

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 23, 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/CPC4-23-26>) by Monday, April 20, 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. Berton, 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 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/89747266163> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 897 4726 6163 AND PASSCODE 742766. 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. **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. 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 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 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." 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. 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 – February 12, 2026; February 26, 2026

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 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-2025-5749-VZC-HD

CEQA: ENV-2025-5750-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 05-10-26

PUBLIC HEARING – Completed February 24, 2026

PROJECT SITE: 12910 West Culver Boulevard

PROPOSED PROJECT:

A Vesting Zone Change and Height District Change to change the zoning of the southern portion of the Project Site from PF-1XL to M2-1. The Project Site is currently developed with an existing surface parking lot. The Project does not propose any new construction, additional improvements, or use change within the Project Site.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, Section 15305, Class 5, and Section 15312, Class 12, 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, a Vesting Zone Change and Height District Change from PF-1XL to M2-1 for the southern portion of the Project site, and the following:
 - a. A waiver of the street dedication and improvements along Culver Boulevard.

Applicant: Lawry J. Meister, Westbrook Marina Office, LLC
Representative: Josh Kreger, Craig Lawson & Co. LLC

Staff: David Woon, Planning Assistant
david.woon@lacity.org
(213) 978-1368

5b. CPC-2025-239-DB-HCA

CEQA: ENV-2025-240-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 6 – Padilla

Last Day to Act: 04-26-26

PUBLIC HEARING – Completed March 10, 2026

PROJECT SITE: 6733 – 6737 Sylmar Avenue

PROPOSED PROJECT:

Demolition of existing 1,394 square foot residence for the construction, use, and maintenance of a four-story, 24-unit mixed-income residential development with 40 parking spaces utilizing state density bonus by providing three units for households (16.6 percent) to access the residential density allowed via the Medium Residential land use designation, requesting incentives for reduced front yard setback, height increase, and

increased floor area ratio, and waivers of development standards to reduce private open space dimensions and to eliminate the plane break requirement of the R1 Zone.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15332, Class 32 (In-Fill 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 Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use Permit for a Density Bonus Project requesting waivers as outlined in LAMC Chapter 1 Section 12.22 A.25 in order to permit the construction of a 24-unit mixed-income residential building with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a reduction in the front yard setback from 20 feet to 12 feet;
 - b. An Off-Menu Incentive to allow a height increase from 28 feet to 46 feet six inches;
 - c. An Off-Menu Incentive to allow an increase in floor area from 6,124 square feet to 37,816 square feet;
 - d. A Waiver of Development Standards to allow a 25 percent reduction in the required private open space dimension from eight feet to six feet; and
 - e. A Waiver of Development Standards to eliminate the plane break requirement of the R1 Zone (LAMC Section 12.08.C.2).

Applicant: Anahit Mashadyan
Representative: Argineh Mailian, Mailian & Associates

Staff: Maren Gamboa, City Planner
maren.gamboa@lacity.org
(213) 978-1358

6. CPC-2025-3449-CU3-SPPC-DRB-MSP

CEQA: ENV-2025-3450-CE
Plan Area: Bel Air – Beverly Crest

Council District: 5 – Yaroslavsky
Last Day to Act: 04-23-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 2845, 2791, 2785 North Casiano Road

PROPOSED PROJECT:

Reuse of an existing university campus facility (American Jewish University) for the operation of a Private High School (Milken Community School) with a maximum student enrollment of 900 students, grades 9 through 12. No new construction, exterior renovations, or additional square footage is proposed. Proposed interior-only renovations reconfigure existing square footage, increasing the classroom count from 25 classrooms to a total of 40 classrooms. Proposed hours of operation are weekdays Monday to Friday from 7:30 a.m. to 3:30 p.m. for regular school hours and until 6:30 p.m. for extra curricular activities including after school sports. A limited number of faculty and students will have access to the campus on Saturdays and Sundays for extracurricular activities during both the regular school year and the summer. Summer school and summer day camp hours of operation are 8:30 a.m. to 3:30 p.m., Monday through Friday. There will be a maximum of six special events per year which will last until 10:00 p.m. in the evening and may occur on weekdays or weekends.

The site is in the Inner and Outer Corridors of the Mulholland Scenic Parkway Specific Plan, and is upslope and Visible from the Mulholland Drive right-of-way. The Project does not propose any tree removals or grading.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities), Section 15303, for the conversion of small structures (Class 3), Section 15314, Class 14 (Minor Additions to Schools), and Section 15332, Class 32 (In-fill Development), an Exemption from CEQA and

there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Pursuant to Chapter 1 Section 12.24 U.24 of the Los Angeles Municipal Code (LAMC) and LAMC Chapter 1A Section 13B.2.3, a Class 3 Conditional Use for the use and maintenance of an existing school campus for a proposed private high school (Grades 9-12) with a total of 40 classrooms and a maximum enrollment of 900 students in the RE15-1-H-HCR and RE40-1-H-HCR Zones; and
3. Pursuant to LAMC Chapter 1 Sections 11.5.7 and 16.50 and Chapter 1A Section 13B.4.3, a Project Permit Compliance and Design Review in the Mulholland Specific Plan for the use and maintenance of an existing school campus for the operation of a private high school (Grades 9-12) with a total of 40 classrooms and a maximum enrollment of 900 students.

