

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MARCH 12, 2026, AFTER 8:30 A.M.
LOS ANGELES CITY HALL
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC3-12-26>) by Monday, March 9, 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
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's Rules and 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/81776140512> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 817 7614 0512 AND PASSCODE 248697. 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/commissioners>. **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. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions**, limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that twelve (12) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to cpc@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. 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 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 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."

If you would like to receive a determination letter for any item on today's agenda, please email your request to 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
 - Office of Historic Resources: Follow up regarding the University Park HPOZ historic resource survey.
- Advance Calendar
- Commission Requests

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. 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 7.3, 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-2023-5444-GPA-ZC-HD

CEQA: ENV-2023-5445-ND

Plan Area: Wilshire

Council District: 5 – Yaroslavsky

Last Day to Act: 03-12-26

PUBLIC HEARING – Completed January 29, 2026

PROJECT SITE: 640 South San Vicente Boulevard

PROPOSED PROJECT:

Change of use for an existing five-story building from medical offices to medical clinics including a surgery center. The Project requires a General Plan Amendment, Zone Change, and Height District Change to change the property’s underlying land use designation from Limited Commercial to Regional Commercial and the property’s zone and height district from CR-1L-O and CR-1VL-O to C2-2D-O to allow the change of use. Construction consists of interior tenant improvements only. The existing 68,500-square-foot building would not change in size. No changes are proposed to the exterior or footprint of the existing building or parking structure. Vehicular access to the Project Site would continue to be via two driveways into the parking structure, one off of San Vicente Boulevard and one off of the alley. No changes are proposed to the existing hardscape or street trees.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2023-5445-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment; Find the Negative Declaration reflects the independent judgment and analysis of the City; and adopt the Negative Declaration;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Wilshire Community Plan to change the land use designation of the Project site from Limited Commercial to Regional Commercial; and
3. Pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change from CR-1L-O and CR-1VL-O to C2-2D-O.

Applicant: Jose Nazar, Land of the Free LP
Representative: Nick Leathers, Crest Real Estate

Staff: Valentina Knox-Jones, City Planner
valentina.knox.jones@lacity.org
(213) 978-1741

7. [CPC-2021-2020-DB-CDP-SPPC-MEL-HCA](#)

CEQA: ENV-2021-2021-CE

Plan Area: Venice

Council District: 11 – Park

Last Day to Act: 03-12-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 1410 – 1422 South Main Street

PROPOSED PROJECT:

Demolition of two single-family dwellings, and the construction of a 26,889 square-foot, five story, mixed-use building consisting of 20 residential units, of which four residential units will be set aside for Very Low Income Households; 3,676 square-feet of restaurant uses, including 2,098 square feet of indoor dining Service Floor area and 467 square feet of outdoor dining Service Floor area; 656 square feet of office uses; a one level-subterranean garage; and a roof deck with a solar trellis and a roof access structure, providing 28 parking spaces.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1) and 15332 (Class 32), 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 Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentive Compliance Review for a Housing Development Project comprised of 20 dwelling units, of which four dwelling units will be set aside for Very Low Income Households, with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a Floor Area Ratio (FAR) increase of 97.3 percent resulting in a FAR of 2.96, in lieu of a FAR of 1.5, as otherwise required by the Venice Coastal Zone Specific Plan Section 11.B.3;
 - b. An Off-Menu Incentive to allow a northwesterly side yard of five feet in lieu of eight feet, as otherwise required in the C2 Zone pursuant to LAMC Section 12.14 C.2;
 - c. An Off-Menu Incentive to allow a southeasterly side yard of 5 feet in lieu of eight feet, as otherwise required in the C2 Zone pursuant to LAMC Section 12.14 C.2;
 - d. An Off-Menu Incentive to allow a zero-foot front yard setback for residential floor area, in lieu of five feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.f.4(a);
 - e. A Waiver of Development Standards to allow a maximum building height of 52 feet 10 inches, in lieu of 30 feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.F.3;
 - f. A Waiver of Development Standards to remove the step back provisions, in lieu a 45 degree step back plane, as otherwise required by the Venice Coastal Zone Specific Plan Section 10.F(3)(a); and
 - g. A Waiver of Development Standards to allow a Roof Access Structure with a maximum exterior dimension of 176 square feet in lieu of 100 square feet, as otherwise required by the Venice Coastal Zone Specific Plan Section 9.C;
3. 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;
4. Pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for the Proposed Project on a lot located within the North Venice Subarea of the Venice Coastal Zone Specific Plan; and
5. Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for the demolition of two residential units and the construction of 20 Residential Units in the Coastal Zone.

Applicant: Three on Tree LLC, Brittany Teagues
Representative: Tony Russo, Crest Real Estate

Staff: Sienna Kuo, Planning Assistant
sienna.kuo@lacity.org
(213) 978- 1376

8. [DIR-2023-2337-TOC-HCA-M1-1A](#)

Council District: 13 – Soto-Martinez

CEQA: ENV-2025-6025-CE

Last Day to Act: 03-13-26

Plan Area: Silver Lake – Echo Park – Elysian Valley

PUBLIC HEARING REQUIRED

PROJECT SITE: 1925 West Montrose Street

PROPOSED PROJECT:

Construction, use, and maintenance of a five-story residential apartment building that will contain 19 units, two of which will be restricted for Extremely Low Income Households. The structure will rise to a maximum height of 67 feet and consist of 20,592.3 square-feet of residential floor area. The Project will provide 23 vehicle parking spaces, 20 long-term bicycle parking spaces, and two short-term bicycle parking spaces.

The Project is a Modification of a previously approved Transit Oriented Communities (TOC) Affordable Housing Incentive Program project, which now requests 22 feet in additional height in lieu of the originally requested 10.625 feet and includes an increased number of vehicle parking spaces from 21 to 23 and minor reconfigurations to the building's layout resulting in a 271.6 square-foot reduction in the project's overall floor area from 20,863.9 to 20,592.3 square-feet.

APPEAL:

An appeal of the November 25, 2025, Director of Planning determination which:

1. Determined, based on the whole of the administrative record, as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 (Class 32 – Infill Development Project), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. Approved with Conditions, pursuant to Chapter 1A, Section 13B.5.4 of the Los Angeles Municipal Code, a Modification of the previously approved Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for the construction, use, and maintenance of a five-story, 19-unit residential apartment building that will contain 20,592.3 square-feet of residential floor area, 23 vehicle parking spaces, 20 long-term bicycle parking spaces, and two short-term bicycle parking spaces; and
3. Adopted the Conditions of Approval and Findings.

Applicant: James McCann, Montrose Street LLC

Appellant: Edgar and Carmen Grazziani

Staff: Erick Morales, Planning Assistant
erick.morales@lacity.org
(213) 202-5440

The next regular meeting of the City Planning Commission will be held on **Thursday, March 26, 2026 after 8:30 a.m.**

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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.

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.