

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, OCTOBER 9, 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 October 9, 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 8:36 a.m. with Commission Vice President Caroline Choe and Commissioners Martina Diaz, Sarah Johnson, Brian Rosenstein, Jacob Saitman, and Eizabeth Zamora in attendance.

Commissioners Priscilla Chavez and Phyllis Klein were not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Lisa M. Webber, Arthi L. Varma, Shana M. M. Bonstin, and Haydee Urita-Lopez, Deputy Directors, and Parissh 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, and Yumi Kanegawa, Office Services Assistant.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Former Commissioners Maria Cabildo and Karen Mack were formally recognized for their contributions to the City Planning Commission.

At approximately 9:09 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 9:22 a.m. with Commission Vice President Choe and Commissioners Diaz, Johnson, Rosenstein, Saitman, and Zamora in attendance.

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- Parissh 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. 5

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 6

DIR-2024-7352-BSA-1A

CEQA: N/A

Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker

Last Day to Act: N/A

PUBLIC HEARING HELD

PROJECT SITE: 23416 and 23514 South President Avenue

IN ATTENDANCE:

Phyllis Nathanson, Associate Zoning Administrator, and Undine Petrulis, representing the Planning Department; Michael Perez, Building Civil Engineer II, representing the Los Angeles Department of Building & Safety; Ben Reznik, representing the property owner; and Crystal Cooper, representing the Appellant.

This City Planning Commission (CPC) originally heard this case on June 26, 2025. The Project was remanded back to the CPC, by the City Council, for further review and consideration on August 21, 2025 ([Council File No. 24-0711-S1](#)). The CPC shall new evidence, re-hear, and re-decide this case.

At approximately 11:08 a.m. Commission President Lawshe announced Commissioner Zamora left the meeting.

MOTION:

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

An appeal, pursuant to Los Angeles Municipal Code (LAMC), Chapter 1A, Section 13.B.10.2, of a use of land building permit for a new recreational vehicle park as a Public Benefit Project.

1. Deny the appeal in part and sustain the Determination by the Zoning Administrator, on behalf of the Director of Planning, dated April 9, 2025, that a City-issued Conditional Use Permit is not required for a new recreational vehicle park as a Public Benefit Project, pursuant to Chapter 1, Section 14.00 A.7 of the Los Angeles Municipal Code (LAMC), if it complies with the required performance standards;
2. Grant the appeal in part and find that the Department of Building and Safety erred in preparing to issue Supplemental Building Permit No. 24026-10000-00086 because compliance with Performance Standard Nos. 3, 4 and 5, pursuant under LAMC Chapter 1, Section 14.00 A.7(a)(3), (4) and (5), was prematurely cleared; and
3. Recommend the Department of Building and Safety not issue a use of land building permit for a new recreational vehicle park as a Public Benefit Project until all of the required performance standards under LAMC, Chapter 1, Section 14.00 A.7(a)(1) through (12) have been satisfied or a Conditional Use Permit has been approved and that any project plans submitted be consistent with those cleared by the Department of City Planning.

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

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

Vote: 6 – 0

MOTION PASSED

Before proceeding to open Item Nos. 7 and 8, Commission President Lawshe announced that Commissioner Chavez would be recusing herself for both items.

Commission President Lawshe announced both items would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 7

VTT-82974-CN-HCA-1A

CEQA: ENV-2021-4071-EIR (SCH No. 2022030295)

Plan Area: Downtown

Related Case: CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

Council District: 14 – Jurado

Last Day to Act: 10-09-25

PUBLIC HEARING HELD

PROJECT SITE: 400 South Central Avenue (364 – 448 and 425 – 433 South Central Avenue;
715 and 730 East 4th Street)

IN ATTENDANCE:

Tamar Gharibian, Planning Assistant, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Kristin Fukushima, Appellant #1; Yukio Kawaratani, Appellant #2; Edgar Khalatian, representing the Applicant; and Kevin Ocubillo representing Council District 14 on behalf of Councilmember Ysabel Jurado.

