

LOS ANGELES CITY PLANNING COMMISSION
UNOFFICIAL MEETING MINUTES
THURSDAY, JUNE 26, 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 June 26, 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 8:35 a.m. with Commissioners Maria Cabildo, Phyllis Klein, Karen Mack, and Elizabeth Zamora in attendance.

Commissioners Caroline Choe, Martina Diaz, and Jacob Saitman were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, 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

- Vince P. Bertoni, Director of Planning, gave a report detailing updates on the LA City Budget and Community Plan Updates.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Klein announced a planned absence for the meeting of August 14, 2025.
- Meeting Minutes:

Commissioner Cabildo moved to approve the Meeting Minutes of February 13, 2025, February 27, 2025, March 27, 2025, and April 10, 2025. Commissioner Klein seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 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. 5a
(CONSENT CALENDAR)**

CPC-2023-6206-DB-SPP-SPR-HCA

CEQA: ENV-2023-6207-CE

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: 07-28-25

PUBLIC HEARING – Completed April 22, 2025

PROJECT SITE: 21241 – 21243 West Ventura Boulevard;
21200 – 21240 West Clarendon Street; 5436 North Comercio Way

IN ATTENDANCE:

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

MOTION:

Commissioner Cabildo 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 from the project site for the construction of eight residential building clusters that include a total of 126 townhome condominium units. Each building would be three stories, reaching a maximum building height of 50 feet. The Project proposes a floor area of 196,018 square feet. Of the 126 units, seven will be set aside for Very Low Income households. The Project will provide a total of 275 automobile parking spaces and nine short-term bicycle parking spaces. The Project also proposes the removal of 44 non-protected on-site and two street trees, and the export of approximately 13,180 cubic yards of soil.

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 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 126 residential condominium (seven units or six

percent for Restricted Affordable Housing Units for Very-Low Income households and 119 market-rate units), with the following Off-Menu Incentive and Waivers of Development Standards:

- a. An Off-Menu Incentive for a maximum 100 percent reduction from the Ventura/Cahuenga Boulevard Corridor Specific Plan Stepback requirements of the specific plan Section 7.E.f;
 - b. A Waiver of Development Standards to permit a zero-foot side yard in lieu of the 18-inches side yard required under Specific Plan Section 7.A.2.b;
 - c. A Waiver of Development Standards to permit a zero-foot rear yard in lieu of the 15-foot rear yard required under Specific Plan Section 7.A.2.c.1;
 - d. A Waiver of Development Standards to allow a height of 50 feet in lieu of the 45 feet required under Specific Plan Section 7.E.1.c.1;
 - e. A Waiver of Development Standards to allow for 10-feet of space between all buildings in lieu of the 12-foot requirement per LAMC Section 12.21.C.2(a); and,
 - f. A Waiver of Development Standards to permit a reduced open space of 15,894 square feet in lieu of 21,750 square feet as required under LAMC Section 12.21.G.2;
3. Approve, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review pursuant to Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
 4. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units; and,
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NOS. 6 – 10

As stated in the general announcements, before proceeding to open Item No. 15, Commission President Lawshe announced that Item Nos. 6 – 10, were cases that rolled over from the June 12, 2026 meeting that was canceled due to a loss of quorum. Planning Staff requested that all five matters be continued to a date certain of July 10, 2025. Item Nos. 6 – 10 were taken concurrently under one motion.

MOTION:

Commissioner Mack moved to continue: Item No. 6, Case Number: VTT-82213-1A, Item No. 7, Case Number: CPC-2023-6763-CU, Item No. 8, Case Number: CPC-2018-3336-SN-TDR-CUB-SPR-MS, Item No. 9, Case Number: CPC-2024-3202-DB-PR-VHCA and Item No. 10, Case Number: DIR-2024-437-TOC-PHP-HCA-1A to a date certain of July 10, 2025. Commissioner Klein seconded the motion and the vote proceeded as follows:

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

MOTION PASSED

As stated in the general announcements, before proceeding to open Item No. 11, Commission President Lawshe announced that Item No. 15 would be taken out of order and heard next.

ITEM NO. 15

CPC-2025-2903-GPA

CEQA: ENV-2025-2904-CE

Plan Area: Citywide

Council District: ALL

Last Day to Act: 09-24-25

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:

Gabriela Juarez, City Planner, Marie Cobian, Senior City Planner, and Jenna Monterrosa, Principal City Planner, representing the Planning Department.

MOTION:

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

An Administrative Amendment to the Safety Element of the General Plan to incorporate the most current Local Hazard Mitigation Plan (LHMP).

