

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, FEBRUARY 26, 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/CPC2-26-26>) by Monday, February 23, 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  
Craig R. Weber, 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/81339392378> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 813 3939 2378 AND PASSCODE 404693.** 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 – November 6, 2025

## **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 (5a and 5b)**

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.

**5a. CPC-2025-3893-ZC-SPPE-SPPC**

CEQA: ENV-2025-3894-CE

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: 02-28-26

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

**PROJECT SITE:** 20600 Ventura Boulevard

**PROPOSED PROJECT:**

Change of use of 4,212 square feet of existing retail space to five residential units and the addition of 1,764 square feet of floor area through the addition of mezzanines to the subject units and enclosing of existing porch areas.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1, an exemption from CEQA and 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 1A, Section 13B.1.4 of the Los Angeles Municipal Code (LAMC), a Zone Change from (Q)RAS4-1 to RAS4-1;
3. Pursuant to LAMC Chapter 1A Section 13B.4.5, a Project Exception from the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit a Floor Area Ratio of 1.294:1 in lieu of the 1.0:1 otherwise allowed by Specific Plan Section 6.B.3; and
4. Pursuant to LAMC Chapter 1A Section 13B.4.2 and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Compliance to permit the change of use of 4,212 square feet of existing retail space to five residential units and the addition of 1,764 square feet of floor area through the addition of 1,485 square feet of mezzanines to the subject units and enclosing of 279 square feet of existing porch areas. The Project will include the removal of one parking space to accommodate a new entrance from the existing parking area to the new residential units and the enclosure of common porch area to create five private porch areas for the new units.

**Applicant:** Todd Darling, Acacia Capital  
Representative: Sharon Douglas, Douglas Development

**Staff:** Abraham Lamontagne, Planning Assistant  
[abraham.lamontagne@lacity.org](mailto:abraham.lamontagne@lacity.org)  
(213) 978-1399

5b. [CPC-2025-537-CU3-ZV-SPPC](#)  
CEQA: ENV-2025-538-CE  
Plan Area: North Hollywood – Valley Village

Council District: 2 – Nazarian  
Last Day to Act: 03-18-26

**PUBLIC HEARING** – Completed February 10, 2026

**PROJECT SITE:** 12500 Burbank Boulevard

**PROPOSED PROJECT:**

The Project proposes a 5,494 square-foot addition to an existing two-story, 5,210 square-foot private high school building (Ner Aryeh), to become a three-story, 10,704 square-foot school building, on a 10,659 square-foot lot. The height of the existing building is 18 feet and eight inches, and the proposed height is 41 feet and six inches. The maximum number of enrolled students will increase from 57 students to 80 students. The Project will provide a total of 22 automobile parking spaces: 10 spaces on-site and 12 spaces off-site, to be accessed by shuttle. There will be a total of 34 bicycle parking spaces: 32 short-term spaces and two long-term spaces.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 3, an exemption from CEQA and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Sections 13B.2.3 and 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use to allow the use and maintenance of a private high school in the [Q]C2-1VL Zone with the following request:
  - a. Pursuant to LAMC Section 13B.2.3.D.5(b), a waiver of transitional height requirements (LAMC Section 12.21.1) for a proposed height of 41 feet and six inches in lieu of a maximum height of 33 feet within 99 feet of the R1 Zone;
3. Pursuant to LAMC Section 13B.5.3, a Variance from LAMC Section 12.21 A.4 to allow 12 off-site automobile parking spaces to be provided more than 750 feet away from the subject site; and
4. Pursuant to LAMC Section 13B.4.2 and the Valley Village Specific Plan, Project Compliance to allow the construction, use, and maintenance of a 5,494 square-foot addition to an existing 5,210 square-foot private high school building, for a total building area of 10,704 square feet, on a 10,659 square-foot lot.

**Applicant:** Rabbi Benjamin Lieberman, Ner Aryeh  
Representative: Sarah Golden & Brad Rosenheim, Rosenheim & Associates, Inc.

