

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, DECEMBER 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 December 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 8:49 a.m. with Commission Vice President Caroline Choe and Commissioners Priscilla Chavez, Martina Diaz, Sarah Johnson, Phyllis Klein, Brian Rosenstein, and Jacob Saitman in attendance.

Commissioner Eizabeth Zamora was not in attendance.

Also in attendance were Kevin J. Keller, Executive Officer, Lisa M. Webber and Shana M. M. Bonstin, 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

- Kevin J. Keller, Executive Officer, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Pariss Knox, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Diaz announced a planned absence for the meeting of January 8, 2026.

- Meeting Minutes:

Commission Vice President Choe moved to approve the Meeting Minutes of September 11, 2025 and September 25, 2025. Commissioner Klein seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 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-2025-5011-ZC-HD

CEQA: ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1;
ENV-2020-6762-EIR-ADD2

Plan Area: West Los Angeles

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

PUBLIC HEARING – Completed November 18, 2025

IN ATTENDANCE:

Nathaniel Singer, Planning Assistant and Ulises Gonzalez, Senior 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:

The 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 zone. This effort does not propose any specific development.

1. Find, based on the whole of the record, 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 7th, 2025, and that no subsequent or supplemental EIR is required pursuant to CEQA Guidelines Section 15162 and 15164 to adopt the Draft Ordinance;

2. Approve and recommend that the City Council adopt the Proposed Ordinance, pursuant to Chapter 1A Section 13B.1.4 of the Los Angeles Municipal Code, for a Zone Change and Height District Change from R1-1-O to R1V2-O; and
3. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

CPC-2024-5548-DB-PR-HCA
CEQA: ENV-2024-5549-SE
Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky
Last Day to Act: 12-31-25

PUBLIC HEARING – Completed May 16, 2025

PROJECT SITE: 2930 – 2936 South Sepulveda Boulevard

IN ATTENDANCE:

Kyle Winston, City Planner, Connie Chauv, Senior City Planner, and Theodore I. Irving, Principal City Planner, representing the Planning Department; Rodney Khan and Todd Neslon, 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:

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.

1. Determine, based on the whole of the administrative record, the Project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 and the provisions in Assembly Bill (AB) 130;
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 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 On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to average floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone across the C2-1VL and R4P-1 Zones;
 - b. An On-Menu Incentive to allow an increase in floor area by 35 percent to 2.99:1 FAR or 74,282 square feet;

- c. An Off-Menu Incentive to allow an increase in height from 45-feet to 71 feet in the C2-1VL Zone;
 - 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 a rear yard reduction to five-feet in lieu of 18-feet;
3. Approve, pursuant to LAMC Section 13B.2.4, a Project Review for a development that creates more than 50 new residential dwelling units;
 4. Adopt the Conditions of Approval; and
 5. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 8

DIR-2025-688-BSA-1A

CEQA: N/A

Plan Area: South Los Angeles

Council District: 1 – Hernandez

Last Day to Act: 12-29-25

PUBLIC HEARING HELD

PROJECT SITE: 1015 West 21st Street

IN ATTENDANCE:

Jordann Turner, Associate Zoning Administrator, representing the Planning Department; Shahan Akelyan, Assistant Deputy Superintendent of Buildings II, representing the Los Angeles Department of Building & Safety; Jean Frost, representing the Appellant; Patrick Jen, representing the Property Owner.

MOTION:

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

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.

1. Deny the appeal and sustain the Associate Zoning Administrator's Determination, on behalf of the Director of Planning dated September 29, 2025; and
2. Determine, pursuant to Chapter 1A Section 13B.10.2 of the Los Angeles Municipal Code, 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.

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

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

Vote: 8 – 0

MOTION PASSED

The Commission requested that the Director of Planning follow up on the University Park Historic Resources Survey at a future meeting.

ITEM NO. 9

CPC-2025-5392-CA

CEQA: ENV-2025-5393-CE

Plan Area: Citywide

Council District: ALL
Last Day to Act: 02-24-25

PUBLIC HEARING – Completed November 18, 2025

PROJECT SITE: Citywide

IN ATTENDANCE:

Andrew Jorgensen, City Planner, Clare Kelley, City Planner, Erick Lopez, Senior City Planner, and Kevin J. Keller, Executive Officer, representing the Planning Department.

At approximately 10:19 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 10:33 a.m. with Commission Vice President Choe and Commissioners Chavez, Diaz, Johnson, Klein, Rosenstein, and Saitman in attendance.

MOTION:

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

A proposed ordinance 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.

1. Determine, based on the whole of the administrative record, that the proposed Zoning Code Amendment 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 Section 13B.1.3.D.3. of Chapter 1A 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.

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

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

Vote: 8 – 0

MOTION PASSED

Before proceeding to open Item No. 10, Commission President Lawshe announced that Commissioner Klein would be recusing herself for the item. At approximately 11:18 a.m. Commissioner Klein left the meeting.

ITEM NO. 10

CPC-2025-2884-CA

CEQA: ENV-2025-2885-MND

Plan Area: Citywide

Council District: ALL
Last Day to Act: 02-16-26

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:

Lilian Rubio, City Planner, Hagu Solomon-Cary, Principal City Planner, and Arthi Varma, Deputy Director, representing the Planning Department.

MOTION:

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

The proposed Oil and Gas Drilling Ordinance (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.

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, pursuant to Chapter 1A Section 13B.1.3.D.3 of the Los Angeles Municipal Code, the proposed Zoning Code Amendment Ordinance dated December 11, 2025;
3. Adopt the Staff Recommendation Report as the Commission's report on the subject; and
4. Adopt the Findings.

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

Moved: Rosenstein

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

Vote: 7 – 0

MOTION PASSED

There being no further business before the Commission, President Lawshe adjourned the meeting at 12:40 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**