

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, MARCH 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 March 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 8:44 a.m. with Commissioners Priscilla Chavez, Sarah Johnson, Phyllis Klein, Brian Rosenstein, and Jacob Saitman in attendance.

Commission Vice President Caroline Choe and Commissioners Martina Diaz and Elizabeth Zamora were not in attendance.

Also in attendance were Kevin Keller, Executive Officer, 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

- Kevin Keller, Executive Officer, on behalf of Vince P. Bertoni, Director of Planning, gave a brief update on Senate Bill 79.
- Lisa M. Webber, Deputy Director, on behalf of Vince P. Bertoni, Director of Planning, announced the retirement and farewell of Theodore Irving, Principal City Planner.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no commission requests.
- There were 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

One speaker 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 Item No. 7 would be taken out of order and heard first.

ITEM NO. 7

CPC-2025-3079-DB-VHCA

CEQA: ENV-2025-3081-CE

Plan Area: West Los Angeles

Council District: 5 – Yaroslavsky

Last Day to Act: 03-26-26

PUBLIC HEARING – Completed February 5, 2026

PROJECT SITE: 10535 Missouri Avenue; 1847 South Fairburn Avenue

MOTION:

Commissioner Klein moved to continue the matter to a date uncertain. Commissioner Saitman seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Commission President Lawshe announced that Items 5a and 5c on the consent calendar would be removed. Commission President Lawshe proceeded with Item 5b which remained on the consent calendar.

**ITEM NO. 5b
(CONSENT CALENDAR)**

CPC-2025-625-DB-SPPC-VHCA

CEQA: ENV-2025-626-CE

Plan Area: Encino – Tarzana

Council District: 3 – Blumenfield

Last Day to Act: 05-11-26

PUBLIC HEARING – Completed February 24, 2026

PROJECT SITE: 19333 West Ventura Boulevard

IN ATTENDANCE:

Adrineh Melkonian, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Gary Benjamin, 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 improvement and the construction, use, and maintenance of a six-story, 38,657 square foot mixed-use development comprised of 46 residential units, six of which are to be reserved for Very Low Income households, and 2,454 square feet of restaurant floor area. The mixed-use building will be a maximum of 79 feet two inches as measured from grade to the top of the roof structure with a maximum floor area ratio of 3.1:1. The Project would include 12 residential and two commercial vehicle parking spaces. Additionally, the Project would include four short-term and 40 long-term bicycle parking spaces for residential uses and two short-term and four long-term bicycle parking spaces for the commercial uses. The Project also proposes the removal of one non-protected tree from project site and one non-protected tree from public right-of-way and grading of up to 2,380 cubic yards of earth.

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, 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 Chapter 1 Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project totaling 46 dwelling units (six units or 17 percent for Restricted Affordable Housing Units for Very-Low Income households and 40 market-rate units), with the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow up to an 83 percent reduction in the required open space, allowing 880 square feet in lieu of 4,975 square feet otherwise required per LAMC Section 12.21.G.2;
 - b. An Off-Menu Incentive to allow up to a 100 percent reduction in the required front yard setback to permit zero feet in lieu of 18 inches otherwise required per the Ventura – Cahuenga Boulevard Corridor Specific Plan Section 7.A.3.a.1.i;
 - c. An Off-Menu Incentive to allow up to a 100 percent reduction in the required loading area to allow zero square feet in lieu of 600 square feet otherwise required per LAMC Section 12.21.C.6(d);
 - d. An Off-Menu Incentive to allow two commercial parking spaces in lieu of the otherwise required 25 spaces per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.F.1.c;
 - e. A Waiver of Development Standards to allow a Floor Area Ratio (FAR) of 3.10 in lieu of the otherwise permitted 1.0:1 per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
 - f. A Waiver of Development Standards to allow a height of 79 feet two inches in lieu of the otherwise permitted 30 feet per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.f;
 - g. A Waiver of Development Standards to allow 12 residential parking spaces in lieu of the otherwise required 71 spaces per the LAMC Section 12.21 A.4;
 - h. A Waiver of Development Standard to allow two commercial parking spaces in lieu of the otherwise required 25 spaces per the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.F.1.c;
 - i. A Waiver of Development Standard to allow six stories in lieu of the otherwise permitted three stories per LAMC Section 12.21.1.A.1;
 - j. A Waiver of Development Standard to allow up to 100 percent reduction in the required east side yard setback to allow zero feet in lieu of nine feet otherwise required per LAMC Section 12.14.C.2;
 - k. A Waiver of Development Standard to allow up to 100 percent reduction in the required west side yard setback to allow zero feet in lieu of nine feet otherwise required per 12.14.C.2; and
 - l. A Waiver of Development Standards from the Ventura-Cahuenga Boulevard Corridor Specific Plan Setback from the perimeter of the roof line requirements of the specific plan Section 7.E.f;
3. 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 construction of a mixed-use development comprising 46 dwelling units and 2,454 square feet of restaurant floor area;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 5a

