

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MARCH 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/CPC3-26-26>) by Tuesday, March 24, 2026. Compliant Day of Hearing Submissions will be added to this drive.

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. **[DIRECTOR'S REPORT AND COMMISSION BUSINESS](#)**

- Legal actions and issues update
- Items of Interest
- 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](#)**

- 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.
- 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 \(5a, 5b and 5c\)](#)**

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-2024-3381-DB-CDO-VHCA](#)

CEQA: ENV-2024-3382-CE

Plan Area: Reseda – West Van Nuys

Council District: 3 – Blumenfield

Last Day to Act: 04-17-26

PUBLIC HEARING – Completed February 3, 2026

PROJECT SITE: 7354 North Baird Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a three-story, 39-foot six inch in height, 34 unit, 13,937 square foot Residential Care Facility for the Elderly on a 7,503.7 square foot lot including four units reserved for Very Low Income Senior Citizens and 30 units at Market Rate for Seniors. No automobile or bicycle parking is proposed. The Applicant will demolish an existing one-story, approximately 1,420 square foot single-family dwelling and remove two on-site non-protected trees.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 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 65915 et seq. of the California Government Code (CA GC) and Chapter 1, Section 12.22 A.37 of the Los Angeles Municipal Code (LAMC) and LAMC Chapter 1A Section 13B.2.3, a Shared Housing Building providing 34 rental units as a Residential Care Facility for the Elderly (RCFE) with four units reserved for Very Low Income Households and 30 units reserved for Seniors at Market Rate with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive for the Reseda Central Business District Community Design Overlay (CDO) for a deviation from all of the permanent Q Conditions and Design Standards and Guidelines of the Reseda Central Business District CDO (Ordinance Nos. 176,557 and 176,558);
 - b. An Off-Menu Incentive for a 100 percent decrease from all landscaping requirements to provide zero square feet of landscaping in lieu of the otherwise required landscaping pursuant to LAMC Sections 12.40 - 12.43 and 12.21 G;
 - c. A Waiver of Development Standards for a 100 percent decrease from the required front yard setback to provide a zero-foot front yard setback in lieu of the otherwise required minimum 20 feet pursuant to LAMC Section 12.09 C.1;
 - d. A Waiver of Development Standards for a 36.7 percent decrease from the required north side yard setback to provide a three-foot 10-inch north side yard setback in lieu of the otherwise required minimum six feet pursuant to LAMC Section 12.09 C.2;
 - e. A Waiver of Development Standards for a 36.7 percent decrease from the required south side yard setback to provide a three-foot 10-inch south side yard setback in lieu of the otherwise required minimum six feet pursuant to LAMC Section 12.09 C.2;
 - f. A Waiver of Development Standards for a 100 percent decrease from the required rear yard setback to provide a zero-foot rear yard setback in lieu of the otherwise required 15 feet pursuant to LAMC Section 12.09 C.3. Pursuant to Section 12.22 C, 10 feet (1/2 of the 20-foot alley) counts toward the 15-foot rear yard calculation;
 - g. A Waiver of Development Standards for a 100 percent deviation from the required open space to provide zero square feet of open space in lieu of the otherwise required 3,400 square feet pursuant to LAMC Section 12.21 G;
 - h. A Waiver of Development Standards for a 100 percent deviation from the required long-term bicycle parking to provide zero long-term bicycle parking spaces in lieu of the otherwise required three spaces pursuant to LAMC Section 12.21 A.16;

- i. A Waiver of Development Standards for a 100 percent deviation from the required short-term bicycle parking to provide zero short-term bicycle parking spaces in lieu of the otherwise required two spaces pursuant to LAMC Section 12.21 A.16;
- j. A Waiver of Development Standards for a 100 percent deviation from transitional height requirements pursuant to LAMC Section 12.21.1 A.10; and
- k. A Waiver of Development Standards for a 100 percent reduction in the number of required trees to be planted on-site and in the public right-of-way to provide zero trees in lieu of the otherwise required 14 trees pursuant to LAMC Sections 12.40 - 12.43 and 12.21 G.

Applicant: Rajesh and Alaknanda Kumar
Representative: Akhilesh Jha

Staff: Laura Frazin Steele, City Planner
laura.frazinsteelle@lacity.org
(818) 374-9919

5b. CPC-2025-625-DB-SPPC-VHCA

CEQA: ENV-2025-626-CE
Plan Area: Encino – Tarzana

Council District: 3 – Blumenfield
Last Day to Act: 05-11-26

PUBLIC HEARING – Completed February 24, 2026

PROJECT SITE: 19333 West Ventura Boulevard

PROPOSED PROJECT:

