LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, APRIL 23, 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 April 23, 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 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 Jane Choi and Blake Lamb, Principal City Planners, 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

- Jane Choi and Blake Lamb, Principal City Planners, on behalf of Lisa M. Webber, Deputy Director and Vince P. Bertoni, Director of Planning, had no report.

- Kimberly Huangfu, Deputy City Attorney, had no report.

- Commission Requests:

  - Commissioner Diaz announced a planned absence for the meeting of June 11, 2026.

- Meeting Minutes:
  Commissioner Klein moved to approve the Meeting Minutes of February 12, 2026 and February 26, 2026. Commissioner Choe seconded the motion and the vote proceeded as follows:

  Moved: Klein
  Second: Choe
  Ayes: Diaz, Chavez, 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.

ITEM NO. 5a
(CONSENT CALENDAR)

CPC-2025-5749-VZC-HD Council District: 11 – Park
CEQA: ENV-2025-5750-CE Last Day to Act: 05-10-26
Plan Area: Palms – Mar Vista – Del Rey

PUBLIC HEARING – Completed February 24, 2026

PROJECT SITE: 12910 West Culver Boulevard

IN ATTENDANCE:
David Woon, Planning Assistant, Esther Ahn, City Planner, and Heather Bleemers, Senior City Planner, representing the Planning Department; and Josh Kreger, 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:

A Vesting Zone Change and Height District Change to change the zoning of the southern portion of the Project Site from PF-1XL to (T)M2-1. The Project Site is currently developed with an existing surface parking lot. The Project does not propose any new construction, additional improvements, or use change within the Project Site.

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 1, Section 15305, Class 5, and Section 15312, Class 12, an 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, a Vesting Zone Change and Height District Change to change the zoning of the southern portion of the Project site from PF-1XL to (T)M2-1, including a waiver of the street dedication and improvements along Culver Boulevard;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 5b
(CONSENT CALENDAR)

CPC-2025-239-DB-HCA Council District: 6 – Padilla
CEQA: ENV-2025-240-CE Last Day to Act: 04-26-26
Plan Area: Van Nuys – North Sherman Oaks

PUBLIC HEARING – Completed March 10, 2026

PROJECT SITE: 6733 – 6737 Sylmar Avenue

IN ATTENDANCE:
Maren Gamboa, City Planner, Jojo Pewsawang, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Argineh Mailian, 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 1,394 square foot residence for the construction, use, and maintenance of a four-story, 24-unit mixed-income residential development with 42 parking spaces utilizing state density bonus by providing three units for households (16.6 percent) to access the residential density allowed via the Medium Residential land use designation, requesting incentives for reduced front yard setback, height increase, and increased floor area ratio, and waivers of development standards to reduce private open space dimensions and to eliminate the plane break requirement of the R1 Zone.

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 Chapter 1 Section 12.22 A.25 and Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC), a Density Bonus Project requesting waivers as outlined in LAMC Chapter 1 Section 12.22 A.25 in order to permit the construction of a 24-unit mixed-income residential building, with the following Off-Menu Incentives and Waiver of Development Standards:
    a. An Off-Menu Incentive to allow a reduction in the front yard setback from 20 feet to 12 feet;
    b. An Off-Menu Incentive to allow a height increase from 28 feet to 46 feet six inches;
    c. An Off-Menu Incentive to allow an increase in floor area from 6,124 square feet to 37,816 square feet;
    d. A Waiver of Development Standards to allow a 25 percent reduction in the required private open space dimension from eight feet to six feet; and
    e. A Waiver of Development Standards to eliminate the plane break requirement of the R1 Zone (LAMC Section 12.08.C.2);
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 9 – 0

MOTION PASSED

ITEM NO. 6

CPC-2025-3449-CU3-SPPC-DRB-MSP
CEQA: ENV-2025-3450-CE
Plan Area: Bel Air – Beverly Crest

Council District: 5 – Yaroslavsky
Last Day to Act: 04-23-26

PUBLIC HEARING HELD

PROJECT SITE: 2845, 2791, 2785 North Casiano Road

IN ATTENDANCE:
Tiffany Corrales, Planning Assistant, Renata Ooms, City Planner, Claudia Rodriguez, Senior City Planner, and Blake Lamb, Principal City Planner, representing the Planning Department; and Mark Armbruster, representing the Applicant.

