

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, FEBRUARY 12, 2026 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 February 12, 2026 was conducted in person in Los Angeles City Hall, Council Chamber, Room 340 and via Zoom webinar in a hybrid meeting format.

Commission President Monique Lawshe called the meeting to order at 8:36 a.m. with Commission Vice President Caroline Choe and Commissioners Sarah Johnson, Phyllis Klein, Brian Rosenstein, and Elizabeth Zamora in attendance.

Commissioners Priscilla Chavez, Martina Diaz and Jacob Saitman were not in attendance.

Also in attendance were Lisa M. Webber, Deputy Director, and Parissh Knox, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Bryan Sanchez, Commission Executive Assistant I, Diego Vazquez and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Lisa M. Weber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Parissh Knox, Deputy City Attorney, had no report.
- Commission Requests:
 - Commissioner Rosenstein announced a planned absence for the special meeting of April 30, 2026.
- No meeting minutes to adopt.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Commission President Lawshe announced that Item Nos. 5a and 5c on the consent calendar would be removed from the consent calendar. Commission President Lawshe proceeded with Item No. 5b, which remained on the consent calendar.

ITEM NO. 5b (CONSENT CALENDAR)

CPC-2025-215-DB-HCA

CEQA: ENV-2025-216-CE

Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson

Last Day to Act: 02-12-26

PUBLIC HEARING – Completed December 15, 2025

PROJECT SITE: 1433 – 1439 West Jefferson Boulevard

IN ATTENDANCE:

Maneri Roman, Planning Assistant, Daisy Benicia, City Planner, and Theodore L. Irving, Principal City Planner, representing the Planning Department.

MOTION:

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

Construction of a new six-story, approximately 69-foot and 8¼ inch, mixed-use apartment building, totaling 15 units (including two Very Low Income Units) and one Accessory Dwelling Unit (ADU). The Project will be approximately 13,956 square feet in Floor Area, including 423 square-feet of commercial, with a Floor Area Ratio (FAR) of 3.54:1. No vehicular parking spaces will be provided. No protected trees will be removed from the subject site. One street tree exists along the public right-of-way which will be retained. The existing commercial building will be demolished.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32 - Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, 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 15 units, reserving two units for Very Low Income Household occupancy for a period of 55 years, with the following requested Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to allow a 3.54:1 FAR in lieu of the maximum 1.5:1 FAR, as otherwise allowed in the C2-1VL-O-CPIO Zone;
 - b. An Off-Menu Incentive to allow a building height of 69-feet and 8¼ inches and six stories in lieu of 45-feet and three-stories, as otherwise allowed in the C2-1VL-O-CPIO Zone;
 - c. An Off-Menu Incentive to allow an 11-foot Ground Floor Height in lieu of a 14-foot Ground Floor Height as measured from the finished floor to the underside of the structural floor above, as otherwise required by the South Los Angeles Community Plan Implementation Overlay ("CPIO") Section II-2 A.1(a);

- d. An Off-Menu Incentive to allow an elimination of the loading space requirements, as otherwise required by LAMC Section 12.21 C.6(A);
 - e. A Waiver of Development Standards to allow zero square feet of open space in lieu of 2,000 square-feet, as otherwise required by LAMC Section 12.21 G.2;
 - f. A Waiver of Development Standards to allow a zero-foot building line setback, in lieu of a five-foot and three-inch building line setback, as otherwise required by Ordinance No. 76187;
 - g. A Waiver of Development Standards to allow a three-foot westerly side yard in lieu of the required eight-foot side yard, as otherwise required in the C2-1VL-O-CPIO Zone;
 - h. A Waiver of Development Standards to allow a four-foot easterly side yard in lieu of the required eight-foot side yard, as otherwise required in the C2-1VL-O-CPIO Zone, and;
 - i. A Waiver of Development Standards to allow an eight-foot and nine-inch rear yard in lieu the required 18-feet, as otherwise required in the C2-1VL-O-CPIO Zone;
- 4. Adopt the Conditions of Approval; and
 - 5. Adopt the Findings.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 5a