MOTION:

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

A Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site into four ground lots and 27 airspace lots and for condominium purposes, and a Haul Route for the export of approximately 651,000 cubic yards of soil.

1. Find, pursuant to California Public Resources Code Sections 21081.6 and 21082.1(c), the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for this Project, which includes the Draft EIR, ENV-2021-4071-EIR (SCH No. 2022030295), dated October 2023, and the Final EIR dated October 2024 (Fourth and Central Project EIR), as well as the whole of the administrative record; and CERTIFY the following:
 - a. The Fourth and Central Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Fourth and Central Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
 - c. The Fourth and Central Project EIR reflects the independent judgement and analysis of the lead agency.
- ADOPT the following:
 - a. The related and prepared Fourth and Central Project EIR Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Fourth and Central Project EIR;
2. Deny the appeals and sustain the decision of the Advisory Agency dated August 20, 2025;
3. Approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. 82974-CN-HCA (stamped map, dated April 21, 2021) for the merger and re-subdivision of the site into four ground lots and 27 airspace lots and for condominium purposes, and a Haul Route for the export of up to 651,000 cubic yards of soil;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

CEQA: ENV-2021-4071-EIR (SCH No. 2022030295)

Plan Area: Downtown

Related Case: VTT-82974-CN-HCA-1A

Council District: 14 – Jurado

Last Day to Act: 10-09-25

PUBLIC HEARING – Completed November 20, 2024

PROJECT SITE: 400 South Central Avenue (364 – 448 and 425 – 433 South Central Avenue; 715 and 730 East 4th Street)

IN ATTENDANCE:

Tamar Gharibian, Planning Assistant, and Milena Zasadzien, Principal City Planner, representing the Planning Department; Edgar Khalatian, representing the Applicant; and Kevin Ocubillo on behalf of

At approximately 1:44 p.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 1:55 p.m. with Commission Vice President Choe and Commissioners Diaz, Johnson, Rosenstein, and Saitman in attendance.

MOTION:

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

The Fourth & Central Project (Project) would consist of three distinct sites with a total land area of approximately eight acres, comprised of the following areas: North Site (1.35 acres) located at the northeast corner of 4th Street and Central Avenue; South Site (5.99 acres) located south of 4th Street between Central Avenue and Alameda Street; and West Site (0.32 acres) located at the northwestern intersection of Gladys Avenue and Central Avenue. The Project would demolish the existing surface parking and cold storage facility uses on the West and South Sites, and would adaptively reuse, if feasible, a portion of a six-story cold storage building on the North Site while demolishing the remaining warehouse uses. The Project would include a mix of residential, office, and restaurant/retail uses within 10 distinct buildings within the Project Site totaling up to 2,318,534 square feet of floor area. The Project would include: 1,589 residential units, including affordable housing units, totaling 1,761,673 square feet; 411,113 square feet of office uses; and 145,748 square feet of restaurant/retail uses. The Project would include approximately two acres of publicly accessible open space. The proposed buildings would range in height from two to 30 stories, with a maximum height of 364 feet. Parking would be provided in up to four levels of subterranean parking and in above-grade parking podiums.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2021-4071-EIR (SCH No. 2022030295), certified on December 15, 2025; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and recommend that the Mayor and City Council adopt the resolution, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), for a General Plan Amendment to the Downtown Community Plan to change the land use designation on a portion of the Project Site from Hybrid Industrial to Community Center;
3. Approve and recommend that the City Council adopt the ordinance, pursuant to LAMC Sections 12.32 F and Q, for a Vesting Zone Change and Height District Change Ordinance to (T)(Q)C2-3D;
4. Approve and recommend that the City Council approve, pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
 - a. An 18 percent increase in the allowable Floor Area Ratio (FAR), from 6:1 to 7.1:1 to permit up to 2,318,534 square feet of floor area; and
 - b. Averaging of FAR, density, and open space across the Project Site;
5. Approve, pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to permit the sale and dispensing of alcoholic beverages for on-site and/or off-site consumption within up to 10 establishments;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of 50,000 gross square feet of nonresidential floor area, or 50 or more dwelling units;
7. Adopt Conditions of Approval; and
8. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 9

CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR

CEQA: ENV-2024-116-MND

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 10-27-25

PUBLIC HEARING – Completed September 3, 2025

PROJECT SITE: 12681 West Jefferson Boulevard

IN ATTENDANCE:

Kenton Trinh, City Planner, Juliet Oh, Senior City Planner and Theodore Irving, Principal City Planner, representing the Planning Department; Cherry Miao, Applicant and Francis Park, representing the Applicant.

