LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, MAY 14, 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 May 14, 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 Martina Diaz, Sarah Johnson, Phyllis Klein, Brian Rosenstein, Jacob Saitman, and Elizabeth Zamora in attendance.

Commissioner Priscilla Chavez was not in attendance.

Also in attendance were Vince P. Bertoni, Director of Planning, Kevin Keller, Executive Officer, Arthi Varma, Haydee Urita-Lopez, Lisa M. Webber, Deputy Directors, and Kimberly Huangfu, Parissh Knox, and Justin Tomayo, Deputy City Attorneys. Commission Office Staff participation included Ari Briski, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant II, Alma Sandoval, Commission Executive Assistant I, Diego Vazquez and Marcos G. Godoy, Administrative Clerks.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commission Requests:
  - Commission President Lawshe announced a planned absence for the meeting of July 9, 2026. Commissioner Diaz announced a planned absence for the meeting of July 23, 2026.
- Meeting Minutes:
  Commissioner Klein moved to approve the Meeting Minutes of January 22, 2026 and March 12, 2026. Commissioner Diaz seconded the motion and the vote proceeded as follows:

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

  Vote: 8 – 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. 5

CONSENT CALENDAR

There were no items on the consent calendar.

Before proceeding to open Item Nos. 6 and 7, Commission President Lawshe announced both items would be heard concurrently as they are related, but separate motions would be taken.

ITEM NO. 6

CPC-2026-1797-CA Council District: ALL
CEQA: ENV-2026-1799-SE Plan Area: Citywide
Related Case: CPC-2026-1798-MSC

PUBLIC HEARING HELD

PROJECT SITE: Citywide

IN ATTENDANCE:
Arthi Varma, Deputy Director, Jenna Monterrosa, Principal City Planner, Blair Smith, Senior City Planner, and Theadora Trindle, City Planner, representing the Planning Department; and Emma Howard, representing Council District 13 on behalf of Councilmember Hugo Soto-Martinez.

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

The Proposed Low-Rise Ordinance amends the Mixed Income Incentive Program (MIIP) Los Angeles Municipal Code (LAMC) 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 Station Areas.

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, as Modified by the City Planning Commission on May 14, 2026, 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 Modified Proposed Low-Rise 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, as Modified by the Commission; and
5. Adopt the Findings, as Amended by the Commission, including Staff's Technical Modification dated May 13, 2026.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

CPC-2026-1798-MSC Council District: ALL
CEQA: ENV-2026-1799-SE Plan Area: Citywide
Related Case: CPC-2026-1797-CA

PUBLIC HEARING HELD

PROJECT SITE: Citywide

I IN ATTENDANCE:
Arthi Varma, Deputy Director, Jenna Monterrosa, Principal City Planner, Blair Smith, Senior City Planner, and Erika Cui, City Planner, representing the Planning Department; and Emma Howard, representing Council District 13 on behalf of Councilmember Hugo Soto-Martinez.

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

The Proposed 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.

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 the California Environmental Quality Act (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 Proposed SB 79 Phased Implementation Ordinance 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 Proposed 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, as Modified by the Commission; and
5. Adopt the Findings, as Amended by the Commission, including Staff's Technical Modification dated May 13, 2026.

Commission Vice President Choe seconded the motion and the vote proceeded as follows:

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

Vote: **8 – 0**

MOTION PASSED

There being no further business before the Commission, Commission President Lawshe adjourned the meeting at 11:40 a.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