CPC-2025-4306-DB-PR-ZV
 CEQA: ENV-2024-8218-HES
 Plan Area: Downtown

Council District: 14 – Jurado
 Last Day to Act: 02-12-26

PUBLIC HEARING – Completed November 19, 2025

PROJECT SITE: 757 – 787 South Alameda Street; 1318 – 1396 East 7th Street;
 136 – 196 South Central Avenue; 1301 – 1327 East 8th Street;
 700 – 760 South Market Court; 720 – 746 South Terminal Street;
 760 South Warehouse Street

IN ATTENDANCE:

Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Kyndra Casper, representing the Applicant.

MOTION:

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

Demolition of existing surface parking lots and the construction of three eight-story buildings containing a total of 1,000 residential dwelling units, of which 114 units would be restricted to Very Low Income households. The Project would have a total of 844,278 square feet of floor area (including 6,547 square feet of commercial floor area) and 1,092 vehicular parking spaces within two subterranean levels. The maximum height of each of the three buildings would range from 100 feet to 102 feet in height.

- 1. Determine, in the independent judgment of the decisionmaker, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing

Project, the Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), was certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 was adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 was adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum; and adopt the Mitigation Monitoring Program (MMP) for the Proposed Housing Project;

2. Approve, pursuant to Chapter 1A, Section 9.2.1 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing development project consisting of 1,000 dwelling units, of which 114 units will be set aside for Very Low Income households, with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit averaging of Floor Area Ratio (FAR), density, parking, open space, or vehicular access;
 - b. An Off-Menu Incentive to permit the continued use of an existing eight-foot fence in the front yard in lieu of the 3.5-foot fence height required in the [SH1] District (129 percent increase);
 - c. A Waiver of Development Standard to permit an increased building width of 377 feet and 10-inches for Building C in lieu of the 280-feet otherwise required in the [MB2] District (35 percent increase);
 - d. A Waiver of Development Standard to permit an increased maximum Build-to-Depth of eight-feet in lieu of the 5-feet required in the [SH1] District (60 percent increase);
 - e. A Waiver of Development Standard to permit a reduced minimum primary street ground story transparency of 49 percent in lieu of the 70 percent otherwise required in the [SH1] District (30 percent reduction);
 - f. A Waiver of Development Standard to permit a reduced ground story height of 13-feet and six-inches in lieu of the 16-feet otherwise required in the [SH1] District (16 percent reduction);
 - g. A Waiver of Development Standard to allow through access in the North Lot provided at 391-feet and six-inches in lieu of the 350-feet otherwise required in the [D5] District (12 percent increase);
 - h. A Waiver of Development Standard to permit relief from the Pedestrian Access requirements per LAMC Section 4C.1.1.C.2. (Package 1) to allow pedestrian access to the units that are not directly from the street;
 - i. A Waiver of Development Standard to allow floors two through five a reduction in primary street transparency of 24 percent in lieu of the 30 percent as required by LAMC Section 3B.4.1 for the [SH1] District (20 percent reduction); and
 - j. A Waiver of Development Standard to permit a maximum Build-to-Width of 65 percent minimum in lieu of the 90 percent minimum required per LAMC Section 3B.4.1 for the [SH1] District (28 percent reduction);
3. Approve, pursuant to LAMC Section 13B.2.4, a Site Plan Review for a development which creates, or results in, an increase of 50 or more dwelling units;
4. Approve, pursuant to LAMC Section 13B.5.3, a Variance to allow three projecting signs at the project site to have 300 square feet per sign face (combined projecting sign face area of 1,800 square feet) in lieu of the 48 square feet per sign face otherwise required per LAMC Section 4C.11.6-C.9.D;
5. Adopt the Conditions of Approval, as Modified by the Commission; and
6. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

