

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JUNE 11, 2026, AFTER 8:30 A.M.  
LOS ANGELES CITY HALL  
JOHN FERRARO COUNCIL CHAMBER, 3RD FLOOR, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

Meeting presentations will be made available here (<https://tinyurl.com/CPC6-11-26>) by Monday, June 8, 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  
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Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
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Haydee Urita-Lopez, Deputy Director  
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Lisa M. Webber, AICP, Deputy Director  
Craig R. Weber, Deputy Director

Cecilia Lamas, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

Pursuant to the Commission's Rules and 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/87066797543> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 870 6679 7543 AND PASSCODE 395300.** 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/commissioners>.

**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. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions**, limited to two (2) pages, are received within 48 hours of the meeting. If the submission is made on the same day as the meeting, it is recommended that twelve (12) hard copies of the submissions be brought to the meeting for distribution to Commissioners. All submissions should be made electronically to [cpc@lacity.org](mailto:cpc@lacity.org). Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. 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](mailto: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](mailto: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."

If you would like to receive a determination letter for any item on today's agenda, please email your request to [cpc@lacity.org](mailto: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 – March 26, 2026; April 23, 2026; May 14, 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](mailto: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 7.3, 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)**

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-2025-2329-VZC-PR-HCA**  
CEQA: ENV-2017-438-EIR-ADD2  
Plan Area: Central City North

Council District: 14 – Jurado  
Last Day to Act: 06-24-26

**PUBLIC HEARING** – Completed April 15, 2026

**PROJECT SITE:** 2117 – 2147 East Violet Street; 2118 – 2142 East 7th Place

**PROPOSED PROJECT:**

The 2143 Violet Street Project (Project) proposes a new mixed-use, two-tower development with 474 live/work units (including 77 affordable units) and 2,034 square feet of ground floor commercial space, totaling 512,990 square feet of floor area on a 2.2-acre site. Building 1 would provide 324 units and 1,066 square feet of commercial space within a 30-story building, and Building 2 would provide 150 units and 968 square feet of commercial space within a 20-story building. Five existing buildings, comprising 56,686 square feet of office, restaurant, warehouse, and six live/work units, would remain. At completion, the Project would result in a total of 480 live/work units and 36,865 square feet of commercial space, for a total of 569,676 square feet of floor area.

**REQUESTED ACTIONS:**

1. Pursuant to 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-2017-438-EIR and Erratum, dated February 2021, and the First Addendum, dated August 2021, certified on September 15, 2021; and as supported by the Second Addendum, dated March 2026, no major revisions are required to the EIR and no subsequent EIR is required for approval of the Project;
2. Pursuant to Chapter 1A Sections 1.4.4. and 13B.1.4 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change Ordinance to amend the Qualified “Q” Conditions of Zone Change Ordinance No. 187,209; and the following Developer Incentives per LAMC Section 11.5.11(e) to permit:
  - a. A zero-foot side yard, in lieu of the 16 feet otherwise required for the eastern property line; and
  - b. A 17-foot 10-inch building separation in lieu of the otherwise required 57 feet; and
3. Pursuant to LAMC Chapter 1A Section 13B.2.4, a Project Review for a project resulting in an increase of 50 or more dwelling units.

**Applicant:** Mark Spector, ONNI Capital, LLC.  
Representative: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP

**Staff:** Erin Strellich, City Planning Associate  
[erin.strellich@lacity.org](mailto:erin.strellich@lacity.org)  
(213) 847-3626

6. [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: 06-11-26  
Continued from: 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) and Chapter 1A Section 13.B.2.3 of the Los Angeles Municipal Code (LAMC), 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](mailto:marie.pichay@lacity.org)  
(213) 978-1470

7. [VTT-84453-1A](#)  
CEQA: ENV-2025-5698-SE  
Plan Area: Sherman Oaks – Studio City  
Toluca Lake – Cahuenga Pass  
Related Case: CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

Council District: 4 – Raman  
Last Day to Act: 06-12-26

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 12501 – 12665 West Ventura Boulevard

**PROPOSED PROJECT:**

Merger and re-subdivision into two ground lots, three residential airspace lots, five commercial airspace lots, eight parking airspace lots for the demolition and removal of all existing structures from the project site and the construction, use, and maintenance of a mixed-use development comprised of 814 residential units and 75,968 square feet of restaurant uses. The Project proposes grading and exporting of up to 521,000 cubic yards of earth.

