

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, SEPTEMBER 11, 2025 REGULAR MEETING
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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 September 11, 2025 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via telephone and Zoom webinar in a hybrid meeting format.

Commission President Monique Lawshe called the meeting to order at 8:37 a.m. with Commissioners Priscilla Chavez, Caroline Choe, Martina Diaz, Sarah Johnson, Brian Rosenstein and Elizabeth Zamora in attendance.

Commissioners Phyllis Klein and Jacob Saitman were not in attendance.

Also in attendance were Lisa M. Webber, Arthi Varma, Deputy Directors, and Pariss Knox, 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

- Election of Officers
Commissioner Zamora nominated Monique Lawshe for Commission President. Commissioner Diaz seconded the motion and the vote proceeded as follows:

Moved: Zamora
Second: Diaz
Ayes: Chavez, Choe, Johnson, Lawshe, Rosenstein
Absent: Klein, Saitman

Vote: 7 – 0

MOTION PASSED

Commissioner Diaz nominated Caroline Choe for Commission Vice President. Commissioner Zamora seconded the motion and the vote proceeded as follows:

Moved: Diaz
Second: Zamora
Ayes: Chavez, Choe, Johnson, Lawshe, Rosenstein
Absent: Klein, Saitman

Vote: 7 – 0

MOTION PASSED

- Arthi Varma, Deputy Director, gave an informational presentation on behalf of Vince P. Berton, Director of Planning, detailing the Climate Vulnerability Assessment (CVA).
- Pariss Knox, Deputy City Attorney, had no report.
- There were no Commission requests.

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-2023-1263-ZC-ZAA-HCA

CEQA: ENV-2023-1264-HES

Plan Area: Chatsworth – Porter Ranch

Council District: 12 – Lee

Last Day to Act: 10-14-25

Continued from: 08-28-25

PUBLIC HEARING – Completed July 29, 2025

PROJECT SITE: 10777 North Winnetka Avenue

IN ATTENDANCE:

Correy Kitchens, City Planning Associate, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department.

MOTION:

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

A Zone Change from A1-1 to (T)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.

1. Determine based on the whole of the administrative record and the independent judgment of the decisionmaker 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-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum Nos. 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. Approve and recommend that the City Council adopt the Ordinance, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from the existing A1-1 Zone to (T)A2-1 across the entire property;
3. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to retain the existing accessory building located 42.8 feet from front lot line of Parcel 2 in lieu of 55 feet from the front lot line pursuant to LAMC Section 12.21 C.5(b);
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

Moved: Choe
Second: Rosenstein
Ayes: Chávez, Diaz, Johnson, Lawshe, Zamora
Absent: Klein, Saitman

Vote: 7 – 0

MOTION PASSED

ITEM NO. 6

CPC-2024-574-CU3-ZV-PR-F-WDI

CEQA: ENV-2024-575-MND

Plan Area: Reseda – West Van Nuys

Council District: 6 – Padilla

Last Day to Act: 09-11-25

Continued from: 08-28-25

PUBLIC HEARING HELD

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

IN ATTENDANCE:

Courtney Yellen, Planning Assistant, Laura Frazin-Steele, City Planner, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Alfredo Rubalcava, Applicant and Veronica Becerra, representing the Applicant.

MOTION:

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

Construction, use and maintenance of a new two-story, 33 feet in height, 62,157 square foot public charter school with a maximum enrollment of 564 students (Grades 6-12) on two vacant, adjoining lots totaling approximately 114,852 square feet (2.6 acres). As proposed, the project includes 27 classrooms, administrative office space, a 1,753 square foot Multipurpose Room (MPR), 17,686 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, 23,465 square feet of landscaping, and 55,311 square feet of hardscape. The Project proposes to replace 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).

