

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JANUARY 22, 2026, AFTER 8:30 A.M.  
VAN NUYS CITY HALL  
COUNCIL CHAMBER, 2ND FLOOR  
14410 SYLVAN STREET  
VAN NUYS, CA 91401**

**Meeting presentations will be made available here (<https://tinyurl.com/CPC1-22-26>) by Tuesday, January 20, 2026.  
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](mailto:cpc@lacity.org)  
(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

Pursuant to the Commission's general 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/82418195010> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 824 1819 5010 AND PASSCODE 967614.** 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>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

**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. Materials are to be emailed to [cpc@lacity.org](mailto:cpc@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48 hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org). Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to [cpc@lacity.org](mailto:cpc@lacity.org) and 15 hard copies must be submitted at the in-person meeting. 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](mailto: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](mailto: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." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to [cpc@lacity.org](mailto: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 – October 9, 2025; December 11, 2025; January 8, 2026

## **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](mailto: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 9.3, 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-2024-2010-GPA-ZC-SPPC-CU3**

CEQA: SCH No. 2015111038;  
Venice Auxiliary Pumping Plant (VAAP) Project EIR  
Plan Area: Venice

Council District: 11 – Park  
Last Day to Act: 02-12-26

**PUBLIC HEARING** – Completed May 5, 2025

**PROJECT SITE:** 128, 133 & 139 East Hurricane Street;  
3817 & 3813 South Esplanade; 3913 South Esplanade West

**PROPOSED PROJECT:**

Construction of a two-story, 2,283 square-foot wastewater pumping plant (VAPP) to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces. The project includes an amendment to the certified Venice Local Coastal Program Land Use Plan map, to re-designate the subject site from Low Medium II Residential to Public Facility and related text change.

**REQUESTED ACTIONS:**

1. The City Planning Commission shall consider, based on the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report for the Venice Auxiliary Pumping Plant Project SCH No. 2015111038; and pursuant to CEQA Guideline Sections 15162 and 15164, and as supported by the Addendums dated October 29, 2021 and June 2024, no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project;
2. Pursuant to Section 555 of the Los Angeles City Charter and Chapter 1, Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the:
  - a. Venice Community Plan General Plan Land Use Map to amend the land use designation of the subject site from Low Medium II Residential to Public Facility;
  - b. Certified Venice Local Coastal Program Land Use Plan (LUP) map to amend the land use designation of the subject site from Low Medium II Multiple Family Residential to Public Facility; and
  - c. Certified Venice Local Coastal Program Land Use Plan (LUP) to amend related policies to facilitate the proposed project;
3. Pursuant to LAMC Chapter 1A, Section 13B.1.4, a Zone Change from RW2-1 to PF-1;
4. Pursuant to LAMC Chapter 1, Section 12.24 U.21, a Class 3 Conditional Use Permit to allow a pumping plant and a surface parking lot within the PF zone; and
5. Pursuant to LAMC Chapter 1A, Section 13B.4.2, a Project Compliance, for a project located within the Ballona Lagoon West Subarea of the Venice Coastal Zone Specific Plan.

**Applicant:** Christine Heinrich-Josties, Department of Public Works: LA Sanitation and Environment  
Representative: Benét Gardner, P.E., Department of Public Works: Bureau of Engineering

**Staff:** Ira Brown, City Planner  
[ira.brown@lacity.org](mailto:ira.brown@lacity.org)  
(213) 978-1453

7. [CPC-2025-796-DB-HCA](#)  
CEQA: ENV-2025-797-CE  
Plan Area: Mission Hills – Panorama City – North Hills

