Pursuant to LAMC Chapter 1 Section 12.24 X.7 and LAMC Chapter 1A, Section 13B.2.1, a Class 1 Conditional Use Permit (CUP) to allow the construction, use and maintenance of an eight-foot-high fence within the front, side, and rear yard setbacks in lieu of the otherwise permitted six feet;
4. Pursuant to LAMC Chapter 1 Section 12.28, and LAMC Chapter 1A Section 13B.5.2, an Adjustment for relief from LAMC Chapter 1 Section 12.21 C.1(g) which requires that every required front, side and rear yard shall be open and unobstructed from the ground to the sky to allow a sports net with a maximum height of 16 feet within the required front and side yard setback;
5. Pursuant to LAMC Chapter 1 Section 12.27, and LAMC Chapter 1A Section 13B.5.3, a Variance to allow 28 feet in height, 63 square foot double face pole sign, a 30.7 square foot identification sign, and a 941 square foot mural for a total of 1,034.7 square feet of signage in lieu of the otherwise allowed maximum of 20 square feet pursuant to LAMC Section 12.21 A.7;
6. Pursuant to LAMC Chapter 1 Section 12.27, and LAMC Chapter 1A Section 13B.5.3, a Variance to allow a Floor Area Ratio (FAR) of 51 percent, calculated as Residential Floor Area, instead of 45 percent otherwise permitted. This calculation considered that any structure with a ceiling height of 14 feet or higher will have its floor area counted twice;
7. Pursuant to LAMC Chapter 1 Section 16.05, and LAMC Chapter 1A Section 13B.2.4, a Project Review for a development project which creates or results in an increase of 50,000 gross square feet or more of non-residential floor area; and
8. Pursuant to LAMC Chapter 1 Section 12.37.I, a Waiver of Dedication to deviate from a three-foot dedication along De Celis Place to allow a 30-foot-wide half right-of-way in lieu of the otherwise required 33 feet.

Applicant: Alfredo Rubalcava
Representative: Veronica Becerra

Staff: Courtney Yellen, Planning Assistant
courtney.yellen@lacity.org
(818) 374-5059

7. **CPC-2024-8031-DB-CU3-HCA**

CEQA: ENV-2024-8032-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 08-28-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 12759 and 12761 West Caswell Avenue

PROPOSED PROJECT:

Demolition of two single-family houses and an accessory structure for the construction, use, and maintenance of a new six-story residential building. The Project proposes 16 dwelling units, of which two units will be reserved for Very Low Income Households. The Project will encompass a floor area of 19,130 square feet and a building height of 67 feet. The Project will also provide 20 vehicular parking spaces and 18 bicycle spaces.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development project consisting of 16 dwelling units, of which two units will be set aside for Very Low Income Households; and pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), the following On-Menu Incentives and Waiver of Development Standards:
 - a. On-Menu Incentive to permit up to a 35 percent increase in Floor Area Ratio (FAR) to permit a FAR of up to 4.05:1 in lieu of 3:1 pursuant to 12.21.1 A;
 - b. On-Menu Incentive to permit a 20 percent reduction in the required westerly side yard to allow a seven-foot, three-inch side yard in lieu of a 10-foot side yard pursuant to LAMC Section 12.10 C.3;
 - c. On-Menu Incentive to permit a 20 percent reduction in the required easterly side yard to allow a seven-foot, three-inch side yard in lieu of a 10-foot side yard pursuant to LAMC Section 12.10 C.3;
 - d. On-Menu Incentive to permit a 20 percent reduction in the open space requirement to permit 1,900 square feet of open space in lieu of 2,375 square feet pursuant to LAMC Section 12.21 G; and
 - e. Waiver of Development Standards to permit a 22-foot increase in maximum building height to permit a building height of 67 feet in lieu of 45 feet pursuant to LAMC Section 12.21.1; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a 57.5 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25.

Applicant: Richard Dreyfus, Caswell MF, LLC
Representative: Matthew Hayden, Hayden Planning

Staff: David Woon, Planning Assistant
david.woon@lacity.org
(213) 978-1368

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Council Chamber, Room 340
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Reasonable Accommodations Consistent with Federal and State Law

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Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.