**APPEAL:**

An appeal of the April 15, 2026 Deputy Advisory Agency’s determination which:

1. Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66;
2. Approved with conditions, pursuant to Chapter 1 Sections 17.51 and 17.53, and Chapter 1A Section 13B.7.3.I of the Los Angeles Municipal Code, a two-phased Vesting Tentative Tract Map, VTT No. 84453, for merger and re-subdivision of the Project Site into two ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots and a haul route approval for the removal of approximately 521,000 cubicle yards of dirt; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Brett Torino & Eleda Cohen, Studio City Sports Center, LLC  
Representative: Rose Fistrovic, Psomas

- Appellants:**
1. Board of the Studio City Residents Association  
Representative: Barry Johnson, Studio City Residents Association
  2. Studio City for Safe Development  
Representative: Jamie T. Hall, Channel Law Group, LLP
  3. Marianne King

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

8. [CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA](#)

Council District: 4 – Raman

CEQA: ENV-2025-5698-SE

Last Day to Act: 06-12-26

Plan Area: Sherman Oaks – Studio City

Toluca Lake – Cahuenga Pass

Related Case: VTT-84453-1A

**PUBLIC HEARING** – Completed April 14, 2026

**PROJECT SITE:** 12501 – 12665 West Ventura Boulevard

**PROPOSED PROJECT:**

Demolition and removal of all existing structures from the Project Site and the construction, use, and maintenance of a 744,906 square foot mixed-use development comprised of 814 residential units, 46 of which are reserved for Very Low Income households, and 75,968 square feet of restaurant space. The seven-story (84 foot high) building will contain 668,938 square feet of residential floor area and 75,968 square feet of restaurant floor area with a maximum floor area ratio of 3.2:1. The Project's residential portion will provide 1,040 automobile parking spaces, 324 long-term bicycle parking stalls, and 30 short-term bicycle parking stalls. The commercial portion of the Project will provide 766 automobile parking spaces, 40 long-term bicycle parking stalls, and 38 short-term bicycle parking stalls. The Project will provide a total of 89,937 square feet of open space, including pool/decks, courtyards, and indoor recreational rooms located on the first through seventh floors and private balconies. The Project proposes the removal of 240 non-protected trees from the Project Site and three non-protected street trees from the public right-of-way. The Project proposes grading and exporting of up to 521,000 cubic yards of earth and installation of Wall, Monument, Projecting, Identification, and Wayfinding Signs.

**REQUESTED ACTIONS:**

1. Pursuant to California Public Resource Code Section 21080.66, that the proposed project is statutorily exempt from the California Environmental Quality Act;
2. Pursuant to Chapter 1 Section 12.22 A.37 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 814 units of which 46 units or seven percent for Restricted Affordable Housing Units for Very Low Income households and 768 market-rate units, with the following requested Off-Menu Incentive and Waivers of Development Standards:
  - a. Off-Menu Incentive to allow a floor area ratio of 3.2:1 in lieu of the otherwise permitted 1.0:1 pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
  - b. Waiver of Development Standards to allow a lot coverage of 74 percent in lieu of the maximum 60 percent pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.B.2;
  - c. Waiver of Development Standards to allow a height of 84 feet in lieu of the otherwise permitted 30 feet pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.a.4;
  - d. Waiver of Development Standards to allow a rear yard setback of 1.5 feet in lieu of the otherwise required 15 feet for the ground level pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.A.3.c.1 and 19 feet for other levels per LAMC Chapter 1, Section 12.13.C.3;
  - e. Waiver of Development Standards to allow up to 100 percent reduction from the transitional Height as required by LAMC, Chapter 1, Section 12.21.1A.10; and
  - f. Waiver of Development Standards from the Ventura/Cahuenga Boulevard Corridor Specific Plan Setback from the roof perimeter requirements to allow volume averaging setbacks from the roof perimeter with hybrid vertical cutouts and setbacks required per the Specific Plan Section 7.E.1.f;
3. Pursuant to LAMC Chapter 1 Sections 16.05 and Chapter 1A Section 13B.2.4, a Project Review for a development project resulting in a net increase of 50 or more dwelling units and 50,000 gross square feet or more of non-residential floor area;
4. Pursuant to LAMC Chapter 1A Section 13B.4.2 and the Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 9, a Project Compliance to permit the construction of a mixed-use development comprising 814 dwelling units and 75,968 square feet of restaurant floor area; and
5. Pursuant to LAMC Chapter 1 Section 12.24 and Chapter 1A Section 13B.2.2 to allow the sale and dispensing of a full-line of alcoholic beverages for on- and off-site consumption in conjunction with proposed 75,968 square feet of restaurant spaces.

