

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MAY 14, 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/CPC5-14-26>) by Monday, May 11, 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 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/81196857469> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 811 9685 7469 AND PASSCODE 023808. 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>.

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 – January 22, 2026; March 12, 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 (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-2026-1797-CA

CEQA: ENV-2026-1799-SE

Related Case: CPC-2026-1798-MS

Council District: ALL

Plan Area: Citywide

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED CODE AMENDMENT:

The Low-Rise and SB 79 Phased Implementation Ordinances together comprise the City's local implementation of Senate Bill 79 (2025) or "The Abundant and Affordable Homes Near Transit Act" ("SB 79"), which was signed into law by Governor Gavin Newsom on October 10, 2025, pursuant to Government Code Sections (GCS) 65912.155 - 65912.162.

The Low-Rise Ordinance amends the Mixed Income Incentive Program (MIIP) Los Angeles Municipal Code Section 12.22 A.38 and other related code sections to establish housing incentives to allow low-scale, multi-family housing development in low density zones within a half-mile area of Opportunity Stations. Opportunity Station Areas consist of majority Higher and Moderate Opportunity Areas as defined by California Tax Credit Allocation Committee and are major transit stops (as defined in Public Resources Code Section 21064.3) served by heavy rail, light rail, commuter rail, bus rapid transit, and certain bus lines that operate in bus-only lanes. In addition to renaming the existing Corridor Transition Incentive Area the Low-Rise Incentive Area (LIA) to better align the program's name with the program's intended building outcomes and geographic applicability, the Ordinance will also amend program incentives to improve project feasibility through revising base incentives, affordability requirements, multi-bedroom incentives, open space requirements, lot coverage limitations, roadway widening relief, and applicable performance standards.

Furthermore, the Low-Rise Ordinance will: guarantee any site not eligible for phased implementation can utilize half of the density and floor area permitted under SB 79; establish a new Fire Restriction Area definition to exclude sites in Hillside and Very High Fire Hazard Severity Zones from eligibility; make technical edits to eligibility criteria, mapping frequency, and program standards; and establish new definitions. Note that amendments are subject to change based on guidance from other implementing agencies including the California Department of Housing and Community Development and the Southern California Association of Governments.

REQUESTED ACTIONS:

1. Determine, based on the independent judgement of the decision maker, after consideration of the whole administrative record that the proposed project is statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to the California Public Resources Code Section 21080.085(a); and find that the Project was assessed in the Housing Element Environmental Impact Report ("EIR") Number ENV-2020-6762 (SCH No. 2021010130) certified on November 29, 2021, and Addenda 1 and 2 (ENV-2020-6762-EIR-ADD1 and ENV-2020-6762-EIR-ADD2), and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR is required;

2. Approve and recommend that the City Council adopt, pursuant to Charter Section 558 and Chapter 1A Section 13B.1.3 of the Los Angeles Municipal Code (LAMC), the proposed Low-Rise Ordinance (Exhibit 2A) to amend LAMC Chapter 1 Section 12.22 A.38 and any related sections of the LAMC;
3. Delegate authority pursuant to Charter Section 559 to the Director of Planning to incorporate revisions to the Ordinance to address guidance from the California Department of Housing and Community Development, including but not limited to establishing review processes for industrial land;
4. Adopt the Staff Recommendation Report as the Commission's report; and
5. Adopt the Findings.

ADDITIONAL RECOMMENDED ACTIONS FOR THE LOW-RISE ORDINANCE IN RESPONSE TO AMENDING MOTION 4C ([COUNCIL FILE 25-1083](#)) ADOPTED BY THE CITY COUNCIL ON MARCH 24, 2026:

1. Recommend that the City Council evaluate and consider incorporating Exhibit 2B, inclusive of any subsequent modifications, as amendments into the proposed Low-Rise Ordinance to create more incentives for projects in Low-Rise Incentive Areas that provide deeper and/or more on-site affordable units;

Applicant: City of Los Angeles

Staff: Theadora Trindle, City Planner
planning.sb79@lacity.org
 (213) 564-7099

7. [CPC-2026-1798-MS](#)
 CEQA: ENV-2026-1799-SE
 Related Case: CPC-2026-1797-CA

Council District: ALL
 Plan Area: Citywide

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED PROJECT:

The Low-Rise and SB 79 Phased Implementation Ordinances together comprise the City's local implementation of Senate Bill 79 (2025) or "The Abundant and Affordable Homes Near Transit Act" ("SB 79"), which was signed into law by Governor Gavin Newsom on October 10, 2025, pursuant to Government Code Sections (GCS) 65912.155 - 65912.162.

The SB 79 Phased Implementation Ordinance will allow a temporary pause in the bill's effectuation citywide consistent with the sites, Transit Oriented Development (TOD) zone, and low resource area criteria in GCS 65912.161(b); codify exemptions from SB 79 for sites within industrial employment hubs and that are more than one-mile walking distance from a station pursuant to GCS 65912.160(e); and will establish mapping processes.

REQUESTED ACTIONS:

1. Determine, based on the independent judgement of the decision maker, after consideration of the whole administrative record that the SB 79 Phased Implementation Ordinance is not a project under CEQA pursuant to Government Code Section 65912.160(c)(2); and recommend that the City Council find, the Project was assessed in the Housing Element Environmental Impact Report ("EIR") Number ENV-2020-6762 (SCH No. 2021010130) certified on November 29, 2021, and Addenda 1 and 2 (ENV-2020-6762-EIR-ADD1 and ENV-2020-6762-EIR-ADD2), and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR is required;
2. Approve and recommend that the City Council adopt, pursuant to Charter Section 558, the SB 79 Phased Implementation Ordinance (Exhibit 1) and that the Department incorporate revisions to the Ordinance to address guidance from the California Department of Housing and Community Development;

3. Delegate authority pursuant to Charter Section 559 to the Director of Planning to incorporate revisions to the Ordinance and associated site analysis to address guidance from the California Department of Housing and Community Development;
4. Adopt the Staff Recommendation Report as the Commission's report; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Erika Cui, City Planner
planning.sb79@lacity.org
(818) 374-5036

The next regular meeting of the City Planning Commission
will be held on **Thursday, May 28, 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.