1. Recommend that the City Council determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and CEQA Guidelines Section 15308 (Class 8) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15378(b)(5), the Project is not a "project" as defined by CEQA;
2. Approve and recommend that the Mayor approve and the City Council adopt, Resolution approving the amendments to the Safety Element;
3. Authorize the Director of Planning to present the Resolution and General Plan Amendment to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Chapter 1A, Section 13B.1.1;
4. Conduct a public hearing on the Proposed Project as described in this Staff Recommendation Report;
5. Adopt the Staff Recommendation Report as the Commission Report; and
6. Approve and recommend that the City Council adopt the Findings.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 11

CPC-2024-2971-CU3-DB-PR-HCA

CEQA: ENV-2024-2972-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 – Nazarian

Last Day to Act: 07-03-25

PUBLIC HEARING – Completed April 22, 2025

PROJECT SITE: 13610 Sherman Way (13610 – 13618 1/2 Sherman Way)

IN ATTENDANCE:

Maren Gamboa, City Planner, Jojo Pewsawang, Senior City Planner and Blake Lamb, Principal City Planner, representing the Planning Department; Michael Gonzales, representing the Applicant; and Tiffany Zeytounian representing Council District 2 on behalf of Councilmember Nazarian.

MOTION:

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

Demolition and removal of existing residential structures including 10 dwelling units, and 24 non-protected significant trees, for the construction, use, and maintenance of a five-story, 168-unit mixed-income residential building including 18 units set aside for Very Low Income households, totaling 115,358 square feet of floor area.

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 (In-fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use Permit for a 45 percent Density Bonus as outlined in LAMC Chapter 1 Section 12.22 A.25 to permit the construction of a mixed-income residential building consisting of 168 dwelling units, reserving 18 units for Very Low Income household occupancy for a period of 55 years and removing 24 non-protected significant trees and planting 42 new trees, with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. On-Menu Incentive to allow for a Floor Area Ratio (FAR) averaging and parking access from a less restrictive to a more restrictive zone;
 - b. Off-Menu Incentive to allow 99 automobile parking spaces in lieu of the 201 spaces otherwise required;
 - c. Off-Menu Incentive to allow a seven percent increase in maximum allowable floor area to permit 115,358 square feet of floor area for a floor area ratio of 2.93:1 across the C1-VL and P1-VL Zones;
 - d. Waiver of Development Standards to allow a total height of 58 feet and five stories in lieu of the 45-foot and three-story height limits pursuant to the C2-1VL and P-1VL Zones;
 - e. Waiver of Development Standards to allow the transitional height requirement to a depth of 100 feet from the adjacent R1 Zone to allow a height of five stories and 58 feet;
 - f. Waiver of Development Standards to allow a zero-foot side yard for the westerly P Zone portion of the site in lieu of the otherwise required five feet;
 - g. Waiver of Development Standards to allow a zero-foot side yard for the westerly C Zone portion of the site in lieu of the otherwise required five feet;
 - h. Waiver of Development Standards to allow a zero-foot side yard for the northerly C Zone portion of the site in lieu of the otherwise required five feet;
 - i. Waiver of Development Standards to allow a zero-foot rear yard for the P Zone portion of the site in lieu of the otherwise required 15 feet; and
 - j. Waiver of Development Standards to allow a 36 percent reduction in required open space to

- provide 10,771 square feet in lieu of the otherwise required 16,975 square feet; and
3. Approve, pursuant to LAMC Chapter 1A Section 13.B.2.4 and LAMC Chapter 1 Section 16.05, a Project Review for a residential project which results in an increase of 50 or more dwelling units or guest rooms;
 4. Adopt the Conditions of Approval; and
 5. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 10:01 a.m. Before proceeding to open Item No. 12, Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 10:09 a.m. with Commissioners Cabildo, Klein, Mack and Zamora in attendance.

ITEM NO. 12

CPC-2021-10425-CU3

CEQA: ENV-2021-10426-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 – Nazarian

Last Day to Act: 07-25-25

PUBLIC HEARING – Completed May 13, 2025

PROJECT SITE: 6940 – 6942 Longridge Avenue

IN ATTENDANCE:

Joanna Marroquin, Planning Assistant, Maren Gamboa City, Planner, Jojo Pewsawang, Senior City Planner and Blake Lamb, Principal City Planner, representing the Planning Department; Argineh Mailian, representing the Applicant; and Tiffany Zeytounian representing Council District 2 on behalf of Councilmember Nazarian.