**Applicant:** Brett Torino & Eleda Cohen, Studio City Sports Center, LLC  
Representative: Rose Fistrovic, Psomas

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

**9. CPC-2025-7122-GPA-ZC-CPIO-SP-CA**

CEQA: ENV-2020-6762-EIR-ADD4  
Plan Area: San Pedro

Council District: 15 - McOsker  
Last Day to Act: 08-30-26

**PUBLIC HEARING** – Completed February 26, 2026

**PROJECT LOCATION:**

San Pedro Community Plan Area (CPA). The San Pedro CPA is located adjacent to the Port of Los Angeles, the Wilmington-Harbor City Community Plan Area, the Pacific Ocean, and the City of Rancho Palos Verdes. It is generally bounded by: Taper Avenue on the north; John S. Gibson Boulevard, Harbor Boulevard, the West Channel of the Port of Los Angeles, and Cabrillo Beach on the east; the Pacific Ocean on the south; and the western border of Los Angeles with the City of Rancho Palos Verdes.

**PROPOSED PROJECT:**

The San Pedro Zoning Code Update (ZCU) is a project to apply the New Zoning Code in the San Pedro Community Plan Area (CPA). It involves the application of zoning offered by the New Zoning Code and new General Plan Land Use Designations, while staying consistent with the vision and policies of the adopted Community Plan. The project implements key programs from the City's 2021- 2029 Housing Element. In addition, the existing San Pedro Community Plan Implementation Overlay District (CPIO) standards will be absorbed into the New Zoning Code through the application of modular zones and application of Chapter 1A.

**REQUESTED ACTIONS:**

1. Determine, based on the whole of the administrative record, that the San Pedro Zoning Code Update was analyzed in the Housing Element Environmental Impact Report (SCH No. 2021010130) (Housing Element EIR) certified on November 29, 2021, and Addendum No. 1 (ENV-2020-6762-EIR-ADD1), Addendum No. 2 (ENV-2020-6762-EIR-ADD2), Addendum No. 4 (ENV-2020-6762-EIR-ADD4); the San Pedro Zoning Code Update is within the scope of the project covered by the Housing Element EIR; and the Housing Element EIR adequately describes the activity for the purposes of CEQA; and pursuant to CEQA Guidelines Sections 15162, 15164 and 15168, no subsequent or supplemental environmental impact report is required;
2. Approve and recommend, pursuant to City Charter Section 555 and Chapter 1A Section 13B.1.1. of Los Angeles Municipal Code (LAMC), that the Mayor approve and that the City Council adopt the amendments to the Community Plan including the General Plan Land Use Change Map and Matrix, and the General Plan Land Use Map inclusive of the symbol, footnote, corresponding zone and land use nomenclature changes, amending the San Pedro Community Plan (Policy Document), and make amendments to Mobility Plan 2035 and Framework Element as part of the General Plan Elements of the City of Los Angeles;
3. Approve and Recommend, pursuant to City Charter Section 558 and LAMC Chapter 1A Section 13B.1.4., that the City Council adopt the draft ordinance to amend the Zoning Map (Zone Change Map and Matrix);
4. Approve and Recommend, pursuant to City Charter Section 558 and LAMC Chapter 1A Section 13B.1.2., that the City Council adopt the draft ordinance to repeal the San Pedro Community Plan Implementation Overlay;
5. Approve and Recommend, pursuant to City Charter Section 558 and LAMC Chapter 1A Section 13B.1.2., that the City Council adopt the draft ordinance to amend the San Pedro Specific Plan;