**Staff:** Sasha Kassab, Planning Assistant  
[sasha.kassab@lacity.org](mailto:sasha.kassab@lacity.org)  
(213) 756-1724

6. [CPC-2025-1087-DB-VHCA](#)  
CEQA: ENV-2025-1088-HES  
Plan Area: Wilshire

Council District: 10 – Hutt  
Last Day to Act: 03-02-26

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

**PROJECT SITE:** 4201 – 4221 West Pico Boulevard; 1261 South Crenshaw Boulevard

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new eight-story mixed-use multifamily residential project with 220 dwelling units, of which 35 units will be restricted affordable units. The proposed project would include 12,496 square feet of ground-floor commercial space along with 145 residential parking spaces and 29 commercial parking spaces.

**REQUESTED ACTIONS:**

1. The Proposed Project is within the scope of the program approved in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-20206762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, adequately describes the activity for the purposes of CEQA;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a mixed-use multifamily residential development consisting of 220 units of which 18 units will be set aside for Very Low Income households and 17 units for Moderately Low Income households, and with the following requested Off-Menu Incentives and Waiver of Development Standards:
  - a. An Off-Menu Incentive to allow a 157 percent increase in Floor Area Ratio (FAR) to permit a 3.86:1 FAR in lieu of the 1.5:1 FAR otherwise allowed;
  - b. An Off-Menu Incentive to allow a 31.4 percent reduction in the amount of required open space;
  - c. An Off-Menu Incentive to allow a side yard setback (abutting 1262 Victoria Avenue) of zero-feet in lieu of the 11-feet otherwise required;
  - d. An Off-Menu Incentive to permit relief from Transitional Height requirements; and
  - e. A Waiver of Development Standards to reduce the amount of required tree planting by 30.9 percent, to permit 38 on-site trees in lieu of the 55 trees otherwise required.

**Applicant:** 4201 Pico Investment, LLC  
 Representative: Jonathan Yang, Irvine & Associates

**Staff:** Esther Ahn, City Planner  
[esther.ahn@lacity.org](mailto:esther.ahn@lacity.org)  
 (213) 978-1486

7. [CPC-2024-325-CU-MCUP-CUX-SPP-DRB-SPR-WDI](#)  
 CEQA: ENV-2024-326-MND  
 Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 8 – Harris-Dawson  
 Last Day to Act: 02-26-26

**PUBLIC HEARING** – Completed January 9, 2026

**PROJECT SITE:** 3701 – 3761 West Stocker Street

**PROPOSED PROJECT:**

Construction of a campus for studio and sound stage production totaling approximately 256,758 square feet with a 1.15:1 Floor Area Ratio (FAR) within six new buildings ranging in height from one story (14 feet height) up to a height of seven stories (110 feet high). The Project includes approximately 111,814 square feet of studio production and associated ancillary facilities; approximately 18,033 square feet of restaurant/ retail space; 126,911 square feet of office spaces and a parking garage with 344 parking stalls, and a 2,684 square foot community room. The Project also includes the removal of 29 non-protected on-site trees, no trees within the public right-of-way are proposed to be removed. A Haul Route is proposed for the export of approximately 21,800 cubic yards of soil.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-326-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.24 U.15 of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a motion picture studio with incidental uses, including outdoor sets in the C2 Zone;
3. Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the sale and dispensing of a full line of alcohol for on-site consumption for up to four establishments;
4. Pursuant to LAMC Section 12.24 W.18, a Main Conditional Use Permit to allow dancing and live entertainment at four on-site locations;

5. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the boundaries of the Crenshaw Corridor Specific Plan;
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project in excess of 50,000 square feet in net new non-residential or non-warehouse use in the C2-Zone; and
7. Pursuant to LAMC Section 12.27, a Waiver of Dedication and Improvements to waive the three-foot dedication requirement along Don Felipe Drive and 15-foot dedication requirement along Stocker Street, and to provide a three-foot sidewalk widening along Don Felipe and a three-foot sidewalk widening along Stocker in lieu of the 12-feet along Stocker Street as otherwise required.

**Applicant:** 3731-41 Stocker Opportunity, LLC  
Representative: Nichole Smith, Horizon Development + Entitlements

**Staff:** Kyle Winston, City Planner  
[kyle.winston@lacity.org](mailto:kyle.winston@lacity.org)  
(213) 978-1348

The next regular meeting of the City Planning Commission will be held on **Thursday, March 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.