CPC-2024-3381-DB-CDO-VHCA

CEQA: ENV-2024-3382-CE

Plan Area: Reseda – West Van Nuys

Council District: 3 – Blumenfield

Last Day to Act: 04-17-26

PUBLIC HEARING – Completed February 3, 2026

PROJECT SITE: 7354 North Baird Avenue

IN ATTENDANCE:

Laura Frazin-Steele, City Planner, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Akhilesh Jha, representing the Applicant.

MOTION:

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

Construction, use, and maintenance of a three-story, 39-foot six inch in height, 34-unit, 13,937 square foot Residential Care Facility for the Elderly on a 7,503.7 square foot lot including four units reserved for Very Low Income Senior Citizens and 30 units at Market Rate for Seniors. No automobile or bicycle parking is proposed. The Applicant will demolish an existing one-story, approximately 1,420 square foot single-family dwelling and remove two on-site non-protected trees.

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), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Dismiss, as not necessary, a request for the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to deviate from all of the permanent Q Conditions and Design Standards and Guidelines of the Reseda Central Business District CDO (Ordinance Nos. 176,557 and 176,558), because the project meets all applicable Q Conditions and design standards and guidelines of the Reseda Central Business District CDO;
 - b. An Off-Menu Incentive to deviate from all landscaping and tree planting requirements pursuant to LAMC Section 12.21 G, because LAMC Section 12.21 G regulates landscaping and open space for six or more residential units and does not apply to Shared Housing Units;
 - c. A Waiver from transitional height requirements pursuant to LAMC Section 12.21.1 A.10, because transitional height requirements are not applicable to projects located in an R2 Zone; and
 - d. A Waiver from useable open space to provide zero square feet of open space in lieu of the otherwise required 3,400 square feet pursuant to LAMC Section 12.21 G, because LAMC Section 12.21 G regulates landscaping and open space for six or more residential units and does not apply to Shared Housing Units;
3. Approve, pursuant to Section 65915 et seq. of the California Government Code (CA GC) and Chapter 1, Section 12.22 A.37 and Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC), a Shared Housing Building providing 34 rental units as a Residential Care Facility for the Elderly (RCFE)

with four units reserved for Very Low Income Households and 30 units reserved for Seniors at Market Rate with the following Off-Menu Incentive and Waivers of Development Standards:

