

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, SEPTEMBER 25, 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 September 25, 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 8:37 a.m. with Commission Vice President Caroline Choe and Commissioners, Sarah Johnson, Phyllis Klein, and Brian Rosenstein in attendance.

Commissioners Priscilla Chavez, Martina Diaz, Jacob Saitman, and Elizabeth Zamora were not in attendance.

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

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Adoption of updated Rules and Operating Procedures:
Commissioner Rosenstein moved to adopt the updated Rules and Operating Procedures. Commission Vice President Choe seconded the motion and the vote proceeded as follows:

Moved: Rosenstein

Second: Choe

Ayes: Klein, Johnson, Lawshe

Absent: Chavez, Diaz, Saitman, Zamora

Vote: 5 – 0

MOTION PASSED

- Lisa Webber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no Commission requests.

- Meeting Minutes:
Commission President Lawshe moved to approve the Meeting Minutes of January 23, 2025, April 24, 2025, May 8, 2025, and May 22, 2025. Commissioner Klein seconded the motion and the vote proceeded as follows:

Moved: Lawshe
Second: Klein
Ayes: Choe, Johnson, Rosenstein
Absent: Chavez, 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. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

CPC-2024-901-DB-VHCA
CEQA: ENV-2024-4034-CE
Plan Area: Northridge

Council District: 12 – Lee
Last Day to Act: 09-25-25

PUBLIC HEARING – Completed July 29, 2025

PROJECT SITE: 8803 – 8807 North Darby Avenue; 18419 1-16 West Gresham Street

IN ATTENDANCE:

Correy Kitchens, City Planning Associate, Renata Ooms, City Planner, Jojo Pewsawang, Senior City Planner and Blake Lamb, Principal City Planner, representing the Planning Department; Dan Hosseini, Applicant and Heather Lee, representing the Applicant.

MOTION:

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

The subject site is currently developed with an existing four-story, 22,823 square foot, 25-unit apartment building with a pool and covered parking lot. The proposed project will maintain the existing apartment building and demolish the pool and surface parking area (eight parking spaces) for the construction, use and maintenance of a second four-story apartment building with 16 dwelling units. Five of the total 41 units on site are to be reserved for Very Low Income households. The proposed new building will have 14,669 square feet of floor area and will rise to a maximum height of 45 feet. A total of 3,370 square feet of open space will be provided across the existing and proposed building. A total of 49 parking spaces will be provided (44 existing parking spaces being maintained in the ground floor garage of the existing building and five parking spaces will be provided on the ground floor of the proposed new building).

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 15301, Class 1, 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 for a Project totaling 41 dwelling units including five units (15 percent) set aside as Restricted Affordable Housing Units for Very Low-Income households, with the following incentives:
 - a. An On-Menu Incentive to permit a 20 percent decrease in required side yard to permit a five-foot seven-inch southerly side yard setback in-lieu of the seven-foot side yard setback required in the R3 zone pursuant to LAMC Section 12.10 C.3;
 - b. An Off-Menu Incentive to permit a seven-foot increase in maximum building height for a height of 45 feet in lieu of the 38-foot height limitation pursuant to the Q condition (Ordinance No. 156,099); and
 - c. An Off-Menu Incentive to allow a 29 percent reduction in required open space to allow 3,370 square feet of open space in lieu of the otherwise required 4,725 square feet pursuant to LAMC Section 12.21 G.2;
3. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated September 24, 2025; and
4. Adopt the Findings.

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

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

Vote: 5 – 0

MOTION PASSED

At approximately 8:57 a.m. Commission President Lawshe announced Commissioner Chavez joined the meeting.

ITEM NO. 7

CPC-2025-319-CA

CEQA: ENV-2025-320-CE

Plan Area: Citywide

Council District: ALL
Last Day to Act: 12-01-25

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:

Lance Sierra, City Planning Associate, Lilian Rubio, City Planner, Hagu Solomon-Cary, Principal City Planner, representing the Planning Department.

MOTION:

Commissioner Rosenstein moved to put forth the actions below in conjunction with the following Code Amendment:

The proposed Short-Term Rental Technical Amendment Ordinance (Ordinance) would amend Section 12.03 of Article 2 of Chapter I of the Los Angeles Municipal Code (LAMC) to confirm the City's longstanding rules governing the use of dwelling units for short-term rental occupancies to protect the use of any Dwelling Unit, Guest Room, or Suite in any Dwelling and Apartment House from illegal short-term rental occupancies. The ordinance responds to the decision in *People of the State of California v. Venice Suites, LLC*.

1. Determine, based on the whole of the administrative record, that the proposed Ordinance is not a project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code;
2. Approve and recommend that the City Council adopt, pursuant to Section 13B.1.3.D.3. of Chapter 1A of the Los Angeles Municipal Code (LAMC), the proposed Zoning Code Amendment Ordinance dated September 25, 2025;
3. Adopt the Staff Recommendation Report as the Commission's Report on the subject; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 9:41 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