Applicant: Tarryn Breskal, CFO/COO, Milken Community School
Representative: Mark Armbruster, Armbruster Goldsmith & Delvac LLP

Staff: Tiffany Corrales, Planning Assistant
tiffany.corrales@lacity.org
(213)682-6368

7. **CPC-2024-5534-DB-PR-VHCA**

CEQA: ENV-2024-5535-SE

Plan Area: Silver Lake – Echo Park – Elysian Valley

Council District: 13 – Soto-Martinez

Last Day to Act: 04-23-26

PUBLIC HEARING – Completed February 17, 2026

PROJECT SITE: 2413 – 2499 North Silver Lake Boulevard

PROPOSED PROJECT:

Demolition of five existing carports and accessory structures in an existing residential development with seven residential buildings including 48 existing units on a site spanning 11 lots with 88,773 square feet of lot area. The construction, use, and maintenance of three new residential buildings, including one four story building and two five story buildings, adding a total of 76 new dwelling units, of which six are reserved for Very Low Income households. The Project will add 71,269 square feet of new floor area for a total Floor Area Ratio (FAR) of 1.44:1 and 124 dwelling units. The Project will provide 119 parking spaces across three, two level subterranean parking lots in addition to 59 long-term bicycle parking spaces and six short-term bicycle parking spaces. The Project is removing four non-protected on-site trees and will provide 144 trees, and proposes the export of approximately 35,600 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to California Public Resource Code Section 21080.66 (AB 130), an Exemption from California Environmental Quality Act (CEQA);
2. Pursuant to Chapter 1 Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC) and LAMC Chapter 1A Section 13.B.2.3, a Density Bonus/Affordable Housing Incentives Program Review to permit a Housing Development Project adding 76 dwelling units, reserving six units for Very Low Income Household occupancy for a period of 55 years, requesting the following Off-Menu Incentive and Waivers of Development Standards for:
 - a. An Off-Menu Incentive to allow one trash and recycling enclosure in the front half of the lot rather than the rear half of the lot, as otherwise required by LAMC 12.21 A.19(c)(12)(ii);
 - b. A Waiver of Development Standard to allow a maximum building height of 56 feet in lieu of the 45 feet allowed in the R3-1VL Zone;
 - c. A Waiver of Development Standard to allow a one foot westerly side yard setback for the trash and recycling accessory structures in lieu of the five feet otherwise required by LAMC 12.21.C.5(j);
 - d. A Waiver of Development Standard to reduce the number of required parking spaces to 119, in lieu of the 123 spaces required by Parking Option 1;

- e. A Waiver of Development Standard to reduce the required spaces between the main buildings on the lot to ten feet, in lieu of the 16 feet and 14 feet otherwise required by LAMC 12.21.C.2(a);
 - f. A Waiver of Development Standard to reduce the passageway width to 10 feet in lieu of 16 feet, as otherwise required by LAMC 12.21.C.2(b); and
 - g. A Waiver of Development Standard to allow a 10-foot rear yard setback, in lieu of 15 feet as otherwise required in the R3-1VL Zone; and
3. Pursuant to LAMC Chapter 1A Section 13B.2.4, a Project Review for a project which results in an increase of 50 or more residential dwelling units.

Applicant: Fang Qian Morgan, EGST Trust
Representative: Gary Benjamin, Alchemy Planning + Land Use

Staff: Marie Pichay, City Planning Associate
marie.pichay@lacity.org
(213) 978-1470

8. [AA-2023-8121-PMLA-1A](#)
CEQA: ENV-2023-8122-CE
Plan Area: Bel Air – Beverly Crest

Council District: 5 – Yaroslavsky
Last Day to Act: 05-12-26

PUBLIC HEARING REQUIRED

PROJECT SITE: 1400 North Vista Moraga

PROPOSED PROJECT:

A Preliminary Parcel Map for the subdivision of one 143,359 square-foot lot into two new lots of 113,546 square feet and 29,812 square feet, to maintain one existing single-family dwelling on Parcel A and up to one new single-family dwelling on Parcel B, in the RE20-1-H-HCR zone.

APPEAL:

An appeal of the November 21, 2025, Deputy Advisory Agency determination which:

1. Determined, based on the whole administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15332, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies;
2. Approved, pursuant to Chapter 1A Section 13B.7.5 of the Los Angeles Municipal Code, a Preliminary Parcel Map No. AA-2023-8121-PMLA, located at 1400 North Vista Moraga, for the subdivision of one 143,349 square-foot lot into a maximum of two lots in the RE20-1-H-HCR Zone, as shown on revised map stamp-dated March 28, 2025, in the Bel Air – Beverly Crest Community Plan; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Tony Natsis
Representative: Benjamin Eshaghian, Crest Real Estate

Appellants: 1. Daniel Hanasab

2. Michael Talla
Representative: Rob Glushon, Luna & Glushon

Staff: Jackson Olson, Planning Assistant
jackson.olson@lacity.org
(213) 978-1381

The next regular meeting of the City Planning Commission
will be held on **Thursday, May 14, 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 TTY-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.