

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JUNE 25, 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/CPC6-25-26>) by Monday, June 22, 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  
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Phyllis Klein, Commissioner  
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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](mailto: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/81430151520> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 814 3015 1520 AND PASSCODE 250797.** 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](mailto: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](mailto: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](mailto: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](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." 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](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

## **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 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 (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-2023-6756-VCU3-PR-WDI**

CEQA: ENV-2023-6757-EIR (SCH No. 2024080852)

Plan Areas: Westchester – Playa del Rey

Council District: 11 – Park

Last Day to Act: 08-14-26

**PUBLIC HEARING** – Completed June 3, 2026

**PROJECT SITE:** 9000 – 9160 South Airport Boulevard; 5801 – 5881 West Arbor Vitae Street;  
5820 – 5880 West Interceptor Street; 8941 and 8940 – 9000 South Interceptor Street

**PROPOSED PROJECT:**

The Project would develop an industrial center with up to 435,390 square feet of industrial uses on an approximately 18-acre site. The Project includes two options. Option 1 would develop one building comprised of up to 355,390 square feet of warehouse uses and 80,000 square feet of ancillary office uses, for a total of 435,390 square feet of floor area and a maximum building height of 50 feet and would include 90 truck trailer parking spaces. Option 2 would develop three buildings, comprised of up to 320,056 square feet of warehouse uses and 90,000 square feet of ancillary office uses, for a total of 410,056 square feet of floor area and a maximum building height of 46 feet, and would not include any truck trailer parking spaces. Under both Options, a total of 37,860 square feet of existing commercial/industrial floor area uses and associated surface parking areas would be demolished.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2023-6757-EIR, SCH No. 2024080852, for the above-referenced project;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Chapter 1 Sections 12.24 T and 12.24 U.14 of the Los Angeles Municipal Code (LAMC), a Vesting Class 3 Conditional Use Permit for a Major Development Project in the M1 Zone, which creates 250,000 square feet or more of warehouse floor area;
5. Pursuant to LAMC Chapter 1 Section 16.05, a Project Review for a development which results in an increase of 50,000 gross square feet or more of non-residential floor area; and
6. Pursuant to LAMC Chapter 1 Section 12.37 I, a Waiver of Dedication and Improvements along Airport Boulevard and Arbor Vitae Street to maintain the existing conditions.

**Applicant:** Rexford Industrial; 9000 Airport, LLC  
Representative: Donna Shen Tripp; Craig Lawson & Co., LLC

**Staff:** Kathleen King, City Planner  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
(213) 847-3624

6. [CPC-2023-7894-GPA-ZC-CU-SPR-HCA](#)

CEQA: ENV-2023-7895-MND

Plan Areas: Sun Valley – La Tuna Canyon

Council District: 2 – Nazarian

Last Day to Act: 06-30-26

**PUBLIC HEARING** – Completed March 10, 2026

**PROJECT SITE:** 7528 Bellaire Avenue

**PROPOSED PROJECT:**

Mixed-use commercial and residential development with approximately 217,827 square-feet of commercial floor area (i.e., self-storage facility and office) and eight dwelling units totaling 11,980 square feet. The Project Site is currently improved with a vacant single-family residence and two accessory structures/sheds.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-7895-MND (“Mitigated Negative Declaration”), as circulated on October 2nd, 2025, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find that the mitigation measures have been made enforceable conditions on the project; and adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to City Charter Section 555 and Chapter 1 Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Commercial Manufacturing, Parking Buffer, and Low Residential to Commercial Manufacturing for the entire site;
3. Pursuant to LAMC Chapter 1 Section 12.32, a Zone Change from RA-1, R1-1, and R2-1 to CM-1 for the entire site;
4. Pursuant to LAMC Chapter 1 Section 12.24 W.50, a Conditional Use Permit for storage of household goods within 500 feet of a residential use;
5. Pursuant to LAMC Chapter 1 Section 16.05, a Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential area; and
6. Pursuant to LAMC Chapter 1 Section 12.32 P, a minor change to parking requirements incidental to legislative actions to allow up to a 20 percent reduction in the required parking.