Demolition of existing improvement and the construction, use, and maintenance of a six-story, 38,517 square foot mixed-use development comprised of 46 residential units, six of which are to be reserved for Very Low Income households, and 2,454 square feet of restaurant floor area. The mixed-use building will be a maximum of 79 feet two inches as measured from grade to the top of the roof structure with a maximum floor area ratio of 3.09:1. The Project would include 12 residential and two commercial vehicle parking spaces. Additionally, the Project would include four short-term and 40 long-term bicycle parking spaces for residential uses and two short-term and four long-term bicycle parking spaces for the commercial uses. The project also proposes the removal of one non-protected tree from project site and one non-protected tree from public right-of-way and grading of up to 2,380 cubic yards of earth.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, Class 32, an exemption from CEQA 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 Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 46 dwelling units (six units or 17 percent for Restricted Affordable Housing Units for Very-Low Income households and 40 market-rate units), with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow up to 83 percent reduction in the required open space, allowing 880 square feet in lieu of 4,975 square feet otherwise required per LAMC Section 12.21.G.2;
 - b. An Off-Menu Incentive to allow up to 100 percent reduction in the required front yard setback to permit zero feet in lieu of 18 inches otherwise required per the Ventura – Cahuenga Boulevard Corridor Specific Plan Section 7.A.3.a.1.i;
 - c. An Off-Menu Incentive to allow up to 100 percent reduction in the required loading area to allow zero square feet in lieu of 600 square feet otherwise required per LAMC Section 12.21.C.6(d);
 - d. An Off-Menu Incentive to allow up to 34.4 percent increase in the required lot coverage, allowing 94.4 percent in lieu of 60 percent permitted in the Ventura – Cahuenga Boulevard Corridor Specific Plan Neighborhood and General Commercial Land Use designation Section 7.B.2;

- e. A Waiver of Development Standards to allow a Floor Area Ratio (FAR) of 3.09 in lieu of the otherwise permitted 1.0:1 per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
 - f. A Waiver of Development Standards to allow a height of 79 feet two inches in lieu of the otherwise permitted 30 feet per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.f;
 - g. A Waiver of Development Standards to allow 12 residential parking spaces in lieu of the otherwise required 71 spaces per the LAMC Section 12.21 A.4;
 - h. A Waiver of Development Standard to allow two commercial parking spaces in lieu of the otherwise required 25 spaces per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.F.1.c;
 - i. A Waiver of Development Standard to allow six stories in lieu of the otherwise permitted three stories per LAMC Section 12.21.1.A.1;
 - j. A Waiver of Development Standard to allow up to 100 percent reduction in the required east side yard setback to allow zero feet in lieu of nine feet otherwise required per LAMC Section 12.14.C.2;
 - k. A Waiver of Development Standard to allow up to 100 percent reduction in the required west side yard setback to allow zero feet in lieu of nine feet otherwise required per 12.14.C.2; and
 - l. A Waiver of Development Standards from the Ventura-Cahuenga Boulevard Corridor Specific Plan Setback from the perimeter of the roof line requirements of the specific plan Section 7.E.f; and
3. 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 construction of a mixed-use development comprising 46 dwelling units and 2,454 square feet of restaurant floor area.

Applicant: Tarzana Collection, LLC
 Representative: Gary Benjamin, Alchemy Planning + Land Use

Staff: Adrineh Melkonian, City Planner
adrineh.melkonian@lacity.org
 (213) 978-1301

5c. [CPC-2023-6051-DB-HCA](#)
 CEQA: ENV-2023-6052-CE
 Plan Area: South Los Angeles

Council District: 9 – Price, Jr.
 Last Day to Act: 03-26-26

PUBLIC HEARING – Completed December 29, 2025

PROJECT SITE: 900, 902 ,904, 904 1/2, 906, 906 1/2 West Martin Luther King Jr Boulevard;
 4011 South Menlo Avenue

PROPOSED PROJECT:

Construction of a new six-story, approximately 81-foot, mixed-use apartment building, totaling 32 units (including three Extremely Low Income Units and two Very Low Income Units). The Project will be approximately 39,136 square feet in floor area, including 10,676 square feet of commercial, with a Floor Area Ratio (FAR) of 3.16:1. The Project includes restaurants on the first, second, and sixth floors, including 3,452 square-feet of outdoor seating. The Project will provide thirteen vehicular parking spaces in a subterranean parking garage and four vehicular parking spaces at-grade in ground level parking. No protected trees will be removed from the subject site. One non-protected street tree exists along the public right-of-way which will be retained. The existing commercial building and apartment building will be demolished.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, Class 32 (Infill Development), 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 Program Compliance Review to permit the construction of a Housing Development Project totaling 32 units, reserving three units for Extremely Low Income and two units for Very Low Income Household occupancy for a period of 55 years, with the following requested On- and Off-Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to allow an up to 20 percent reduction in the required open space, allowing a minimum of 2,560 square feet of open space in lieu of 3,200 square-feet, as otherwise required by LAMC Section 12.21 G.2;
 - b. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to allow a 3.16:1 FAR in lieu of the maximum 1.5:1 FAR, as otherwise allowed by Section III-3 B.2 of the South Los Angeles Community Implementation Overlay (CPIO);
 - c. An Off-Menu Incentive to allow a building height of 81 feet and six stories in lieu of 60 feet and four stories, as otherwise allowed by Section III-3 A.2 of the South Los Angeles Community Implementation Overlay (CPIO);
 - d. A Waiver of Development Standards to allow a five-foot easterly side yard in lieu of the required nine-feet, as otherwise required in the C2-2D-CPIO Zone;
 - e. A Waiver of Development Standards to allow a five-foot westerly side yard in lieu of the required nine-feet, as otherwise required in the C2-2D-CPIO Zone; and
 - f. A Waiver of Development Standards to allow a 15-foot and one-inch rear yard in lieu of the required 18-feet, as otherwise required in the C2-2D-CPIO Zone.

