

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, FEBRUARY 26, 2026 REGULAR MEETING
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2nd FLOOR
14410 SYLVAN STREET, VAN NUYS, CA 91401

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 26, 2026 was conducted in person in the Van Nuys City Hall, Council Chamber, 2nd Floor and via Zoom webinar in a hybrid meeting format.

Commission President Monique Lawshe called the meeting to order at 8:35 a.m. with Commission Vice President Caroline Choe and Commissioners Priscilla Chavez, Martina Diaz, Sarah Johnson, Phyllis Klein, Brian Rosenstein, Jacob Saitman, and Elizabeth Zamora in attendance.

Also in attendance were Lisa M. Webber, Deputy Director, and Kimberly Huangfu, Deputy City Attorney. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Diego Vazquez and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Lisa M. Webber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no commission requests.
- Meeting Minutes:
Commission Vice President Choe moved to approve the Meeting Minutes of November 6, 2025. Commissioner Klein seconded the motion and the vote proceeded as follows:

Moved: Choe

Second: Klein

Ayes: Chavez, Diaz, Johnson, Lawshe, Rosenstein, Saitman, Zamora

Vote: 9 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

Before proceeding to open the Consent Calendar, Commission President Lawshe announced that Commissioner Klein would be recusing herself for the Item No. 5a.

ITEM NO. 5a (CONSENT CALENDAR)

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

IN ATTENDANCE:

Abraham Lamontagne, Planning Assistant, Adrineh Melkonian, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Sharon Douglas, representing the Applicant.

MOTION:

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

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.

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 15301, Class 1 and Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and recommend that City Council adopt the ordinance, 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. Approve, 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 (FAR) of 1.294:1 in lieu of the 1.0:1 FAR otherwise allowed by Specific Plan Section 6.B.3;
4. Approve, 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;

5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 5b (CONSENT CALENDAR)

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

IN ATTENDANCE:

Sasha Kassab, Planning Assistant, Maren Gamboa, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Sarah Golden, representing the Applicant.

MOTION:

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

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.

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, Section 15301, Class 3, 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 Sections 13B.2.3 and 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Class 3 Conditional Use to allow the expansion, use and maintenance of a private high school in the [Q]C2-1VL Zone with the following requests:
 - a. Pursuant to LAMC Section 13B.2.3.5.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. Approve, 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;

4. Approved, pursuant to LAMC Section 13B.4.2 and the Valley Village Specific Plan, a 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;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

The vote proceeded as follows:

Moved: Rosenstein

Second: Saitman

Ayes: Chavez, Choe, Diaz, Johnson, Lawshe, Zamora

Absent: Klein

Vote: 8 – 0

MOTION PASSED

Before proceeding to open the Item No. 6, Commission President Lawshe announced that Commissioner Klein rejoined the meeting.

ITEM NO. 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

IN ATTENDANCE:

Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; Jonathan Yang and Alix Wisner, representing the Applicant.

MOTION:

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

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.

1. Determine, in the independent judgment of the decisionmaker, pursuant to 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 adopted the Mitigation Monitoring Program (MMP) for the Proposed Housing Project;
2. Approve, 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 Off-Menu Incentives and Waiver of Development Standards:
 - a. An Off-Menu Incentive to allow an increase in the Floor Area Ratio (FAR) to 3.86:1 in lieu of the otherwise allowable 1.5:1 in the C4-1-O Zone;
 - b. An Off-Menu Incentive to a 31.4 percent reduction in required open space to allow 15,800 square feet in lieu of the otherwise required 23,025 square feet;
 - 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;
 3. Adopt the Conditions of Approval, as Modified by the Commission; and
 4. Adopt the Findings.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Diaz

Second: Lawshe

Ayes: Chavez, Choe, Johnson, Klein, Rosenstein, Saitman, Zamora

Vote: 9 – 0

MOTION PASSED

At approximately 10:44 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 11:08 a.m. with Commission Vice President Choe and Commissioners Chavez, Diaz, Johnson, Klein, Rosenstein, Saitman and Zamora in attendance.

ITEM NO. 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

IN ATTENDANCE:

Kyle Winston, City Planner, and Theodore I. Irving, Principal City Planner, representing the Planning Department; Nicole Smith, Brenda Curry, Jessica Sarowitz, and Stanley E. Washington, representing the Applicant; and Terri Osborne, representing Council District 8 on behalf of Councilmember Marqueece Harris-Dawson.

MOTION:

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

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.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-326-MND ("Mitigated Negative Declaration") SCH No. 2025110100, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, 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. Approve, 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 including two restaurants, an outdoor plaza and campus events from 7:00 a.m. to 2:00 a.m. daily;
4. Approve, pursuant to LAMC Section 12.24 W.18, a Main Conditional Use Permit to allow dancing and live entertainment at four on-site locations including two restaurants, an outdoor plaza and campus events;
5. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review and Design Review for a project within the boundaries of the Crenshaw Corridor Specific Plan;
6. Approve, 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;
7. Approve, 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 3-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;
8. Adopt the Conditions of Approval; and
9. Adopt the Findings.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Zamora

Second: Lawshe

Ayes: Chavez, Choe, Diaz, Johnson, Klein, Rosenstein, Saitman

Vote: 9 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Lawshe adjourned the meeting at 12:30 p.m.

Monique Lawshe, President
Los Angeles City Planning Commission

Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

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.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2024-326-MND ("Mitigated Negative Declaration") SCH No. 2025110100, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the Project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, 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. Approve, 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 including two restaurants, an outdoor plaza and campus events from 7:00 a.m. to 2:00 a.m. daily;
4. Approve, pursuant to LAMC Section 12.24 W.18, a Main Conditional Use Permit to allow dancing and live entertainment at four on-site locations including two restaurants, an outdoor plaza and campus events;
5. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review and Design Review for a project within the boundaries of the Crenshaw Corridor Specific Plan;
6. Approve, 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;
7. Approve, 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 3-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;
8. Adopt the Conditions of Approval; and
9. Adopt the Findings.

Commission President Lawshe seconded the motion and the vote proceeded as follows:

Moved: Zamora

Second: Lawshe

Ayes: Chavez, Choe, Diaz, Johnson, Klein, Rosenstein, Saitman

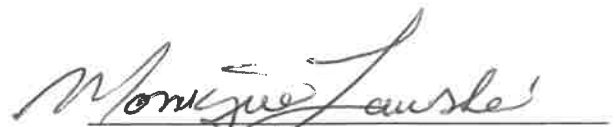
Vote: 9 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Lawshe adjourned the meeting at 12:30 p.m.



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission



Monique Lawshe, President
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

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COMMISSION OFFICE**