MOTION:

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

Construction of an 82,324 square-foot, 44-foot three-inch, three-story mixed-use building over a basement consisting of retail and self-storage uses. The Proposed Project will consist of 3,959 square feet of retail use and parking at ground floor and 78,365 square feet of self-storage use at the second and third floors and basement level. The Proposed Project will provide 70 automobile parking spaces and 64 bicycle parking spaces. The Proposed Project will require approximately 13,541 cubic yards of grading and export. The Proposed Project will be developed at the vacant portion of a site that is currently developed with an existing 216,584 square-foot self-storage building that will remain.

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-2024-116-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 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 Mayor and City Council adopt the Resolution, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Palms – Mar Vista – Del Rey Community Plan to amend Footnote No. 1 of the Community Plan Map to allow Height District No. 2 for the project site;
3. Approve and recommend that the City Council adopt the Ordinance, pursuant to LAMC Section 12.32, adopt an ordinance for a Height District Change from Height District No. 1 to 2 to allow the proposed project to be developed with a Floor Area Ratio of 2.1:1 and approximately 298,908 square feet of floor area;
4. Approve, pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to allow a storage building for household goods in the M2 Zone within 500 feet from an R Zone and residential uses;

5. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow a building height of 44 feet three inches in lieu of the maximum building height of 37 feet for storage buildings for household goods allowed by LAMC Section 12.17.6 A.10;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review to allow a development project that is creating 50,000 gross square feet or more of nonresidential floor area;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 10

CPC-2024-5346-DB-CU3-CDP-SPPC-MEL-PHP-HCA

CEQA: ENV-2024-5347-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 10-12-25

PUBLIC HEARING – Completed August 18, 2025

PROJECT SITE: 657 and 659 East Sunset Avenue

IN ATTENDANCE:

Luis Lopez, Planning Assistant, Ira Brown, City Planner, Juliet Oh, and Theodore Irving, Principal City Planner, representing the Planning Department; and Kevin Scott, 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 existing duplexes and the construction of a new four-story, 18,773 square foot 25-unit apartment building, comprised of 19 market-rate units and six units set aside for Very Low-Income households, and the removal of two street trees, providing 11 vehicular parking spaces on-site.

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, Sections 15301 (Class 1) and 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. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC) and Government Code Section 65915, a Density Bonus/Affordable Housing Incentive Compliance Review for a Housing Development Project comprised of 25 dwelling units, of which six dwelling units will be set aside for Very Low-Income households, requesting the following On- and Off-Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to allow a front-yard setback of 12 feet in lieu of 15 feet, as required by LAMC Section 12.09.1 B.1;
 - b. An Off-Menu Incentive to allow a northerly side-yard setback of five feet in lieu of seven feet, as required by LAMC Section 12.09.1 B.2(a);
 - c. An Off-Menu Incentive to allow a southerly side-yard setback of five feet in lieu of seven feet, as

- required by LAMC Section 12.09.1 B.2(a);
- d. An Off-Menu Incentive to allow a flat roof with a height of 48 feet 7.5 inches lieu of 25 feet, as required by the Venice Coastal Zone Specific Plan Section 10.G.3.a; and
 - e. A Waiver of Development Standards to allow zero square feet of open space in lieu of the required 2,525 square feet, as required by LAMC Section 12.21 G.2;
3. Approve, pursuant to LAMC Chapter 1 Section 12.24 U.26, a Class 3 Conditional Use to permit a Housing Development Project totaling 25 dwelling units, a 77.5 percent increase in the base density of nine dwelling units in addition to the 88.75 percent increase in density permitted by LAMC Section 12.22 A.25 and Government Code Section 65915;
 4. Approved, pursuant to LAMC Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project on a lot located within the Single Permit Jurisdiction of the Coastal Zone;
 5. Approve, pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the Oakwood Subarea of the Venice Coastal Zone Specific Plan;
 6. Approve, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Administrative Procedures, a Mello Act Compliance Review for the demolition of four units and the construction of 25 new Residential Units in the Coastal Zone;
 7. Adopt the Conditions of Approval; and
 8. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 11