6. Approve and recommend that the City Council adopt the draft New Zoning Code Ordinance to amend Chapter 1 and 1A of the Los Angeles Municipal Code to add new zoning districts and related regulations to Articles 1-12, and Articles 14 and 15, and amend the accompanying Zoning Code Maps established in Division 1.4. (Zoning Code Maps) of Article 1 of Chapter 1A;
7. Instruct the Department of City Planning to finalize the necessary General Plan land use designation maps and zone ordinances to be presented to the City Council, and authorize the Department of City Planning to make additional, non-substantive text edits to the plan policy documents and land use designation maps to correct typographical errors, and make other technical corrections/ modifications to the zoning ordinances as necessary;
8. Authorize the Director of Planning to present the resolutions and proposed General Plan amendments to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Section 11.5.6, and the draft zoning ordinances to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32;
9. Recommend that the City Council instruct the Director of City Planning to amend the Chapter 1A Environmental Protection Measures (EPMs), pursuant to Division 4C.13. (Environmental Protection) of the New Zoning Code, as appropriate to incorporate the Mitigation Measures in the Mitigation Monitoring Program, and adopt water resource standards to prevent damage or disturbance to water resources, ensuring consistency with California Fish and Wildlife Code Section 1602;
10. Conduct a public hearing on the Proposed Project as described in the Staff Recommendation Report;
11. Adopt the Staff Recommendation Report as the Commission's report; and
12. Adopt the Findings in the Staff Recommendation Report.

**Applicant:** City of Los Angeles

**Staff:** Alissa Gordon, City Planner  
[alissa.gordon@lacity.org](mailto:alissa.gordon@lacity.org)  
 (213) 978-1456

**10. [CPC-2026-259-CA](#)**

CEQA: ENV-2017-433-EIR; ENV-2017-433-EIR-ADD1  
 ENV-2016-2906-EIR; ENV-2019-3379-EIR  
 Plan Area: Citywide

Council District: ALL  
 Last Day to Act: 08-17-26

**PUBLIC HEARING** – Completed March 18, 2026

**PROJECT SITE:** Citywide

**PROPOSED CODE AMENDMENT:**

The Proposed Ordinance, amending Articles 1, 2, 3, 4, 5, 7, 10, 13 and 14 of Chapter 1A of the Los Angeles Municipal Code (LAMC), seeks to implement targeted amendments that will: 1) improve clarity and internal consistency by correcting errors, omissions, or ambiguous language within Chapter 1A of the LAMC; 2) strengthen existing zoning regulations through focused refinements to standards and procedures so they function as intended while maintaining adopted policy objectives; and 3) ensure correct and uniform application of Chapter 1A of the LAMC by aligning technical provisions, definitions, and cross-references with adopted Articles and Citywide procedures.

**REQUESTED ACTIONS:**

1. Determine, based on the whole of the administrative record, that the Proposed Ordinance was analyzed in the Downtown Community Plan Update Environmental Impact Report (Downtown EIR), Case No. ENV-2017-433-EIR, certified on May 3, 2023, the addendum to the Downtown EIR, Case No. ENV-2017-433-EIR-ADD1, approved on Oct.25, 2024; the Boyle Heights Community Plan Update EIR, Case No. ENV-2016-2906-EIR, certified on September 25, 2024; and the Harbor LA Community Plans Update EIR, Case

- No. ENV-2019-3379-EIR, certified on September 9, 2025, and that, pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162(a), no supplemental or subsequent EIR is required;
2. Approve and recommend, pursuant to Chapter 1A Section 13B.1.3.D.3. of the Los Angeles Municipal Code, that the City Council adopt the Proposed Zoning Code Amendment Ordinance;
  3. Adopt the Staff Recommendation Report as the Commission's report; and
  4. Adopt the Findings in the Staff Recommendation Report.

**Applicant:** City of Los Angeles

**Staff:** Ricky Reaser, City Planner  
[richard.reaser@lacity.org](mailto:richard.reaser@lacity.org)  
(213) 482-7067

The next regular meeting of the City Planning Commission will be held on **Thursday, June 26, 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](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto: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](mailto: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.