**Applicant:** Brett Henry, Trojan Storage of North Hollywood  
Representative: Jeff McConnell/Katie Randazzo

**Staff:** Joshua Ordonez, Planning Assistant  
[joshua.ordonez@lacity.org](mailto:joshua.ordonez@lacity.org)  
(213) 682-6370

7. [CPC-2018-3723-GPA-ZC-CDO-BL-CA](#)

CEQA: ENV-2020-6762-EIR-ADD3

Related Case: CPC-2025-5486-GPA

Plan Areas: North Hollywood – Valley Village; Van Nuys – North Sherman Oaks

Council Districts: 2 – Nazarian; 4 – Raman; 6 – Padilla

Last Day to Act: 07-31-26

**PUBLIC HEARING REQUIRED**

**PROJECT LOCATION:**

The Orange (G) Line Transit Neighborhood Plan (OLTNP) area comprises the land largely within a half-mile radius of three existing Orange (G) Line stations: Van Nuys, Sepulveda, and North Hollywood along the Metro Orange (G) Line Bus Rapid Transit (BRT).

The OLTNP Project Area consists of non-contiguous portions of land. The Van Nuys and Sepulveda Stations area (Western OLTNP) is generally bounded by the Interstate 405 Freeway, Haynes Street, Hamlin Street, Murrieta Avenue, and Killion Street. The North Hollywood Station area (Eastern OLTNP) is generally bounded by the State Route 170 Freeway, Hatteras Street, Cahuenga Boulevard, and Camarillo Street. The North Hollywood Station is located at the eastern terminus of the Metro G Line BRT at the intersection of Lankershim Boulevard and Chandler Boulevard.

### **PROPOSED PROJECT:**

The Orange (G) Line Transit Neighborhood Plan (OLTNP Project) reflects a long-term vision for the Metro (G) Line corridor and provides zoned capacity consistent with the City's 2021-2029 Housing Element and Regional Housing Needs Assessment (RHNA) allocation. The OLTNP Project generally includes the following:

- Updates to the General Plan Framework Element and the Land Use Element (Van Nuys – North Sherman Oaks and North Hollywood – Valley Village Community Plans) maps;
- Zone Changes to enact development regulations through the Zoning Code (Chapter 1A of the LAMC);
- Necessary revisions and amendments to other Overlay Plans within General Plan Elements including the Van Nuys Central Business District (CBD) Community Design Overlay (CDO) District, NoHo Commercial and Artcraft District, District NoHo Specific Plan, Special Lot Lines, Transit-Oriented Incentive (TOIA) Program, and other ordinances and regulations; and
- Building Line Removals within the boundaries of the Project area incidental to the Zone Change.

### **REQUESTED ACTIONS:**

1. Find, based on the independent judgment of the decision maker and in consideration of the whole of the administrative record, that the City Planning Commission reviewed the Housing Element Environmental Impact Report (SCH No. 202101030) ("EIR"), certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1), and Addendum No. 2 (ENV-2020-6762-EIR-ADD2), and pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, and Addendum No. 3, dated June 2026, and determined that the project was previously assessed in the EIR, and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent or supplemental EIR is required for approval of the project; and Determine pursuant to CEQA Guidelines, Section 21080.085, the Project is exempt from CEQA;
2. Approve and recommend that the Mayor approve and the City Council adopt, pursuant to City Charter Section 555 and Chapter 1 Section 11.5.6. of Los Angeles Municipal Code Section (LAMC), a Resolution to amend the General Plan, as follows:
  - a. An amendment to the General Plan Land Use Element Map for a portion of the North Hollywood - Valley Village and Van Nuys – North Sherman Oaks Community Plans; and
  - b. An amendment to the Citywide General Plan Framework Element;
3. Approve and recommend that the City Council adopt, pursuant to City Charter Section 558 and LAMC Chapter 1 Sections 12.04 and 12.32 and LAMC Chapter 1A Sections 1.5 and 13.B.1, the proposed ordinances to amend the LAMC Chapter 1 and Chapter 1A Zoning Maps;
4. Approve and recommend that the City Council adopt, pursuant to City Charter Section 558 and LAMC Chapter 1 Sections 12.04 and 12.32, the draft proposed ordinance to repeal the NoHo Commercial and Artcraft District Overlay;
5. Approve and recommend that the City Council adopt, pursuant to City Charter Section 558 and Chapter 1 LAMC Sections 12.04 and 12.32:
  - a. The proposed ordinance to amend the Van Nuys Central Business District (CBD) Community Design Overlay (CDO) District and adopt the updated map; and
  - b. Update the Design Guidelines to reflect the proposed CDO boundary and technical corrections;
6. Approve and recommend the City Council adopt, pursuant to LAMC Chapter 1A Section 13.B.1.2., proposed amendments to the District NoHo Specific Plan;
7. Approve and recommend that the City Council adopt, pursuant to City Charter Section 558 and LAMC Chapter 1 Sections 12.04 and 12.32, Building Line Removals of varying depths within the OLTNP boundaries;
8. Approve and recommend that the City Council adopt, pursuant to City Charter Section 558 and LAMC Chapter 1 Sections 12.04 and 12.32 and LAMC Chapter 1A Sections 1.5 and 13.B.1, the proposed

