CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 11, 2025, AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

Meeting presentations will be made available here (https://tinyurl.com/CPC12-11-25) by Monday, December 8, 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.

Monique Lawshe, President
Caroline Choe, Vice President
Priscilla Chavez, Commissioner
Martina Diaz, Commissioner
Sarah Johnson, Commissioner
Phyllis Klein, 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

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's Rules and 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/83086724837 OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 830 8672 4837 AND PASSCODE 541586. 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/commissioners. **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. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions,** limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that twelve (12) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to cpc@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. 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.”

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 – September 11, 2025; September 25, 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 7.3, 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 (NO ITEMS)

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.

6. CPC-2025-5011-ZC-HD

Council District: 5 – Yaroslavsky
Last Day to Act: 02-14-26

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2
Plan Area: West Los Angeles

PUBLIC HEARING – Completed November 18, 2025

PROJECT SITE:
The Project Area is located in the neighborhoods of Century Glen and Beverly Angeles, both of which are in the West Los Angeles Community Plan Area in Council District 5.

The Century Glen Project Area is generally bounded by Santa Monica Boulevard to the north, Pico Boulevard to the south, Beverly Glen Boulevard to the west, and Century Park West and Fox Hills Drive to the east. The Beverly Angeles Project Area is generally bounded by Roxbury Drive to the north and east, Vidor Drive to the south, and Beverly Green Drive to the west, including four parcels and three irregular shaped lots on the western side of Beverly Green Drive along the southwest boundary of the City of Beverly Hills.

PROPOSED PROJECT:
Los Angeles City Planning is proposing to update the zoning within these single-family neighborhoods from R1-1-O to R1V2-O. The update in zoning to the R1V2 zone will convey most of the same development standards and use allowances as the R1-1 zone. Depending upon the size of a lot, the R1V2 zone may allow slightly more residential floor area than the current R1-1 (on average 200 square feet more). This effort does not propose any specific development.

REQUESTED ACTIONS:
1. Determine based on the whole of the record and in the independent judgment of the decisionmaker, the Project was analyzed in the Housing Element Environmental Impact Report ("EIR") No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021, and Addendum ENV-2020-6762-EIR-ADD1 approved June 14, 2022; and Addendum ENV-2020-6762-EIR-ADD2 approved February 7, 2025, and that no subsequent or supplemental EIR is required pursuant to CEQA Guidelines Section 15162 and 15164 to adopt the Draft Ordinance; and
2. Pursuant to Chapter 1A Section 13B.1.4 of the Los Angeles Municipal Code, a Zone Change and Height District Change from R1-1-O to R1V2-O.

Applicant: City of Los Angeles

Staff: Nathaniel Singer, Planning Assistant
nathaniel.singer@lacity.org
(213) 978-1165

7. **CPC-2024-5548-DB-PR-HCA** Council District: 5 – Yaroslavsky
CEQA: ENV-2024-5549-SE Last Day to Act: 12-31-25
Plan Area: West Los Angeles

PUBLIC HEARING – Completed May 16, 2025

PROJECT SITE: 2930 – 2936 South Sepulveda Boulevard

PROPOSED PROJECT:
Construction of a 71-foot high, six story, 77-unit residential development including 12 units set aside for Very Low-Income Households, and two subterranean parking levels including 84 parking spaces. The Project includes a total Floor Area of 74,282 square feet with a 2.99:1 Floor Area Ratio (FAR). There are no existing trees on site, and two existing street trees to remain. The Project includes the demolition of an existing office building and a haul route for the export of 9,771 cubic yards of soil.

REQUESTED ACTIONS:
1. Pursuant to Public Resources Code (PRC) Section 21080.66 and the provisions in Assembly Bill (AB) 130, that the Project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a residential infill development;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development Project totaling 77 dwelling units and setting aside 12 units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested On- and Off-Menu Incentives and Waivers of Development Standards:
    a. An On-Menu incentive to average density, floor area, vehicular access, and parking across the C2-1VL and R4P-1 Zones;
    b. An On-Menu incentive to allow an increase in floor area by 35 percent to 1.35:1 or 77,972 square feet;
    c. An Off-Menu incentive to allow a rear yard reduction to five-feet in lieu of 18-feet;
    d. A Waiver of Development Standards to eliminate the Transitional Height requirement at the C2-1VL Zone; and
    e. A Waiver of Development Standards to allow an increase in height from 45-feet to 71 feet in the C2-1VL Zone; and
3. Pursuant to LAMC Section 13B.2.4, a Project Review for a development that creates more than 50 new residential dwelling units.

