

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, MAY 22, 2025 REGULAR MEETING
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2nd FLOOR
14410 SYLVAN STREET, VAN NUYS, CA 91401

MINUTES OF THE LOS ANGELES CITY 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 “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The City Planning Commission regular meeting of May 22, 2025 was conducted in person in the Van Nuys City Hall, Council Chamber, 2nd Floor and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Monique Lawshe called the meeting to order at 8:39 a.m. with Commission Vice President Michael Newhouse and Commissioners Caroline Choe, Martina Diaz, Jacob Saitman, and Elizabeth Zamora in attendance.

Commissioners Maria Cabildo, Phyllis Klein, and Karen Mack were not in attendance.

Also in attendance were Lisa M. Webber and Arthi L. Varma, Deputy Directors, and Kimberly Huangfu, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez, and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Lisa M. Webber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Saitman announced a planned absence for the meeting of June 26, 2025.
 - Commissioner Diaz announced a planned absence for the meeting of July 10, 2025.
- Meeting Minutes:

Commissioner Zamora moved to approve the Meeting Minutes of November 21, 2024, December 12, 2024, and December 19, 2024. Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Zamora
Second: Choe
Ayes: Diaz, Lawshe, Newhouse, Saitman
Absent: Cabildo, Klein, Mack

Vote: 6 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the consent calendar.

Before proceeding to open Item No. 6, Commission President Lawshe announced that Item No. 7 would be taken out of order and heard first.

ITEM NO. 7

CPC-2020-2115-DB

CEQA: ENV-2020-2116-CE

Plan Area: South Los Angeles

Council District: 10 – Hutt

Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: 1848 South Gramercy Place

IN ATTENDANCE:

Connie Chauv, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department.

MOTION:

Commissioner Zamora moved to continue the matter to a date uncertain. Commission President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Zamora

Second: Lawshe

Ayes: Choe, Diaz, Newhouse, Saitman

Absent: Cabildo, Klein, Mack

Vote: 6 – 0

MOTION PASSED

ITEM NO. 6

CPC-2023-3134-DB-SPP-HCA

CEQA: ENV-2023-3135-CE

Plan Area: Encino – Tarzana

Council District: 4 – Raman

Last Day to Act: 05-27-25

PUBLIC HEARING – Completed February 25, 2025

PROJECT SITE: 16610 – 16618 West Ventura Boulevard

IN ATTENDANCE:

Adrineh Melkonian, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal Planner, representing the Planning Department; and Armin Gharai, Applicant.

MOTION:

Commissioner Diaz moved to put forth the actions below in conjunction with the following Project, as stated on the record:

Demolition and removal of all existing structures, and construction, use, and maintenance of a new 45,960-square foot mixed-use development comprised of 45 residential units, eight of which are to be reserved for Very Low Income households. The building will be a five-story (62 feet high) containing 42,560 square feet of residential and 3,400 square feet of commercial floor area with a maximum Floor Area Ratio (FAR) of 2.3:1. The Project residential portion will provide 63 vehicle parking spaces, 45 long-term, and five short term bicycle parking stalls. The project commercial portion will provide 14 vehicle parking spaces, two long-term, and two short term bicycle parking stalls. The Project proposes the removal of three non-Protected trees from the project site. The Project also proposes grading and export of up to 12,584 cubic yards of earth. The Project proposes a sign program including two Walls signs.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15311, Class 11 and Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 45 dwelling units (eight units or 18 percent for Restricted Affordable Housing Units for Very-Low Income households and 37 market-rate units), with the following Off-Menu Incentives and a Waiver of Development Standards:
 - a. An Off-Menu Incentive for an up to 0.8 increase in FAR for a total FAR of 2.3:1 in lieu of the maximum FAR of 1.5:1 per the specific plan Section 6.B.1.a;
 - b. An Off-Menu Incentive for an up to 34 percent increase in the height requirement, allowing up to 62 feet in height in lieu of the permitted 45 feet per the specific plan Section 7.E.1.c.1;
 - c. An Off-Menu Incentive for an up to 100 percent reduction from the transitional Height as required by LAMC 12.21.1A.10; and
 - d. A Waiver of Development Standard for an up to 100 percent reduction from the Ventura/Cahuenga Boulevard Corridor Specific Plan stepback requirements of the specific plan Section 7.E.g;
3. Approve, pursuant to LAMC Section 11.5.7 C, Project Permit Compliance Review pursuant to Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

Commissioner Saitman seconded the motion and the vote proceeded as follows:

Moved: Diaz
Second: Saitman
Ayes: Choe, Lawshe, Newhouse, Zamora
Absent: Cabildo, Klein, Mack

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

CPC-2024-6096-CA

CEQA: ENV-2024-6097-CE

Plan Area: Citywide

Related Council File: [CF 22-0736](#)

Council District: ALL
Last Day to Act: 07-28-25

PUBLIC HEARING – Completed April 8, 2025

PROJECT SITE: Citywide

IN ATTENDANCE:

Stacy Farfan-Valencia, City Planner, Hagu Solomon-Cary, Principal City Planner, and Arthi Varma, Deputy Director, representing the Planning Department.

MOTION:

Commissioner Zamora moved to put forth the actions below in conjunction with the following Code Amendment, as stated on the record:

The proposed Increasing Transparency on Council Time Extensions Ordinance (Proposed Ordinance) is a Citywide Code Amendment that will: 1) add a new definition for High Value Development Projects in Chapters 1 and 1A of the Los Angeles Municipal Code (LAMC); and 2) limit the duration and number of time extensions that the City Council and an applicant may consent to for the City Council's time to act on any application for High Value Development Projects, including its appeals, and all California Environmental Quality Act (CEQA) appeals.

1. Determine, based on the whole of the administrative record, that the proposed Ordinance is not a project under CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code;
2. Approve and recommend that the City Council adopt, pursuant to Chapter 1A Section 13B.1.3.D.3. of the Los Angeles Municipal Code, the proposed Zoning Code Amendment Ordinance);
3. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
4. Adopt the Findings.

Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Zamora
Second: Choe
Ayes: Diaz, Lawshe, Newhouse, Saitman
Absent: Cabildo, Klein, Mack

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 9:33 a.m.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Monique Lawshe, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 25 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**