ordinances to add zoning districts and accompanying Zoning Code Maps to LAMC Chapter 1A Zoning Code and to update the following maps;

- a. Transit-Oriented Incentive Area (TOIA) Map;
  - b. Public Benefits Incentive Maps;
  - c. Local Affordable Housing Incentive Program (LAHIP);
  - d. Alcohol Permission Area; and
  - e. Special Lot Lines;
9. Authorize the Director of Planning to present the Resolution and proposed General Plan Amendments to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Chapter 1 Section 11.5.6, and the proposed zoning ordinances in accordance with City Charter Section 558 and LAMC Chapter 1 Section 12.32;
  10. Adopt the Staff Recommendation Report as the Commission's Report; and
  11. Adopt the Findings in the Staff Recommendation Report.

**Applicant:** City of Los Angeles

**Staff:** Courtney Schoenwald, City Planner  
[courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org)  
(818) 374-9916

**8. CPC-2025-5486-GPA**

Council Districts: 2 – Nazarian; 4 – Raman; 6 – Padilla

CEQA: ENV-2025-5487-CE

Last Day to Act: 07-31-26

Related Case: CPC-2018-3723-GPA-ZC-CDO-BL-CA

Plan Areas: North Hollywood – Valley Village; Sherman Oaks –

Studio City – Toluca Lake – Cahuenga Pass; Van Nuys – North Sherman Oaks

**PUBLIC HEARING REQUIRED**

**PROJECT LOCATION:**

Specific sections of arterial streets within the North Hollywood, Sherman Oaks, Valley Village, and Van Nuys areas.

**PROPOSED PROJECT:**

The City of Los Angeles is proposing an update to the City's Mobility Plan 2035 (Circulation Element), in the form of street reclassifications and updates to the Mobility Plan Networks (referred to as the "Mobility Plan Amendment Project"). Revisions are proposed to prioritize pedestrian mobility and safety by changing classifications to those that require wider sidewalks on streets that are critical to accessing existing and future transit stations in the vicinity of the Orange (G) Line Transit Neighborhood Plan (OLTNP). Network modifications are proposed to address gaps in the networks, improve safety, reflect existing and forthcoming infrastructure, and to reflect current and future mobility and accessibility needs.