- a. An Off-Menu Incentive for a 100 percent decrease from all landscaping requirements to provide zero square feet of landscaping in lieu of the otherwise required landscaping pursuant to LAMC Sections 12.40 - 12.43 and 12.21 G;
 - b. A Waiver of Development Standards for a 100 percent decrease from the required front yard setback to provide a zero-foot front yard setback in lieu of the otherwise required minimum 20 feet pursuant to LAMC Section 12.09 C.1;
 - c. A Waiver of Development Standards for a 36.7 percent decrease from the required north side yard setback to provide a three-foot 10-inch north side yard setback in lieu of the otherwise required minimum six feet pursuant to LAMC Section 12.09 C.2;
 - d. A Waiver of Development Standards for a 36.7 percent decrease from the required south side yard setback to provide a three-foot 10-inch south side yard setback in lieu of the otherwise required minimum six feet pursuant to LAMC Section 12.09 C.2;
 - e. A Waiver of Development Standards for a 100 percent decrease from the required rear yard setback to provide a zero-foot rear yard setback in lieu of the otherwise required 15 feet pursuant to LAMC Section 12.09 C.3;
 - f. A Waiver of Development Standards for a 100 percent deviation from the required long-term bicycle parking to provide no long-term bicycle parking spaces in lieu of the otherwise required three spaces pursuant to LAMC Section 12.21 A.16;
 - g. A Waiver of Development Standards for a 100 percent deviation from the required short-term bicycle parking to provide no short-term bicycle parking spaces in lieu of the otherwise required two spaces pursuant to LAMC Section 12.21 A.16; and
 - h. A Waiver of Development Standards for a 100 reduction in the number of required trees to be planted on-site and in the public right-of-way to provide zero trees in lieu of the trees needed to meet City Planning Commission Guidelines in compliance with LAMC Sections 12.40 - 12.43 (Landscape Ordinance No. 170,978);
4. Approve, pursuant to LAMC Chapter 1 Section 13.08 E and Chapter 1A Section 13B.2.5, a Director Determination for a 34-unit Residential Care Facility for the Elderly (RCFE);
 5. Adopt the Conditions of Approval; and
 6. Adopt the Findings, as Amended by the Commission, including Staff's Technical Modification dated March 24, 2026.

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

The vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 5a

CPC-2023-6051-DB-HCA

CEQA: ENV-2023-6052-CE

Plan Area: South Los Angeles

Council District: 9 – Price, Jr.

Last Day to Act: 03-26-26

PUBLIC HEARING – Completed December 29, 2025

PROJECT SITE: 900, 902 ,904, 904 1/2, 906, 906 1/2 West Martin Luther King Jr Boulevard;
4011 South Menlo Avenue

IN ATTENDANCE:

Maneri Roman, Planning Assistant, Daisy Benecia, City Planner, and Theodore Irving, Principal City Planner, representing the Planning Department; and Eric Won, representing the Applicant.

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 81-foot, mixed-use apartment building, totaling 32 units (including three Extremely Low Income Units and two Very Low Income Units). The Project will be approximately 39,136 square feet in floor area, including 10,676 square feet of commercial, with a Floor Area Ratio (FAR) of 3.16:1. The Project includes restaurants on the first, second, and sixth floors, including 3,452 square-feet of outdoor seating. The Project will provide thirteen vehicular parking spaces in a subterranean parking garage and four vehicular parking spaces at-grade in ground level parking. No protected trees will be removed from the subject site. One non-protected street tree exists along the public right-of-way which will be retained. The existing commercial building and apartment building will be demolished.

1. Determine, that based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to 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 32 units, reserving three units for Extremely Low Income and two units for Very Low Income Household occupancy for a period of 55 years, with the following On- and Off-Menu Incentives and Waiver of Development Standards:
 - a. An On-Menu Incentive to allow an up to 20 percent reduction in the required open space, allowing a minimum of 2,560 square feet of open space in lieu of 3,200 square-feet, as otherwise required by LAMC Section 12.21 G.2;
 - b. An Off-Menu Incentive to allow an increase in Floor Area Ratio (FAR) to allow a 3.16:1 FAR in lieu of the maximum 1.5:1 FAR, as otherwise allowed by Section III-3 B.2 of the South Los Angeles Community Implementation Overlay (CPIO);
 - c. An Off-Menu Incentive to allow a building height of 81 feet and six stories in lieu of 60 feet and four stories, as otherwise allowed by Section III-3 A.2 of the South Los Angeles Community Implementation Overlay (CPIO);
 - d. A Waiver of Development Standards to allow a five-foot easterly side yard in lieu of the required nine-feet, as otherwise required in the C2-2D-CPIO Zone;
 - e. A Waiver of Development Standards to allow a five-foot westerly side yard in lieu of the required nine-feet, as otherwise required in the C2-2D-CPIO Zone; and
 - f. A Waiver of Development Standards to allow a 15-foot and one-inch rear yard in lieu of the required 18-feet, as otherwise required in the C2-2D-CPIO Zone;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Lawshe adjourned the meeting at 11:01 a.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

JUN 11 2026

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**