Applicant: George Garikian
Representative: Rodney Khan, Khan Consulting, Inc.

Staff: Kyle Winston, City Planner
kyle.winston@lacity.org
(213) 978-1348

8. **DIR-2025-688-BSA-1A** Council District: 1 – Hernandez
CEQA: N/A Last Day to Act: 12-29-25
Plan Area: South Los Angeles

PUBLIC HEARING REQUIRED

PROJECT SITE: 1015 West 21st Street

PROPOSED PROJECT:
An appeal of the Department of Building and Safety action of issuing a permit for the demolition of a one-story single-family dwelling within the North University Park HPOZ area.

APPEAL:
An appeal of the September 29, 2025, Associate Zoning Administrator's Determination, on behalf of the Director of Planning, which:

1. Pursuant to Chapter 1A Section 13B.10.2 of the Los Angeles Municipal Code, determined that the Los Angeles Department of Building and Safety (LADBS) did not err or abuse their discretion in its determination to issue Permit No. 24019-10000-02156 for the demolition of the existing one-story single-family dwelling.

Property Owner: OMG 1021 21ST, LLC
Representative: Henry Fan, Patrick Jen

Appellant: West Adams Heritage Foundation / Jean Frost, Sara Valas, Jim Robinson

Staff: Undine Petrulis, City Planner
undine.petrulis@lacity.org
(213) 978-1170

Jordann Turner, Associate Zoning Administrator

9. **CPC-2025-5392-CA** Council District: ALL
CEQA: ENV-2025-5393-CE Last Day to Act: 02-24-25
Plan Area: Citywide

PUBLIC HEARING – Completed November 18, 2025

PROJECT SITE: Citywide

PROPOSED CODE AMENDMENT:
The proposed Zoning Review Transfer Ordinance (Proposed Ordinance) is a Citywide Code Amendment that will effectuate the transfer of certain zoning plan check responsibilities to the Department of City Planning from the Department of Building and Safety (LADBS). The Proposed Ordinance will: 1. Add a new ministerial "Zoning Plan Check" process to Chapter 1A of the Los Angeles Municipal Code (LAMC) to transfer this authority to City Planning along with related existing LADBS modification authorities; 2. Amend other provisions in Chapters I (Original Zoning Code) and 1A (New Zoning Code) of the LAMC to reflect this transfer of existing authorities; 3. Remove certain redundant document distributions to LADBS; and 4. Make other related workflow clarifications, technical corrections, and edits to address errors and reflect current practices.

REQUESTED ACTIONS:

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

Applicant: City of Los Angeles

Staff: Andrew Jorgensen, City Planner
andrew.jorgensen@lacity.org
(818) 374-9904

10. **CPC-2025-2884-CA** Council District: ALL
CEQA: ENV-2025-2885-MND Last Day to Act: 02-16-26
Plan Area: Citywide

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED CODE AMENDMENT:
The proposed Oil and Gas Drilling Ordinance per (Oil Ordinance), consistent with Assembly Bill (AB) 3233, would amend Sections 12.03, 12.20, 12.23, 12.24, and 13.01 of Chapter I of the Los Angeles Municipal Code (LAMC) and Sections 1.4.7, 5D.9.7, 8.2.4, 12.1.2, 12.5.4, 13B.2.2, and Division 14.3 of Chapter 1A of the LAMC. In summary, the proposed ordinance would prohibit new oil and gas drilling citywide; declare all existing oil and gas activities a nonconforming use in all zones; mandate the cessation of all nonconforming oil and gas operations within a 20-year period; disallow the maintenance, expansion, re-drilling, deepening, or intensification of existing extraction activities and wells in all zones (except for specific, limited Well Servicing); and create a separate zoning review process to permit these activities only to prevent, respond to, or cease credible threats to public health, safety or the environment.

REQUESTED ACTIONS:
1. Recommend that the City Council adopt the Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15074(b); Consider the whole of the administrative record to date, including the Mitigated Negative Declaration, No. ENV-2025-2885-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures; Find there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and recommend that the City Council adopt the proposed Zoning Code Amendment Ordinance pursuant to Chapter 1A Section 13B.1.3.D.3 of the Los Angeles Municipal Code;
3. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Lilian Rubio, City Planner
lilian.rubio@lacity.org
(213) 978-1840

The next regular meeting of the City Planning Commission
will be held on **Thursday, December 25, 2025 after 8:30 a.m.**

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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 Section 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.

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.

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.