**REQUESTED ACTIONS:**

1. Determine, based on consideration of the whole of the administrative record, that the Mobility Plan Amendment Project is Statutorily Exempt pursuant to California Public Resources Code Section 20180.20 and Categorically Exempt pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15304 (Class 4) associated with the Mobility Plan 2035 amendments, and there is no substantial evidence demonstrating that any exception contained in CEQA Guidelines Section 15300.2 applies;
2. Approve and recommend that the Mayor approve and the City Council adopt, pursuant to City Charter Section 555 and Chapter 1 Section 11.5.6 and Chapter 1A Section 13B.1. of the Los Angeles Municipal Code, and the Resolution to amend the General Plan through the Mobility Element, to amend street classifications in the General Plan Circulation Maps, and update Mobility Plan Networks in the Mobility Plan 2035;
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:** Courtney Schoenwald, City Planner  
[courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org)  
(818) 374-9916

**9. VTT-73957-HCA-1A**

CEQA: ENV-2016-2070-MND

Related Case: DIR-2019-952-SPP-1A

Plan Areas: Sunland – Tujunga – Lake View Terrace  
Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodriguez

Last Day to Act: 07-03-26

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 8100 – 8160 West McGroarty Street

**PROPOSED PROJECT:**

Subdivision of two lots totaling 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) currently improved with three existing buildings (one two-story single-family dwelling and three-car garage; and one approximately 2,379 square foot private school with accessory living quarters) to create 13 single-family lots with private street access. The Applicant proposed an Adjustment for Lot 7 to reduce the minimum required lot width to 60 feet in lieu of the otherwise required 70 feet.

**APPEAL:**

An appeal of the December 9, 2025, Deputy Advisory Agency determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2070-MND as circulated on May 15, 2025 (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Chapter 1 Sections 17.06 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. VTT-73957-HCA, for a maximum 13 lots, as shown on revised map stamp-dated February 12, 2019, in the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan. The Advisory Agency also approved an Adjustment to allow a 15 percent reduction of the lot width to allow 60 feet in lieu of otherwise required 70 feet as required by LAMC Section 12.07.01.C.4 for proposed Lot 7; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Albert Davitian and Aida Galstyan  
Representative: Hayk Martirosian, Techna Land Co., Inc.

**Appellant:** McGroarty Environmental Review Coalition  
Representative: Jamie T. Hall, Channel Law Group, LLP

**Staff:** Dang Nguyen, City Planner  
[dang.nguyen@lacity.org](mailto:dang.nguyen@lacity.org)  
(818) 374-5027

10. [DIR-2019-952-SPP-1A](#)

CEQA: ENV-2016-2070-MND

Related Case: VTT-73957-HCA-1A

Plan Area: Sunland – Tujunga – Lake View Terrace  
Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodriguez

Last Day to Act: 07-03-26

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 8100, 8150, and 8160 West McGroarty Street; 10000 North McVine Terrace

**PROPOSED PROJECT:**

Subdivision of two lots (totaling 19.6 acres), into 13 single-family lots. The existing single-family dwelling will remain along with a private school/accessory living quarters that will convert into a single-family residence. 11 additional single-family dwelling units are proposed for a total of 13 units on-site. The Applicant is proposing 47,720 cubic yards grading. The Applicant is proposing to remove seven protected trees of the existing 106 native protected trees and up to 63 non-protected trees.

**APPEAL:**

An appeal of the December 11, 2025, Director of Planning determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2070-MND as circulated on May 15, 2025 (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the Project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved with Conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code, a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Permit Compliance Review for the construction, use, and maintenance of 11 single-family dwelling units for a total of 13 single-family dwellings on the Project site. The existing single-family dwelling will remain, and the private school/accessory living quarters is proposed to be converted to a single-family residence. The Applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. There are 106 native protected trees and 63 non-protected mature trees on the subject site. The Applicant is proposing to remove seven protected trees (six Oak and one Sycamore) and up to 63 non-protected trees. The subject site is not located within a Prominent Ridgeline Protection Area, Scenic Highway Corridor, or an Equestrian “K” District; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Albert Davityan  
Representative: Hayk Martirosian, Techna Land Co., Inc.

**Appellant:** John Vasquez, McGroarty Environmental Review Coalition  
Representative: Jamie T. Hall, Channel Law Group, LLP

**Staff:** Dang Nguyen, City Planner  
[dang.nguyen@lacity.org](mailto:dang.nguyen@lacity.org)  
(818) 374-5027

The next regular meeting of the City Planning Commission  
will be held on **Thursday, July 9, 2026 after 8:30 a.m.**

Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

**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](https://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.