

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JULY 23, 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/CPC7-23-26>) by Monday, July 20, 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
Elizabeth Zamora, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
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
(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/83246157398> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 832 4615 7398 AND PASSCODE 498523. 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. **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. 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 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 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 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. 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. 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 and 5b)

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-2024-3112-DB-VHCA

CEQA: ENV-2024-3113-HES-PEIR

Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Hutt

Last Day to Act: 07-31-26

PUBLIC HEARING – Completed April 9, 2026

PROJECT SITE: 2800, 2802, 2806, 2810, 2814 West Jefferson Blvd; 3411 South 8th Avenue

PROPOSED PROJECT:

Construction, use, and maintenance of a six-story, 70-unit, 70,852 square-foot mixed use, multifamily development with a Floor Area Ratio of 3.34:1 and 2,000 square feet of ground floor commercial space, including 45 automobile parking spaces and a total of 6,602 square feet of common open space. The proposed building height is approximately 70 feet.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15168(c), based on the whole of the administrative record, including the Housing Element Checklist, and all its appendices, prepared for this Proposed Housing Project, the Proposed Housing Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), was certified on November 24, 2021, and Addendum No. ENV-2020-6762-EIR-ADD1 was adopted on June 14, 2022 and the Addendum No. ENV-2020-6762-EIR-ADD2 was adopted on December 10, 2024, the Proposed Housing Development project was adequately described in the EIR, and the impacts of the Proposed Housing Project are within the scope of the EIR and the Addendum; and Adopt the Mitigation Monitoring Program (MMP) for the Proposed Housing Project;
2. Pursuant to Chapter 1A Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus/Affordable Housing Incentives Compliance Review for a Housing Development Project comprised of 70 dwelling units, reserving nine units for Very Low Income Household occupancy for a period of 55 years, with the following requested On- and Off Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to permit a 20 percent reduction in open space to allow 6,602 square feet in lieu of 8,250 square feet as otherwise required by LAMC Chapter 1A Section 12.21G.2;
 - b. An Off-Menu Incentive to eliminate the loading space requirements of LAMC Chapter 1A Section 12.21 C.6(d);
 - c. An Off-Menu Incentive to permit a minimum of 37 percent (63 feet and six-inches) of the length of the primary frontage to be provided as public interior space in lieu of a minimum of 75 percent as otherwise required by the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section II-2.D.3.d.1;
 - d. An Off-Menu Incentive to permit 123 percent increase in Floor Area Ratio (FAR) to allow a FAR of 3.34:1 for a total floor area of 70,852 square feet in lieu of the otherwise allowed 1.5:1 FAR by LAMC Chapter 1A Section 12.21.1 A.1;
 - e. A Waiver of Development Standards to permit a 73 percent reduction in the required rear yard setback to permit 5 feet in lieu of the otherwise required 18 feet by LAMC Chapter 1A Section 12.14 C.2;
 - f. A Waiver of Development Standards to permit a 25-foot height increase to allow a height of 70 feet in lieu of the otherwise allowed 45 feet by LAMC Chapter 1A Section 12.21.1 A.1;

- g. A Waiver of Development Standards to permit a height increase of three stories to allow a total of six stories in lieu of the otherwise allowed three stories by LAMC Chapter 1A Section 12.21.1 A.1; and
- h. A Waiver of Development Standards to permit the transitional height to begin 31 feet above grade at the property line of the residential property abutting the south side of the adjacent alley in lieu of the otherwise required 15 feet by CPIO Section II-2.A.2.a.

Applicant: Steve Lim and Hannah Lim
Representative: Gary Benjamin, Alchemy Planning + Land Use

Staff: Isaiah Ross, City Planning Associate
isaiah.ross@lacity.org
(213) 238-7731

5b. CPC-2020-1685-DB-SPR-VHCA

CEQA: ENV-2020-1686-SE
Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla
Last Day to Act: 07-26-26

PUBLIC HEARING – Completed May 26, 2026

PROJECT SITE: 8465 – 8479 North Glenoaks Boulevard; 8400 and 8424 North Wheatland Avenue

PROPOSED PROJECT:

A new 48 feet and six inch high, four-story, 106,272 square foot, 93-unit multi-family residential apartment building on an approximately 54,514.4 square foot lot. The Project proposes a mix of market rate and affordable housing and will be comprised of 12 units (13 percent) for Low Income Households and seven units (seven percent) for Very Low-Income Households for a total of 19 affordable units and 74 market rate units.

REQUESTED ACTIONS:

1. A Statutory Exemption from California Environmental Quality Act (CEQA) pursuant to California Public Resource Code Section 21080.66 (Assembly Bill 130);
2. Pursuant to Chapter 1 Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a housing project requesting the following Off-Menu Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive for an increase in Floor Area Ratio (FAR) up to 2.025:1 in lieu of the standard 1.5:1 limit. This permits a total proposed floor area of 106,272 square feet;
 - b. An Off-Menu Incentive for an up to 74 percent increase in the height requirement, allowing up to 48 feet and six inches in height in lieu of the permitted 28 feet per the zoning regulation of the R1P Zone;
 - c. An Off-Menu Incentive for a decrease in the side yard setback, permitting a four-foot side yard in lieu of the required seven-foot side yard;
 - d. A Waiver of Development Standards to allow a building height of 48 feet and six inches in lieu of the permitted 33-foot transitional height limit in the R1P zone;
 - e. A Waiver of Development Standards to eliminate the side yard plane break requirement per LAMC Chapter 1 Section 12.08 C2.A; and
 - f. A Waiver of Development Standards to allow a building height of 48 feet and six inches in lieu of the permitted 45 feet in the C2 Zone; and
3. Pursuant to LAMC Chapter 1 Section 16.05, a Site Plan Review for a development creating more than 50 dwelling units.

Applicant: Sahaco Inc.
Representative: Argineh Mailian, Mailian & Associates, Inc.

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

The next regular meeting of the City Planning Commission
will be held on **Thursday, August 13, 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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.

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 TTY-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.