1. Find, pursuant to CEQA Guidelines Section 15074(b), after 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, with the imposition of mitigation measures, 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 of the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, 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 to allow the construction, use, and maintenance of a new public charter school (Grades 6-12) with a maximum enrollment of 564 students with a building height of 33 feet in lieu of the otherwise permitted 28 feet in the R1-1-RIO zone; reduced yard setbacks of zero feet along the southerly side yard in lieu of five feet, and zero feet along the westerly rear yard in lieu of 15 feet, to permit the placement of a trash receptacle within the required yard setbacks; and a reduced easterly front yard setback of 22 feet in lieu of the otherwise required 25 feet;
3. Approve, pursuant to LAMC Chapter 1 Section 12.24 X.7 and LAMC Chapter 1A, Section 13B.2.1, a Class 1 Conditional Use Permit to allow the construction, use, and maintenance of an eight-foot-high fence and eight-foot-high concrete masonry unit wall within the front, side, and rear yard setbacks in lieu of the otherwise permitted six feet;
4. Approve, pursuant to LAMC Chapter 1 Section 12.28, and LAMC Chapter 1A Section 13B.5.2, an Adjustment to allow a sports net with a maximum height of 16 feet within the required front and side yard setback;
5. Approve, 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. Approve, 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 the 45 percent otherwise permitted;
7. Approve, 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;
8. Deny, 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;
9. Adopt the Conditions of Approval, as Modified by the Commission; and
10. Adopt the Findings, as Amended by the Commission.

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

Moved: Choe
Second: Rosenstein
Ayes: Chávez, Diaz, Johnson, Lawshe, Zamora
Absent: Klein, Saitman

Vote: 7 – 0

MOTION PASSED

At approximately 10:50 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 11:00 a.m. with Commission Vice President Choe and Commissioners Chavez, Diaz, Johnson, Rosenstein, and Zamora in attendance.

ITEM NO. 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: 09-11-25

Continued from: 08-28-25

PUBLIC HEARING HELD

PROJECT SITE: 12759 and 12761 West Caswell Avenue

IN ATTENDANCE:

David Woon, Planning Assistant, Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Matthew Hayden, representing the Applicant.

MOTION:

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

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.

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 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a housing development project consisting of 16 dwelling units, of which two units will be set aside for Very Low Income Households, with the following On-Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to permit up to a 35 percent increase in Floor Area Ratio (FAR) to permit up to 4.05:1 in lieu of 3:1 pursuant to LAMC Section 12.21.1 A;
 - b. An 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 nine-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 nine-foot side yard pursuant to LAMC Section 12.10 C.3;
 - d. An On-Menu Incentive to permit a 20 percent reduction in the open space requirement to permit a minimum of 1,900 square feet of open space in lieu of 2,375 square feet pursuant to LAMC Section 12.21 G; and
 - e. A Waiver of Development Standard 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;
3. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is 22.5 percent greater than the 35 percent otherwise permitted by LAMC Section 12.22 A.25 for a total 57.5 percent Density Bonus;
4. Adopt the Conditions of Approval, including Staff's Technical Modification dated September 8, 2025; and

5. Adopt the Findings.

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

Moved: Lawshe
Second: Chávez
Ayes: Choe, Diaz, Johnson, Rosenstein, Zamora
Absent: Klein, Saitman

Vote: 7 – 0

MOTION PASSED

ITEM NO. 8

CPC-2024-2365-DB-WDI-VHCA

CEQA: ENV-2024-2366-HES;
ENV-2020-6762-EIR; SCH No. 2021010130
Plan Area: Hollywood

Council District: 5 – Yaroslavsky
Last Day to Act: 10-08-25

PUBLIC HEARING – Completed June 24, 2025

PROJECT SITE: 6727 West Melrose Avenue (6721 – 6727 West Melrose Avenue)

IN ATTENDANCE:

Valentina Knox-Jones, City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; and Elisa Paster, representing the Applicant.

MOTION:

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

Demolition of the existing commercial building and the construction, use, and maintenance of a new, six story, mixed-use development consisting of 32 dwelling units (including four affordable units set aside for Very Low-Income households), 605 square feet of commercial space, and one level of subterranean parking providing 23 parking spaces. The building will have a total height of approximately 72 feet and two inches, a total floor area of approximately 28,717 square feet, and a Floor Area Ratio of 4.06:1. The Project includes a 3,280 square-foot roof deck with open space and amenities. 37 bicycle spaces will be provided, consisting of 32 long-term bicycle spaces and five short-term bicycle spaces. The Project is expected to export approximately 3,128 cubic yards of soil for excavation. There are two parkway trees and four non-protected trees on site. The Project proposes the retention and protection of both parkway trees and the removal of the four non-protected trees on site. The Project proposes a total of 10 trees.