CPC-2021-9522-DB-VCU-CU-SPR-HCA

CEQA: ENV-2021-9523-HES-PEIR

Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker

Last Day to Act: 11-30-25

PUBLIC HEARING – Completed September 16, 2025

PROJECT SITE: 1268 – 1290 West Pacific Coast Highway; 25900 South Frampton Avenue

IN ATTENDANCE:

Norali Martinez, City Planner, Connie Chauv, Senior City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department; Luciralia Ibarra, representing the Applicant; and Pamela Thronton on behalf of Councilmember Tim McOsker, representing Council District 15.

At approximately 4:12 p.m. Commission President Lawshe announced Commissioner Diaz left the meeting.

MOTION:

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

The Proposed Project includes the construction of a new six-story, 80-foot-tall mixed-use residential

building comprised of 354 dwelling units (including 42 Very Low-Income Units). The Project will be approximately 406,855 square feet in floor area, including 1,500 square feet of commercial, with a Floor Area Ratio (FAR) of 2.6:1. The Project will provide 560 residential and 15 commercial parking spaces, for a total of 575 parking spaces, in a six-story above-grade parking garage. The Project will include the grading of 53,000 cubic yards and export of 7,000 cubic yards of soil, and removal of 24 non-protected trees.

1. Determine, in the independent judgment of the decision maker, pursuant to CEQA Guidelines Section 15168(c), based on the whole of 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), certified on November 24, 2021, the Addendum No. ENV-2020-6762-EIR-ADD1 adopted on June 12, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 adopted on December 10, 2024, the Proposed Housing Development was adequately described in the EIR and Addenda, and the impacts of the proposed project are within the scope of the EIR and the Addenda, and adopt the Mitigation Monitoring (MMP) for the proposed project;
2. Approve, pursuant to Sections 12.22 A.25(g)(2) and (3) of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 354 units, reserving 42 units for Very Low Income Household occupancy for a period of 55 years, with the following On- and Off-Menu Incentives:
 - a. An On-Menu Incentive for an averaging of Floor Area Ratio, Density, Parking, Open Space, and permitting Vehicular Access from a less restrictive zone to a more restrictive zone;
 - b. An Off-Menu Incentive for a Floor Area Ratio (FAR) of 2.6:1 in lieu of 1.5:1 as otherwise permitted in the [Q]C2-1VL & [Q]CM-1VL zones and Footnote Nos. 8 and 10 of the Community Plan;
 - c. An Off-Menu Incentive for a 35-foot and three-story increase in the maximum building height to allow 80 feet and six stories in lieu of 45 feet and three stories as otherwise permitted in the [Q]C2-1VL & [Q]CM-1VL zones, Footnote Nos. 8 and 10 of the Community Plan, and LAMC Section 12.22 A.23;
3. Approve, pursuant to LAMC Section 12.22 A.25(g)(3), the following Waivers of Development Standards:
 - a. A Waiver of Development Standards for an eight-foot easterly side yard setback in lieu of the 10 feet otherwise required by the [Q]C2-1VL & [Q]CM-1VL Zones;
 - b. A Waiver of Development Standards for an eight-foot westerly side yard setback in lieu of the 10 feet otherwise required by the [Q]C2-1VL & [Q]CM-1VL Zones;
 - c. A Waiver of Development Standards for 25 percent of the required open space to be landscaped in lieu of the 50 percent otherwise required by Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
 - d. A Waiver of Development Standards for a recreation room to be counted towards 25 percent of the required open space, in lieu of the 10 percent otherwise allowed by Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B); and
 - e. A Waiver of Development Standards for a waiver from architectural treatment requirements of Q Condition contained in Ordinance No. 172,853 (Subareas 22A and 22B);
4. Approve, pursuant to LAMC 12.24 V, a Vesting Conditional Use to allow a Mixed Commercial/Residential Use Development on the subject site;
5. Approve, pursuant to LAMC Section 12.24, a Conditional Use to allow a development combining residential and commercial uses on the subject site as required by Footnote No. 9 of the Wilmington - Harbor City Community Plan;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project resulting in an increase in 50 or more dwelling units;
7. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modifications dated October 1, 2025 and October 6, 2025; and
8. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 12