Applicant: Anat Escher, Martin Dream, LLC
 Representative: Eric Kwon, KSK Design, Inc.

Staff: Maneri Roman, Planning Assistant
maneri.roman@lacity.org
 (213) 682-6366

6. [CPC-2011-1964-SN-AMDT1](#)
 CEQA: ENV-2011-1965-EIR-ADD1
 (Addendum to ENV-2011-1965-EIR); SCH No. 2012031055

Council District: 11 – Park
 Last Day to Act: 04-01-26

Plan Area: Los Angeles International Airport – LAX Plan

PUBLIC HEARING REQUIRED

PROJECT SITE: One World Way (150 – 275 West Center Way; 6351 West Century Boulevard; 9601 – 9851 South Coast Guard Road; 7001 – 7117 West Imperial Highway; 10200 – 10601 South Lincoln Boulevard; 10285 – 10415 South Post Way; 9801 – 10601 South Sepulveda Boulevard; 10300 – 11300 South Service Road; 6700 – 7601 West Service Road; 9610 Sky Way; 100 – 800 World Way; 6900 – 7450 World Way West)

PROPOSED PROJECT:

An Amendment to the LAX Sign District for modifications to: allow new digital display signage on the 1961 Airport Traffic Control Tower (ATCT), pursuant to Secretary of Interior Standards; clarify allowable locations for certain off-site signs; clarify permitted sign types; modify Controlled Refresh Rate standards and frequencies for digital displays; remove the maximum permitted sign area provision for the Landside Subarea of 60,542 square feet of signage activated at any one time, while maintaining the maximum permitted sign area for off-site signs at a total of 80,722 square feet within the Landside Subarea and 289,600 square feet within the Airside Subarea; and other updates and technical corrections.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2011-1965-EIR, certified on June 17, 2015, and as supported by the Addendum dated February 2026, no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project; and
2. Pursuant to Chapter 1, Section 13.11 of the Los Angeles Municipal Code, an Amendment to the LAX Sign District (Ordinance No. 183,737).

Applicant: Los Angeles World Airports (LAWA)
 Representative: Lisette Covarrubias, Airport Planner (LAWA)

Staff: Michelle Carter, City Planner
michelle.carter@lacity.org
 (213) 978-1262

Esther Ahn, City Planner
esther.ahn@lacity.org
 (213) 978-1486

7. [CPC-2025-3079-DB-VHCA](#)
 CEQA: ENV-2025-3081-CE
 Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky
 Last Day to Act: 03-26-26

PUBLIC HEARING – Completed February 5, 2026

PROJECT SITE: 10535 Missouri Avenue; 1847 South Fairburn Avenue

PROPOSED PROJECT:

Construction of a six-story, 73-foot, six-inch tall residential apartment building with 39 dwelling units (including three Very Low Income units and three Moderate Income units). The Project will be approximately 50,034 square feet in floor area with a Floor Area Ratio (FAR) of 4.35:1. The Project will provide 66 parking spaces at grade and in a subterranean parking level, and 37 bicycle parking spaces (34 long term and three short term). The site is currently improved with a two-story duplex and a one-story single-family dwelling that will be demolished. No protected trees will be removed from the subject site; three non-protected on site trees will be removed, and one non-protected existing street tree will remain. The Project will also require a haul route for the export of approximately 6,500 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 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(g) 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 39 units, reserving three units for Very Low Income Household and three units for Moderate Income Household occupancy for a period of 99 years, with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive for an increase in building height, up to 73-foot six-inch in lieu of the allowed 45 feet per the R3-1 Zone;
 - b. An Off-Menu Incentive for an up to 45 percent increase in Floor Area Ratio (FAR) for a total FAR of 4.35:1 in lieu of the maximum FAR of 3:1, otherwise required per the R3-1 Zone;
 - c. An Off-Menu Incentive for a minimum northerly side yard of seven feet in lieu of nine feet, otherwise required per the R3-1 Zone;
 - d. An Off-Menu Incentive for a minimum southerly side yard of seven feet in lieu of nine feet, otherwise required per the R3-1 Zone; and

- e. A Waiver of Development Standards for an up to 25 percent decrease in the required open space, allowing a minimum of 3,525 square feet of open space in lieu of the required 4,700 square feet of open space otherwise required by LAMC Section 12.21. G.2.

Applicant: David Hanasab
Representative: Matthew Hayden, Hayden Planning

Staff: Julissa Lopez-Hodoyan, Planning Assistant
julissa.lopez-hodoyan@lacity.org
(213) 978-1172

The next regular meeting of the City Planning Commission
will be held on **Thursday, April 9, 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. 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.