Council District: 7 – Rodríguez  
Last Day to Act: 01-22-26

**PUBLIC HEARING** – Completed December 16, 2025

**PROJECT SITE:** 9335 North Noble Avenue

**PROPOSED PROJECT:**

Demolition of an existing 1,296 square foot single-family dwelling and 480 square foot detached garage, for the construction of a 15,136 square foot, three-story multifamily residential development comprised of seven units, one of which is to be reserved for Very Low Income Households. The building will be 40 feet, 10 inches in height, with a Floor Area Ratio (FAR) of 0.9:1. The Project will provide 13 automobile parking spaces, four long-term bicycle parking stalls, and two short-term bicycle parking stalls. The Project will provide a total of 690 square feet of open space. Ten trees will be removed and replaced with two trees and 119 shrubs. The Project proposes no grading.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Chapter 1, Section 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a discretionary review of a Density Bonus for a Housing Development totaling seven dwelling units, including one unit or 16 percent of the total number of units for Very Low-Income Households for a period of 55 years, with the following requested Off-Menu Incentives and Waivers of Development Standards:
  - a. An Off-Menu Incentive to allow a residential floor area of 15,136 square feet in lieu of the maximum residential floor area of 4,184 square feet pursuant to LAMC Chapter 1, Section 12.07 C.5;
  - b. An Off-Menu Incentive to allow a front yard setback of 15 feet in lieu of the required 25 feet in the RA-1 Zone pursuant to LAMC Chapter 1, Section 12.07 C.1;
  - c. An Off-Menu Incentive to allow a side yard setback of five feet on the northern side of the parcel in lieu of the required 5.4-foot side yard setback in the RA-1 Zone pursuant to LAMC Chapter 1, Section 12.07 C.2;
  - d. An Off-Menu Incentive to allow a rear yard setback of 15 feet in lieu of the required rear yard setback of 25 feet in the RA-1 Zone pursuant to LAMC Chapter 1, Section 12.07 C.3;
  - e. A Waiver of Development Standards to allow a building height of 40 feet, 10 inches in the RA-1 Zone in lieu of the maximum height of 36 feet pursuant to LAMC Chapter 1, Section 12.21.1; and
  - f. A Waiver of Development Standards to allow 690 square feet of open space in lieu of the required 1,225 square feet of open space pursuant to LAMC Chapter 1, Section 12.21 G.

**Applicant:** Milad Jashneih  
Representative: Kirill Volchinskiy, OCA

**Staff:** Shane Strunk, Planning Assistant  
[shane.strunk@lacity.org](mailto:shane.strunk@lacity.org)  
(213) 675-6022

8. [CPC-2025-3618-DB-VHCA](#)  
CEQA: ENV-2025-3619-HES  
Plan Area: Wilshire

Council District: 5 – Yaroslavsky  
Last Day to Act: 02-15-26

**PUBLIC HEARING** – Completed December 2, 2025

**PROJECT SITE:** 834 – 844 South Holt Avenue

**PROPOSED PROJECT:**

Demolition of three buildings containing a total of 15-units for the construction, use, and maintenance of a new six-story (66 feet and six inches), 87,099 square-foot residential development consisting of 47 units, including five units set aside for Very Low-Income Households and three units set aside for Low-Income Households. The Project would include 68 off-street parking spaces in a two-level garage, along with four short- and 40 long-term bicycle parking spaces. The Project would include 3,455 square feet of private and common open space.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing 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), was certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 was adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 was adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum; and ADOPT the Mitigation Monitoring Program (MMP) for the Proposed Housing Project ;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC) and Assembly Bill 1287 (2023-24), a by-right Density Bonus to allow a 50 percent density increase and an additional 50 percent stackable increase for a total 100 percent density bonus with the following requested Off-Menu Incentives and Waivers or Modification of Development Standards:
  - a. An Off-Menu Incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit a reduced front yard to allow 10-feet in lieu of the otherwise required 20-feet per Section 2, No. 8 of Ordinance No. 167335;
  - b. An Off-Menu Incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit a reduced east side yard to allow six-feet, four-inches in lieu of the otherwise required nine-feet;
  - c. An Off-Menu Incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit a reduced west side yard to allow six-feet, four-inches in lieu of the otherwise required nine-feet;
  - d. An Off-Menu Incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit reduced Open Space to allow 3,455-square feet in lieu of the otherwise required 5,650-square feet;
  - f. A Waiver or Modification of Development Standards pursuant to LAMC Section 12.22 A.25(g)(3) to permit an increased Floor Area Ratio (FAR) to allow a 5.25:1 FAR in lieu of the otherwise required 3:1 FAR; and
  - g. A Waiver or Modification of Development Standards pursuant to LAMC Section 12.22 A.25(g)(3) to permit an increase in height to allow 67-feet in lieu of the otherwise required 45-feet.

**Applicant:** c/o Chandler Sooferian, Imperian Investment Group, LLC / Meridian Investments Holdings, LLC / Emerald Sierra Group, LLC

Representative: Matthew Hayden, Hayden Planning

**Staff:** Stephanie Escobar, City Planning Associate  
[stephanie.escobar@lacity.org](mailto:stephanie.escobar@lacity.org)  
(213) 978-1492

The next regular meeting of the City Planning Commission will be held on **Thursday, February 12, 2026 after 8:30 a.m.**

Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

#### **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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.