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

Reuse of an existing university campus facility (American Jewish University) for the operation of a Private High School (Milken Community School) with a maximum student enrollment of 900 students, grades 9 through 12. No new construction, exterior renovations, or additional square footage is proposed. Proposed interior-only renovations reconfigure existing square footage, increasing the classroom count from 25 classrooms to a total of 40 classrooms. Proposed hours of operation are weekdays Monday to Friday from 7:30 a.m. to 3:30 p.m. for regular school hours and until 7:30 p.m. for extracurricular activities including after-school sports. A limited number of faculty and students will have access to the campus on Saturdays and Sundays for extracurricular activities during both the regular school year and the summer. Summer school and summer day camp hours of operation are 8:00 a.m. to 3:30 p.m., Monday through Friday. There will be a maximum of six special events per year which will last until 10:00 p.m. in the evening and may occur on weekdays or weekends.

The site is in the Inner and Outer Corridors of the Mulholland Scenic Parkway Specific Plan and is upslope and Visible from the Mulholland Drive right-of-way. The Project does not propose any tree removals or grading.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 (Class 1 for existing structures), Section 15303 (Class 3 for conversion of small structures), Section 15314 (Class 14 minor additions to schools), and Section 15332 (Class 32 for in-fill 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 Chapter 1 Section 12.24 U.24 and Chapter 1A Section 13B.2.3 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the operation of a private high school (Grades 9 through 12) in the RE Zone with a total of 40 classrooms and a maximum enrollment of 900 students;
3. Approve, pursuant to LAMC Chapter 1 Sections 11.5.7 and 16.50 and Chapter 1A Section 13B.4.3, a Project Compliance and Design Review with the Mulholland Scenic Parkway Specific Plan for the use and maintenance of an existing school facility for a private high school (Grades 9-12) with a total of 40 classrooms and maximum enrollment of 900 students;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated April 20, 2026; and
5. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 9 – 0

MOTION PASSED

At approximately 11:55 a.m. Commission President Lawshe recessed the meeting. Commission President Lawshe reconvened the meeting at 12:12 p.m. with Commission Vice President Choe and Commissioners Chavez, Diaz, Johnson, Klein, Rosenstein, Saitman and Zamora.

ITEM NO. 7

CPC-2024-5534-DB-PR-VHCA Council District: 13 – Soto-Martinez
CEQA: ENV-2024-5535-SE Last Day to Act: 04-23-26
Plan Area: Silver Lake – Echo Park – Elysian Valley

PUBLIC HEARING – Completed February 17, 2026

PROJECT SITE: 2413 – 2499 North Silver Lake Boulevard

IN ATTENDANCE:
Marie Pichay, City Planning Associate, Jonathan Ayon, City Planner, Deborah Kahen, Senior City Planner, and Jane Choi, Principal City Planner, representing the Planning Department; and Gary Benjamin, representing the Applicant.

MOTION:
Commissioner President Lawshe moved to continue the matter to a date certain of June 11, 2026. Commissioner Zamora seconded the motion and the vote proceeded as follows:

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

Vote: 9 – 0

MOTION PASSED

At approximately 1:44 p.m. Commission President Lawshe announced Commissioner Diaz left the meeting.

ITEM NO. 8

AA-2023-8121-PMLA-1A Council District: 5 – Yaroslavsky
CEQA: ENV-2023-8122-CE Last Day to Act: 05-12-26
Plan Area: Bel Air – Beverly Crest

PUBLIC HEARING HELD

PROJECT SITE: 1400 North Vista Moraga

IN ATTENDANCE:
Jackson Olson, Planning Assistant, and Juliet Oh, Senior City Planner, representing the Planning Department; Daniel Hanasab, Appellant #1; Rob Glushon, representing Appellant #2; and Tony Natsis, Applicant.

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

A Preliminary Parcel Map for the subdivision of one 143,359 square-foot lot into two new lots of 113,546 square feet and 29,812 square feet, to maintain one existing single-family dwelling on Parcel A and accommodate up to one new single-family dwelling on Parcel B, in the RE20-1-H-HCR Zone.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303 (Class 3) and 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. Deny the appeal in part and grant the appeal in part, and sustain the Deputy Advisory Agency's Determination dated November 21, 2025;
3. Approve, pursuant to Chapter 1A Section 13B.7.5 of the Los Angeles Municipal Code, the attached Parcel Map (Parcel Map No. AA-2023-8121-PMLA stamp-dated March 28, 2025) for the subdivision of one 143,359 square-foot lot into two new lots of 113,546 square feet and 29,812 square feet;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 8 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Lawshe adjourned the meeting at 2:30 p.m.

M. Lawshe

Monique Lawshe, President
Los Angeles City Planning Commission

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

ADOPTED
CITY OF LOS ANGELES
JUN 11 2026
CITY PLANNING DEPARTMENT
COMMISSION OFFICE