CPC-2023-6705-VCU-DB-SPR-RDP-RDPA-VHCA

CEQA: ENV-2023-6706-SE

Plan Area: Hollywood

Council District: 13 – Soto-Martinez

Last Day to Act: 02-12-26

PUBLIC HEARING – Completed December 3, 2025

PROJECT SITE: 6800 – 6814 West Sunset Boulevard;
1429 – 1459 North Highland Avenue, 6807 – 6827 West Leland Way

IN ATTENDANCE:

Michelle Carter, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Luciralia Ibarra, 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:

Demolition of existing structures for the construction, use, and maintenance of a new 42-story, mixed-use development with a total of 384 dwelling units including, 78 units set aside as senior affordable housing, 115 hotel guest rooms, and 23,000 square feet of commercial space with 500 parking spaces within five levels of subterranean parking.

1. Determine, based on the whole of the administrative record, the Project is statutorily exempt from the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21080.66 (AB 130);
2. Approve, pursuant to Section 12.22 A.26 of the Los Angeles Municipal Code (LAMC) and Assembly Bill (AB) 1287, a Density Bonus Project Compliance Review for a Housing Development Project consisting of a total of 384 dwelling units of which 78 units will be set aside for senior affordable housing with the following On- and Off-Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to permit the averaging of Floor Area Ratio (FAR), parking and open space, and permitting vehicular access from a less restrictive zone to a more restrictive zone;
 - b. An Off-Menu Incentive to allow commercial parking and access to parking stalls located in the RD1.5-1XL Zone;
 - c. An Off-Menu Incentive to permit an increase in height from 30 feet to 92 feet in the RD1.5-1XL Zone;
 - d. An Off-Menu Incentive to permit an increase in FAR from 1.5:1 (C2-1-SN), 2:1 (C2-2D), and 3:1 (RD1.5-1) to 10.2:1 across the Project site; and
 - e. A Waiver of Development Standards to allow a reduction in the westerly side yard setback in the C4 and RD1.5 zones to permit 12 feet in lieu of the 16 feet required;
3. Approve, pursuant to LAMC Section 12.24 T a Vesting Conditional Use to permit a Mixed Commercial/Residential Use Development;
4. Approve, pursuant to LAMC Sections 12.24 T and 12.24 W.24, a Vesting Conditional Use to permit a hotel use within 500 feet of a residential zone;
5. Approve, pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit a 42.5 percent Density Bonus above the maximum permitted in LAMC Section 12.22 A.25 and AB 1287, with an additional 17 percent of units set aside for Very Low Income senior households;
6. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates 50 or more dwelling units;
7. Approve, pursuant to LAMC Section 11.5.14, a Redevelopment Plan Project Compliance Review for development activity involving the issuance of a building permit;
8. Adopt the Conditions of Approval; and
9. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 6

CPC-2025-63-DB-CU3-HCA

CEQA: ENV-2025-64-CE

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Hutt

Last Day to Act: 02-27-26

PUBLIC HEARING – Completed December 3, 2025

PROJECT SITE: 5048 – 5056 West Jefferson Boulevard

IN ATTENDANCE:

Isaiah Ross, Planning Assistant, Kyle Winston, City Planner, and Theodore L. Irving, Principal City Planner, representing the Planning Department; Kevin Scott, representing the Applicant.

MOTION:

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

Construction, use, and maintenance of a six-story, 66-foot tall, 33-unit residential development (including seven units set aside for Very Low Income Households), with 3,593 square-feet of ground floor commercial space, and six commercial parking spaces. The Project will be approximately 38,786 square feet in floor area with a Floor Area Ratio (FAR) of 4.25:1. The site is currently improved with two vacant, one-story commercial and industrial buildings and surface parking lot which will be demolished.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32 - Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit the construction of a Housing Development Project totaling 33 dwelling units, reserving seven units for Very Low Income Household occupancy 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 allow an up to 20 percent reduction of the southerly rear yard setback to allow 15 feet in lieu of the otherwise required 18 feet by LAMC Section 12.11.C.3;
 - b. An On-Menu Incentive to allow a height of 66 feet in lieu of the otherwise allowed 55 feet by the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section IV-2.A.1.b;
 - c. An Off-Menu Incentive to allow a 41 percent increase in FAR to allow a FAR of 4.25:1 in lieu of the otherwise allowed 3:1 FAR by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1;
 - d. An Off-Menu Incentive to increase the allowable percentage of the residential component of a mixed use project to allow 89 percent in lieu of the otherwise allowed 75 percent by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.b;
 - e. A Waiver of Development Standards to allow a 56 percent reduction in the required easterly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11 C;
 - f. A Waiver of Development Standards to eliminate the loading space requirements of LAMC Section

- 12.21 C.6; and
- g. A Waiver of Development Standards to allow a 56 percent reduction of the westerly side yard setback to allow five feet in lieu of the otherwise required 9 feet by LAMC Section 12.11 C.2;
 3. Approve, pursuant to LAMC Section 12.24 U.26, a Class 3 Conditional Use Permit for 130 percent increase in density over the Project site, in lieu of the otherwise permitted 35 percent increase in density allowable under LAMC Section 12.22 A.25;
 4. Adopt the Conditions of Approval; and
 5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

CPC-2025-4636-CU3-WDI

CEQA: ENV-2025-4637-CE

Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Park

Last Day to Act: 04-28-26

PUBLIC HEARING HELD

PROJECT SITE: 3655 – 3681 South Centinela Avenue; 12412 West Windward Avenue

IN ATTENDANCE:

Iris Wan, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Dale Goldsmith, representing the Applicant.

MOTION:

Commission President Lawshe moved to put forth the actions below in conjunction with the following Project, with Modifications, as stated on the record:

Change of use of an existing church to a Kindergarten through 12th grade private school in the [Q]RD1.5-1 Zone, with a maximum enrollment of 80 students. Approximately 3,935 square feet of the existing surface parking lot will be converted to an outdoor playground for students. The Project proposes to utilize AB 2097 and will provide 23 vehicular parking spaces on site. The existing 15,376-square-foot building will remain and there will be no new building structures or expansion of the existing building. The Project proposes interior tenant improvements to meet current technical codes and other requirements for an independent private school. Pick-up and drop-off of students will be located along Windward Avenue. The Project is requesting a Waiver of Dedication and Improvements to waive the otherwise required dedication and improvements along the abutting alley.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Sections 15301 and 15304, Class 1 (Existing Facility) and Class 4 (Minor Alterations to Land), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.24 U.24(b) of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use to permit the change of use of an existing church to a Kindergarten through 12th grade private school in the [Q]RD1.5-1 Zone, consisting of a maximum enrollment of 80 students;

3. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedication and improvements along the abutting alley to the west;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated February 10, 2026; and
5. Adopt the Findings.

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

Moved: Lawshe

Second: Rosenstein

Ayes: Choe, Johnson, Klein, Zamora

Absent: Chavez, Diaz, Saitman

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Lawshe adjourned the meeting at 10:26 a.m.

Monique Lawshe, President
Los Angeles City Planning Commission

Bryan Sanchez, Commission Executive Assistant I
Los Angeles City Planning Commission

3. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to waive the otherwise required dedication and improvements along the abutting alley to the west;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated February 10, 2026; and
5. Adopt the Findings.

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

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

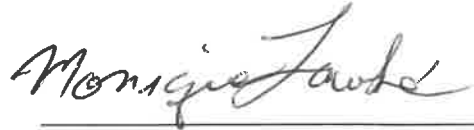
Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Lawshe adjourned the meeting at 10:26 a.m.



Bryan Sanchez, Commission Executive Assistant I
Los Angeles City Planning Commission



Monique Lawshe, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

APR 23 2026

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**