The Project was filed before January 22, 2024 as a Vesting Housing Crisis Act Project, and is vested to the local planning and zoning rules that were in place at the time the complete application was submitted. Therefore, the Project is not subject to the new Hollywood Community Plan and its Community Plan Implementation Overlay and the Chapter 1A Processes and Procedures Ordinance of the Los Angeles Municipal Code. The applicable zoning for the site is C4-1XL and the applicable General Plan Land Use designation is Neighborhood Office Commercial.

1. Determine, in the independent judgment of the decisionmaker, pursuant to California Environmental Quality Act Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all of its appendices, prepared for the Proposed Project, 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-2020-6762-EIR;

SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024 (collectively, the Addendum), the Proposed Project was adequately described in the EIR, 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. Approve, pursuant to Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development consisting of a total of 32 dwelling units including four units set aside for Very Low-Income Households with the following Off-Menu Incentives and Waiver or Modification of Development Standards:
 - a. An Off-Menu Incentive to permit a Floor Area Ratio (FAR) of 4.06:1 in lieu of the 1.5:1 FAR otherwise permitted in the C4-1XL Zone;
 - b. An Off-Menu Incentive to permit a maximum height of 72 feet and two (2) inches and six stories, in lieu of the 30 feet and two (2) story maximum height otherwise permitted in the C4-1XL Zone;
 - c. An Off-Menu Incentive to waive the commercial corner requirement to provide five-foot landscaped setbacks along all street frontages and on the perimeters of all parking areas of the lot or lots which abut a Residential zone or use pursuant to LAMC 12.22.A.23-(a)(10)(i);
 - d. An Off-Menu Incentive to waive the loading zone requirements of LAMC Section 12.21 C.6;
 - e. A Waiver of Development Standards to permit an eastern side yard setback of zero (0) feet in lieu of the nine (9) feet otherwise required in the C4-1XL Zone;
 - f. A Waiver of Development Standards to permit a rear yard setback of 10 feet in lieu of the 18 feet otherwise required in the C4-1XL Zone;
 - g. A Waiver of Development Standards to permit a western side yard setback of zero feet in lieu of the nine (9) feet otherwise required in the C4-1XL Zone; and
 - h. A Waiver of Development Standards for relief from the transitional height requirements of LAMC Section 12.21.1. A.10;
3. Deny, pursuant to LAMC Section 12.37 I., a Waiver of Dedication and/or Improvements to waive the following dedications and improvements:
 - a. A Waiver of Dedication to request relief from the requirement to provide a 20-foot radius property line return or 15-foot by 15-foot corner cut at the intersection of Mansfield Avenue and Melrose Avenue;
 - b. A Waiver of Improvements along Melrose Avenue, to waive the requirement to provide a new integral concrete curb, gutter, and 12-foot-wide concrete sidewalk with tree wells or minimum five-foot wide sidewalk with landscaping of the parkway; and
 - c. A Waiver of Improvements along Mansfield Avenue, to waive the requirement to provide a new integral concrete curb, two-foot gutter, concrete sidewalk with tree wells or minimum five-foot-wide concrete sidewalk with landscaping of the parkway; and a waiver to not provide curb ramps at the intersection per BOE standard and Special Order 04-0222;
4. Approve, pursuant to LAMC Section 12.37 I., a Waiver of Dedication and/or Improvements to waive the following dedications and improvements:
 - a. A Waiver of Dedication along Mansfield Avenue, to waive the required two foot dedication and maintain a half right-of-way of 25 feet, in lieu of the 27-foot half right-of-way as required; and
 - b. A Waiver of Improvements along Mansfield Avenue, to permit a 10-foot-wide concrete sidewalk in lieu of the 12-foot-wide concrete sidewalk, as required;
5. Adopt the Conditions of Approval as Modified by the Commission; and
6. Adopt the Findings.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

Moved: Lawshe

Second: Choe

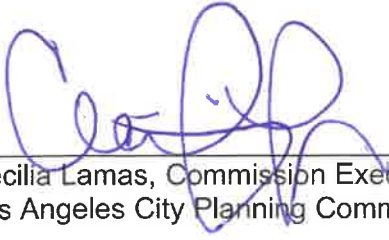
Ayes: Chávez, Diaz, Johnson, Rosenstein, Zamora

Absent: Klein, Saitman

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 11:44 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

DEC 11 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**