MOTION:

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

A change of use from a 4,078 square foot Single-Family Dwelling with an attached garage and a detached Accessory Dwelling Unit (ADU), where only the single-family dwelling will be converted into a Congregate Living Health Facility for inpatient care including basic services such as medical, 24-hour skilled nursing and supportive care in the R1 Zone.

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Article 13B.2.3, a Class 3 Conditional Use for a change of use from Single-Family Dwelling attached garage and a detached ADU, where only

the single-family dwelling will be a 16-bed Congregate Living Health Facility for inpatient care in the R1-1 Zone;

- a. Approve, pursuant to LAMC Section 13B.2.3.F.2, to permit up to a 20 percent reduction in the number of parking spaces to three parking spaces in lieu of four parking spaces;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 13

ADM-2025-28-DB-VHCA-1A

CEQA: N/A

Plan Area: Van Nuys – North Sherman Oaks

Council District: 4 – Raman

Last Day to Act: 07-14-25

PUBLIC HEARING HELD

PROJECT SITE: 14723 West Magnolia Boulevard (14719 and 14721 West Magnolia Boulevard)

IN ATTENDANCE:

Sasha Kassab, Planning Assistant, Maren Gamboa, City Planner, Jojo Pewsawang, Senior City Planner and Blake Lamb, Principal City Planner, representing the Planning Department; Adam Moloudi & Simin Toluie Moloudi, Applicants; Nuno Freire Malo, Appellant #1 and Ricardo Tan, representing Appellant #2.

MOTION:

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

Construction, use and maintenance of a new four-story, 19,785 square-foot, residential building consisting of 10 market-rate dwelling units and two dwelling units reserved for Very Low-Income households for a total of 12 units. The Project will provide a minimum of 12 automobile parking spaces, 12 bicycle parking spaces, 1,250 square feet of open space, and three on-site trees.

1. Determine, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to CA Government Code Section 65915(f)(5) and (j)(1), and California Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. Deny the appeals and sustain the Director of Planning's Letter of Compliance dated April 15, 2025;
3. Approve with Conditions, pursuant to CA Government Code Section 65915 and Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Ministerial On-Menu Density Bonus Compliance Review for a Housing Development Project for a project totaling 12 units, reserving two units (22 percent of the base density) for Very Low-Income Household occupancy for a period of 55 years, with the following On-Menu Incentives:

- a. An 11-foot increase in maximum allowable height for the portion of the building greater than 50 feet from adjacent R1-zoned properties, for a maximum allowable height of 46 feet in lieu of the permitted 35 feet pursuant to the site's Q Conditions (Ordinance No. 167,939);
 - b. An up to 20 percent reduction in the east side yard to permit 5'-9" in lieu of 7' in the RD1.5 Zone pursuant to LAMC Section 12.09.1 B.2(a); and
 - c. An up to 20 percent reduction in the west side yard to permit 5'-9" in lieu of 7' in the RD1.5 Zone pursuant to LAMC 12.09.1 B.2(a);
4. Adopt the Conditions of Approval; and
 5. Adopt the Findings.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 14

DIR-2024-7352-BSA-1A

CEQA: N/A

Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker

Last Day to Act: 07-09-25

PUBLIC HEARING HELD

PROJECT SITE: 23416 and 23514 South President Avenue

IN ATTENDANCE:

Phyllis Nathanson, Associate Zoning Administrator, and Undine Petrulis, City Planner, representing the Planning Department; Daniel Freedman, representing the Property Owner; and Rob Glushon, representing the Appellant.

MOTION:

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

A use of land building permit for a new recreational vehicle park as a Public Benefit Project.

1. Deny the appeal and sustain the Director of Planning's determination, dated April 9, 2025, which denied an appeal alleging that the Los Angeles Department of Building and Safety (LADBS) erred and abused its discretion by preparing to issue Supplemental Building Permit No. 24026-10000-00086 for the use of land in conjunction with a new recreational vehicle park as a Public Benefit Project, pursuant to LAMC, Chapter 1, Section 14.00 A.7, compliant with the required performance standards and without requiring a conditional use permit;
2. Find, that the Los Angeles Department of Building and Safety (LADBS) did not err or abuse its discretion in preparing to issue Supplemental Building Permit No. 24026-10000-00086 for the use of land in conjunction with a new recreational vehicle park, as a Public Benefit Project compliant with the required performance standards and without requiring a conditional use permit; and
3. Adopt the Findings of the Director of Planning.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 12:13 p.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

NOV 06 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**