ZA-2025-2976-ZAI-1A
CEQA: ENV-2025-3305-CE
Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PUBLIC HEARING HELD

LOCATION: Citywide

IN ATTENDANCE:

Edber Macedo, City Planning Associate, Matthew Lum, Senior City Planner, Courtney Shum, Associate Zoning Administrator, and Estineh Mailian, Chief Zoning Administrator, representing the Planning Department; Tracy Hunckler, representing Appellant #1; and Matthew Wickersham, representing Appellant #2.

MOTION:

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

A Zoning Administrator's Interpretation (ZAI) applicable to oil/gas well operations in the City of Los Angeles, issued by the Chief Zoning Administrator on June 12, 2025, interpreting the meaning of "well maintenance" in the Los Angeles Municipal Code (LAMC), as activities triggering a "Rework Permit" from the California Geologic Energy Management Division and/or notification per South Coast Air Quality Management District Rule 1148.2 for "Well Rework" and/or "Injection" including one or more of the following activities: acidizing, hydraulic fracturing, gravel packing, maintenance acidizing, matrix acidizing, and acid fracturing.

This ZAI provides an interpretation of existing terminology in the LAMC that assists in the procedural implementation of LAMC Sections 13.01-H and 13.01-I. The issuance of this ZAI that interprets "well maintenance" is not a "project", as defined by the CEQA Guidelines, and qualifies pursuant to CEQA Guidelines Section 15378 as an administrative and procedure-making activity to assist in the implementation of the City's preexisting Zoning Code provisions regarding oil well sites. Even assuming that the ZAI is considered a project, the ZAI is exempt under the Class 8 and common-sense exemptions, pursuant to CEQA Guidelines Sections 15308 and 15061(b)(3), respectively. The ZAI identifies the oil well activities that qualify as "well maintenance" in order to implement a review process intended to minimize land use impacts, such as elevated noise levels, frequent odor events, increased emissions exposure, spill incidents affecting the public right-of-way, and truck traffic congestion, among others. Thus, the ZAI is an action taken by a regulatory agency, as authorized by local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment. Moreover, the ZAI only provides an interpretation of preexisting language in the Zoning Code to assist in the implementation of a previously established application process and does not have the potential for causing a significant effect on the environment.

1. Determine that the issuance of this ZAI that -interprets "well maintenance" is not a "Project" as that term is defined by CEQA Guidelines, Section 15378. Even if this ZAI is determined to be a Project

for purposes of CEQA, it is exempt pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment; and determined that if the ZAI is a Project under CEQA it is exempt pursuant to CEQA Guidelines Section 15308 (Class 8) and that there is no substantial evidence demonstrating that an exception to an exemption pursuant to CEQA Guidelines Section 15300.2 applies;

2. Deny the appeals;
3. Affirm the Zoning Administrator's Interpretation that interprets "well maintenance" dated June 12, 2025; and
4. Adopt the Staff Recommendation Report as the Commission's report.

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

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

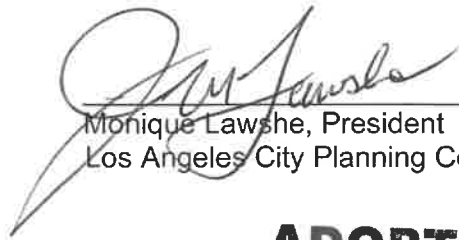
Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 5:12 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

JAN 22 2026

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**